

*Rivers Edge  
Community Development District*

*July 21, 2021*

## *AGENDA*

# Rivers Edge Community Development District

[www.RiversEdgeCDD.com](http://www.RiversEdgeCDD.com)

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July 14, 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, July 21, 2021 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259. At 1:30 p.m. there will be a combined meeting of Rivers Edge, Rivers Edge II and Rivers Edge III CDDs.**

Following is the revised agenda for the meetings:

- I. Roll Call
- II. Audience Comments
- III. Organizational Matters
  - A. Consideration of Appointing a New Supervisor to Fill Seat No. 2
  - B. Oath of Office for Newly Appointed Supervisor
  - C. Consideration of Resolution 2021-06, Designating Officers
- IV. Approval of the Consent Agenda
  - A. Minutes of the June 9, 2021 Meeting
  - B. Balance Sheet and Income Statement
  - C. Assessment Receipts Schedule
  - D. Check Register
- V. Consideration of Revising Board Vacancy Policy to Remove Requirement that Candidates Submit Hard Copies of Resumes in Addition to Electronic
- VI. Consideration of Resolution 2021-07, Declaring the 2016 Project Complete
- VII. Acceptance of the Fiscal Year 2020 Audit Report

- VIII. Consideration of Use of St. Johns County Sheriff's Off-Duty Patrol Services
- IX. Discussion on the Fiscal Year 2022 Budget
- X. Consideration of Combined Meeting with Rivers Edge II and III Boards to Consider Proposals for Amenity Management Services
- XI. Ratification of Transfer of Client Matters to KE Law
- XII. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. General Manager – Report
  - E. Landscape – Report
- XIII. Other Business
- XIV. Supervisors' Requests and Audience Comments
- XV. Next Scheduled Meeting – August 18, 2021 at 11:00 a.m. at the RiverTown Amenity Center
- XVI. Continuation to 1:30pm for Joint Meeting of Rivers Edge, Rivers Edge II and Rivers Edge III Related to Consideration of Proposals for Amenity Management Services


**Rivers Edge I, II and III Combined Board of Supervisors Meeting**

- I. Roll Call
- II. Audience Comments
- III. Consideration of Proposals for Amenity Management Services
- IV. Adjournment



### *THIRD ORDER OF BUSINESS*

*A.*

**From:** Courtney Hogge chogge@gmsnf.com   
**Subject:** Fwd: Letter of Interest: River's Edge CDD  
**Date:** June 17, 2021 at 3:41 PM  
**To:**



**From:** Dan Griffin <daniel.griffin@gmail.com>  
**Subject:** Letter of Interest: River's Edge CDD  
**Date:** June 17, 2021 at 9:43:27 AM EDT  
**To:** Jim Perry <jperry@gmsnf.com>  
**Reply-To:** daniel.griffin@gmail.com

Hello River's Edge CDD Board,

My name is Dan Griffin. I would like to officially submit my name for consideration to fill seat number 2 for the remainder of the term. We moved to RiverTown (Northlake) in December 2019, and plan to establish roots here as we raise our three children.

While living in NC, I served for several years on the HOA board for my neighborhood and served a 2-year appointment to a town recycling committee. As part of both of those roles, I reviewed financials, weighed in on expense decisions, and offered my input on our best path forward in various situations.

Professionally, I have held many roles in the software world. Joining IBM fresh out of college, I spent 13 years in both technical and marketing roles – while also earning my MBA from the University of North Carolina. After leaving IBM, I moved into a Product Management position based in Ohio, where I was deeply involved in business/financial decisions and acted as one of the primary communicators for the company. I continued in this type of role at my next company, acting as a product manager and brand evangelist.

I currently work for Micro Focus (a result of a merger with HP Enterprise Software), leading the relationship with several “top 1%” accounts – ensuring that those customers are getting as much value as possible out of their 8-figure software investments.

I appreciate your consideration. I believe my business experience and prior HOA experience would make me an asset to your team. I am happy to meet or answer any questions you may have.

Summary of qualifications:

- 20+ years of professional experience across multiple areas in the software realm
- MBA from a top-20 business school
- Prior HOA experience
- Prior experience serving on town committee

Sincerely,

Dan Griffin

93 Chandler Dr., RiverTown

Professional resume attached, per the Notice of Vacancy request.

Also sent via postal mail.

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Dan Griffin

[www.linkedin.com/in/danielgriffin](https://www.linkedin.com/in/danielgriffin)

# John D. (Dan) Griffin

Jacksonville / St. Augustine, FL area

Email: [daniel.griffin@gmail.com](mailto:daniel.griffin@gmail.com) mobile: (919) 475-7450 LinkedIn: [www.linkedin.com/in/danielgriffin](http://www.linkedin.com/in/danielgriffin)

## Professional Summary

**Enterprise sales professional** with 20+ years of experience in enterprise software -- sales, marketing, product management, and technical. Entrepreneurial in spirit, drive, and perseverance, I look for opportunities to get excited about my work and passionate about our results. I am a spreadsheet junkie, and I approach just about every challenge with analytical thinking.

## Expertise

- Solution selling at an enterprise level
- Managing large accounts with multiple opportunities
- Helping customers with financial analysis
- Communicating technical concepts in understandable language
- Generating and iterating on big ideas
- Strong technical background

## Sales and Leadership Experience

### Enterprise Account Executive (Enterprise Software Sales)

Micro Focus, LLC (Formerly HP Enterprise Software)

Oct 2018 - Present

- Drive direct and channel license revenue for both on-prem and SaaS solutions within Fortune 100 accounts.
- Orchestrate a team of experts (architects, product managers, partners, and executives) to move the sales cycle forward and ensure our customers are getting as much value as possible out of their DevOps, IT Ops, and Security investments (typically over \$10M).
- Conduct customer discovery meetings, lead contract and pricing negotiations, and coordinate sales strategies with internal product specialists and channel partners.

### Director of Product Management

Midwest Tape, LLC (Hoopla Digital)

Apr 2017 – Oct 2018 (full time). Oct 2018 – Oct 2019 (consultant).

- Directed the strategy of the Hoopla product - an ebook/audiobook app serving libraries and library patrons.
- Served as primary product evangelist. Met frequently with customers (public libraries) to understand their needs, build relationships, and increase their confidence in our company and product.
- Owned both the patron and library experiences via web, mobile, and streaming devices. Worked closely with sales, development, and marketing to ensure we were all moving in the same direction.
- After leaving full time, I stayed on as a very active consultant. Through a series of small in-person forums, I met with hundreds of public librarians from across the US and Canada to discuss the changing role of the library, understand their needs, and evangelize the power of digital content via Hoopla.

### Director of Product Marketing and Product Management

Exact Software

Oct 2013 – Apr 2017

- As one of the members of the senior leadership team, I guided the short and long-term vision of the product and served as one of the primary representatives of our brand. Delivered keynote presentations at our customer and partner events, gave press interviews, and engaged with industry analysts.
- Spearheaded our shift from perpetual to subscription model – which touched nearly every facet of the business (finance, sales, marketing, compensation, etc.) Over 30% of all deals sold as subscription in 2016.
- Grew marketing conversion rate by 4x in 2016 and helped reverse a decade-long downward trend. This led to an 87% increase in license revenue from 2014-2016.

## **Product Marketing Manager**

IBM

**2005 – 2013**

- Led the planning and execution of product marketing for several IBM software products.
- Worked closely with product managers and developers to create product collateral such as data sheets, white papers, presentations, and web demos targeted to a range of audiences from developers to executives.

## **System Test Engineer and Team Leader**

IBM

**1999 – 2005**

- Led and managed System Test efforts for three releases of an IBM software product.
- Oversaw seven test teams in the U.S. and China, consisting of 60 Software Test Engineers. Tracked day-to-day test status and acted as primary contact to management and development.
- Defined and executed complex test scenarios for IBM software products.

## **Entrepreneurship**

### **Active Angel Investor**

- Seek out and invest in early stage companies with promising futures. I've sourced these opportunities from personal networking, Rev1 Ventures, Ohio Tech Angel Funds, and AngelList.
- Maintain communications with portfolio companies and encourage them on their path. Offer advice and connections when appropriate.
- Member and active investor with Ohio Tech Angels – one of the largest angel investing groups in the US.

### **Founder and Community Manager**

**SavvyDollar.org**

**2007-2012**

- Started site and grew from zero to 14,000 double opt-in subscribers over 4 years. Generated 10 million page views and over 1.25 million site visits.
- Personally executed all community building, SEO, email list automation, site filtering, etc.
- Profiled by national and regional press outlets including National Public Radio (NPR).

## **Education and Professional Development**

### **Education**

- The University of North Carolina at Chapel Hill, Kenan-Flagler Business School. Masters of Business Administration.
- Duke University. Executive Certificate in Financial Planning. Passed Certified Financial Planner exam.
- Valdosta State University. Bachelor of Science degree. Computer Information Systems.

### **Professional Development**

- Negotiation Skills. Harvard Extension School.
- Certified Product Manager. Pragmatic Marketing.
- Certified ScrumMaster. Agile Alliance.
- Certified in "Advanced Search Engine Marketing Strategies" – Search Engine Academy.
- Graduate of IBM's Leadership Excellence program – an exclusive one-year leadership curriculum for management-nominated employees.
- Currently hold two U.S. patents on technologies related to IBM.



June 15, 2021

Mr. Jim Perry  
Rivers Edge CDD Board of Supervisors  
District Manager  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Dear Mr. Perry:

Please accept the enclosed documentation as my application for the position of Rivers Edge Community Development District Board of Supervisors. I feel my thirty-two years of experience in higher education and my background in municipal operations would complement and strengthen the excellent board already in place. As a new resident, I am very interested in our district as well as the entire community.

While working at Mississippi State University I had the opportunity to serve on a variety of city boards and commissions in Starkville, Mississippi. Toward the end of my career I was elected as an Alderman in the City of Starkville. This position provided me with experience in all aspects of municipal operations and community engagement. After retiring from Mississippi State University, I became the CEO/President of The Greater Starkville Development Partnership. This was an umbrella organization for the Chamber of Commerce, Economic Development Authority, Visitor and Convention Council and Main Street Association. Our office planned, organized, and coordinated many large community-wide events and activities including farmers markets, concerts, food and art festivals and races.

My experience on the city council provided me with insight in representing a large diverse group of constituents. While people won't always agree with every decision you make, you must be consistent in your decisions and communicate clearly. Having that mindset made my time on the council very enjoyable. It would be an honor to be a representative on the Rivers Edge Community Development District Board of Supervisors. I look forward to hearing from you soon, and should you need any further information, please do not hesitate to contact me.

Sincerely,

Scott Maynard

# Scott Nash Maynard

59 Oak Shadow Place, St. Johns, FL 32259  
(662) 418-9786 scottnmaynard86@gmail.com

## Summary of Qualifications

- Served as an elected Alderman for City of Starkville, Mississippi and oversaw 19-million-dollar budget as budget chairman
- Experience managing large community events and activities
- Extensive involvement with all areas of municipal operations and public works
- Experience with economic development and corporate engagement initiatives
- Leadership and volunteer service with Chamber of Commerce, Economic Development Authority, and Parks Commission
- Thirty-three years of experience in Career Services, Experiential Education and Economic Development
- Director level administrative, strategic planning, and supervisory responsibilities

## Education

Master of Business Administration, Mississippi State University, December 1991.  
Emphasis in Marketing

Bachelor of Business Administration in Marketing, Mississippi State University, August 1985.  
Graduated Cum Laude

## Professional Experience

**Program Director for Employer Relations**, Florida State University Career Center  
July 2018 – January 2021

The Florida State University Career Center strives to be the preeminent career center model for designing and delivering comprehensive, innovative and inclusive career and employment services.

- Managed a team responsible for recruitment and development of employers, graduate schools and professional schools for FSU students and alumni
- Oversaw operation of 20 career fairs and specialty recruiting events each year
- Maintained a large employer on-campus recruitment program
- Lead development of the Career Center Partner Program with over 35 employer partners
- Represented Career Center on various boards and committees including the Career Pathways Council, Tal-Tech Alliance, and Chamber of Commerce
- Served as Career Center liaison to the Jim Moran College of Entrepreneurship and supervised liaisons to College of Business, FAMU-FSU College of Engineering and FSU Panama City Campus.

**President/CEO**, The Greater Starkville Development Partnership  
July 2017 – June 2018

The Greater Starkville Development Partnership is comprised of the Starkville Area Chamber of Commerce, The Oktibbeha County Economic Development Authority, The Starkville Visitors and Convention Bureau and the Starkville Main Street Association.

- Assisted in the creation and development of economic development strategy for the region
- Managed a combined budget of \$2,580,000 and oversaw \$14,000,000 in total assets
- Served as the media spokesperson for The Partnership in promoting Starkville
- Worked with local, regional and national government officials to advocate for The Partnership
- Guided each division in the development and implementation of complementary strategic plans



**Experience continued:****Partnership**

- Oversaw operation and development of festivals and events designed to recruit visitors and residents to the region.
- Provided guidance in The Partnership's three areas of focus; Entrepreneurship, Education and Quality of Life
- Served as the liaison with the Mississippi State University College of Business Entrepreneurship Center and managed shared downtown space
- Worked with members, corporations and foundations to secure funding for projects and activities

**Director Emeritus**, The Career Center, Mississippi State University  
March 2008 – June 2017

The Mississippi State University Career Center is a centralized comprehensive office serving 21,600 students and over 3,800 registered alumni. This includes a large cooperative education program with over 700 students, professional practice internship program and over 13,400 registered employer contacts.

- Administered, coordinated, and supervised functions of a multi-office Career Center that includes career counseling, experiential education, graduate school planning, job search strategies, event planning, assessment, and employer development and outreach with 14 professional staff members, administrative assistants, graduate assistants and peer counselors
- Analyzed trends and patterns in students and employer data collected from surveys and assessments to make strategic decisions regarding resource allocation and program delivery
- Conceived, designed, and implemented innovative career development programs such as an experiential learning tracker, reverse diversity career fairs, and city-specific alumni career fairs while continuing to evaluate existing programs to determine effectiveness
- Worked closely with Career Center Partners and other employers to assist in meeting their overall staffing needs while providing quality career opportunities to enhance the academic experience of students
- Maintained effective partnership with University Alumni Office to meet the lifelong career development needs of alumni
- Followed University fiscal procedures to develop accurate budgets while monitoring revenue and expenses within an annual budget of \$1,194,000
- Supported staff in meeting their professional goals of continuing education and/or career development

**Associate Director**, The Career Center, Mississippi State University  
January 2003 – March 2008

- Designed, developed and delivered services, programs and coordinated events such as major specific employer panel discussions, employer field trips, and job search strategy seminars to meet the career development needs of students and alumni
- Developed, nurtured, and enhanced partnerships with organizations and individuals that provided opportunities for students and alumni
- Started Career Center Partner program as an advisory and fundraising initiative to provide a dependable revenue stream for events and activities conducted by the Career Center

**Experience continued:**

**Director**, Professional Golf Management Program, Mississippi State University  
 Career Center/College of Business Joint Position  
 June 1997 – January 2003

The Professional Golf Management Program (PGM) is sanctioned by the PGA of America to prepare students for management positions in the golf industry. Students in this four and one-half year program receive a Bachelor of Business Administration degree in Marketing, 16 months of co-op work experience, and significant progress toward completion of the PGA certification.

- Advised all students on academic track and in securing co-op and 100% graduate placement
- Recruited new employers, maintained existing employer relationships, and assisted alumni in securing postgraduate employment opportunities
- Instructed senior level merchandising management class and freshman seminar class
- Recruited prospective students and served as liaison with PGA of America

**Assistant Director**, Cooperative Education Program, Mississippi State University  
 December 1988 – June 1997

- Secured a \$110,000 Title IV grant to develop a mandatory cooperative education program for the Golf and Sports Turf Management program
- Advised and assisted all Professional Golf Management and Golf and Sports Turf Management students in securing quality co-op and graduate work experience. This included resume development, application process, and interviewing skills.
- Assisted students in College of Business, Engineering, Education, and Arts and Sciences as they secured cooperative education positions
- Recruited and evaluated employers nationally and internationally
- Recruited students through high school visits and on-campus outreach programs
- Published Cooperative Education Newsletter
- Developed programs and maintained departmental computer software and hardware

**Senior Area Sales Manager**, McRae's Inc., Birmingham, Alabama  
 July 1985 – December 1988

## **Community Service**

### **Alderman, City of Starkville**

2013-2017

Serve in a strong alderman/mayor council for the City of Starkville, MS. Provide thorough oversight of municipal operations and management of a 19 million dollar annual budget as budget chair. Served as city representative on Greater Starkville Development Partnership Board and regional GTR Link Economic Development Advisory Board.

### **Greater Starkville Development Partnership**

Convention & Visitor Board

2013-2017

Small Business Development Committee

2007-2013

University Relations Committee

2007-2008

### **Starkville Parks and Recreation Commission**

2002-2006, 2009-2013

Chairman

2003-2006

## Professional Activities

### Cooperative Education and Internship Inc.

The leader in providing professional development and resources to practitioners in the fields of cooperative education and internship program management.

2022 Conference Chair	2021-2022
President elect, President & Past President	2016-2018
Vice President of Cooperative Education Network	2012-2016
Chair, Site Selection Committee	2013-2016
Audit Committee	2013-2017

### National Association of Colleges and Employers

Advocacy Committee	2018-2021
Leadership Advancement Program Committee	2016-2017
Career Readiness Tiger Team	2015-2016
Career Readiness Competencies Model Team	2014-2015

### Symplicity Corporation

Career Services Manager Advisory Board	2014-2017
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### Southern Association of Colleges and Employers

Organization of human resource, college relations, and career service professionals aligned to promote partnerships between colleges and employers by providing innovative resources, professional development, and networking opportunities to facilitate the career development and employment of students and alumni across a fifteen state region.

Board of Directors (Technology Chair)	2008-2010
Conference Committee	2004-2007, 2010, 2011
Co-Chair	2010, 2011
Conference Site Selection Committee	2009- 2011
Website Design Committee	2007
Information Technology Committee	2006-2007
Research Sub-Committee Chair	2004-2007

### Accreditation Council for Cooperative Education

Established as an independent entity with a primary mission to recognize the achievement and maintenance of standards for programs of cooperative education. Served on four review teams from 2009-2011.

Board of Trustees (Secretary/Treasurer/President)	2008 - 2012
Review Team Member	2009-2011

### Rural Jobs and Innovation Accelerator

Leveraged existing financial and technical assistance resources from 13 federal agencies and bureaus to spur economic growth in rural areas in approximately 20 regions selected through a competitive inter-agency grant process.

Advisory Board Member	2012-2015
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**Professional Activities continued:****John K. Bettersworth Lecture Series**

1997 - 2013

These lectures provided presentations from the University's "most stimulating faculty members" discussing the subjects in which they had expertise. Seminars included:

Outside the Books; Developing Skills for Success in Today's World  
How to Find a Career and Not Just a Major  
The Job Search Process  
Recruitment and Evaluation of Interns

**Student, Faculty, and Staff Organizations Committee, 2004 – 2012**

Committee reviewed and approved all new clubs and organizations on the Mississippi State University campus.

**Teaching/Instruction**

Career and Life Planning  
Golf Merchandising Management  
Marketing Seminar I and II

Academic and Career Planning  
Marketing Management

**Funding/Grants****2018 International Paper Foundation Grant**

Awarded \$5,000 for Entrepreneurship Innovation Challenge program targeted at junior high and high school students. This grant was a partnership with the Mississippi State University Entrepreneurship Center to introduce the concepts of entrepreneurship and business planning to students. Sixty-two students participated in the program during its first year.

**Target Corporation Education Grant**

Awarded \$5,000 by Target Corporation to fund software and some travel expenses for five sections of Career and Life Planning class at Mississippi State University. The grant allowed students access to self-discovery software and provided resources for the students to take "road trips" to interview professionals in their areas of interest. This class was designed to teach undecided freshmen to evaluate career choices related to their areas of interest. Over 250 students enrolled in this class each year.

**Mississippi State Community Action Teams (MSCAT) Excellence in Engagement Grant**

Awarded \$19,650 by MSCAT for a study titled "Home Grown Talent" to educate students in rural settings about employment opportunities in their area. This study involved conducting interest inventory assessments of high school seniors to determine career interests. The Career Center matched students with hometown business and industry leaders who served as mentors. The students shadowed and met with mentors on a regular basis.

**Land and Water Conservation Fund Grant (Department of Wildlife, Fisheries and Parks)**

Authored proposal of a Land and Water Conservation Fund Grant funded for \$110,000 while serving as volunteer chairman of the City of Starkville Parks and Recreation Commission. This 50/50 grant, developed for the construction of new tennis and baseball facilities at McKee Park, provided improved community facilities.

**Science on the Green (A United States Golf Association Grant)**

Co-PI of \$146,000 grant from the United States Golf Association in May 2000 to develop a unique three-year program to promote the game of golf. The program exposed under-represented students to the game through quality instruction and introduced this group to the science, math, and physics behind the game. This marked the largest grant the USGA had ever awarded a public university.


**Funding continued:****Cooperative Education Title IV Grant**

Obtained \$110,000 grant for the development of employment opportunities and recruitment of students to study Golf and Sports Turf Management. This two-year program culminated in the enrollment of over 110 students.

**Professional Presentations and Seminars**

- 2021 Tallahassee Chamber of Commerce Webinar, “Talent Lives Here Virtually; Recruiting and Retaining Top Talent in a Virtual Format”
- 2020 National Association of Colleges and Employers, “Benefits of Partnering with Your Local Chamber of Commerce or Economic Development Authority, National Webinar
- 2020 Tallahassee Chamber of Commerce Talent Forum, “Talent Lives Here; Recruiting and Retaining Top Talent”
- 2019 Cooperative Education and Internship Association Annual Conference, Chicago, IL  
“Exploring Trends in Experiential Education”
- 2018 Cooperative Education and Internship Association Annual Conference, Charleston, SC  
“Issues Facing Experienced Professionals in 2018 and Beyond”
- 2017 Cooperative Education and Internship Association Academy, Vail, CO  
“Building a Sustainable Employer Base for EL Programs”
- 2016 Cooperative Education and Internship Association Academy, Vail, CO  
“Building Institutional and Faculty Support for Programs”
- 2015 Cooperative Education and Internship Association Annual Conference, Atlanta, GA  
“Achieving Success with Student Awards”
- 2010 Tennessee Tech University Professional Development Week, Cookeville, TN  
“Finding Your Passion in a World of Expectations”
- 2009 Southern Association of Colleges and Employers Conference, Nashville, TN  
“Rivals Working Together – Rockin in Harmony”
- 2007 Southern Association of Colleges and Employers Conference, San Antonio, TX  
“Staff Retreats – Time and Money Well Spent”
- 2007 Mississippi College Counselors Association Conference, Tupelo, MS  
“Choosing a Career and Not Just a Major”
- 2006 Mid –Mississippi School Counselors Association, Goodman, MS  
“Outside the Books, Developing Skills for Success in Today’s World”
- 2005 MS Gulf Coast Community College Tri-Campus Student Leadership Workshop,  
Perkinston, MS, “Transitioning to a Four-Year School and Beyond”
- 2004 Mississippi High School Counselor’s Association, Tupelo, MS  
“Outside the Books, Developing Skills for Success in Today’s World”
- 2003 North Mississippi Jr. College Counselors, Itawamba, MS  
“Outside the Books, Developing Skills for Success in Today’s World”
- 2002 Golf Course Superintendents Association - TN, Memphis, TN  
“Effective Recruiting of Golf Personnel”
- 2001 PGA of America, Metropolitan Section, Rye, NY  
“Recruiting and Evaluation of Interns”
- 2000 PGA Tour Compaq Classic Foundation, New Orleans, LA  
“Measuring Success in Your Life”
- 1997 National Academic Advising Association Regional Meeting, Biloxi, MS  
“The Value of Experience in Bridging the Gap between Student Needs and Careers”



**From:** Courtney Hogge chogge@gmsnf.com   
**Subject:** Fwd: Rivers Edge CDD Notice of Vacancy  
**Date:** June 16, 2021 at 9:18 AM  
**To:**



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**From:** Darren Johnson <darren@darrenjohnson.com>  
**Subject:** Re: Rivers Edge CDD Notice of Vacancy  
**Date:** June 15, 2021 at 2:01:16 PM EDT  
**To:** "jperry@gmsnf.com" <jperry@gmsnf.com>

Hello Jim.

I live in Rivertown and would like to be considered for the vacant position.  
Please see attached, my rsume and let me know if more info is needed.

I moved to Rivertown in March 2020 and enjoy the amenities (trails, lakes, and overall community). Also thoroughly enjoy the neighbors, particularly those on our street.

As an organization development consultant, I have experience with working with/on not for profit boards and have lived in Florida for about five years. Love this place.

I also understand the business aspects of HOA's but I care for and about the ongoing development and upkeep of Rivertown. As a home owner here, I am also vested in the future and we

Thank you for the consideration.

All the best,  
Darren



2021 Curriculum  
Vitae.pdf

### **EDUCATION**

- May 2004 – MS Org Development  
American University, Washington DC
- May 1984 – BBA  
Tennessee State University, Nash., TN

### **CERTIFICATIONS**

- Certified Change Management Professional (ACMP)
- Dimensions Development International (DDI)
- Completed Walmart and General Motors Leadership Development Programs
- Mediation Academy International

## **Employment and Contracts Snapshot**

### **W2 Full Time Positions**

- 2019-Pres Crowley Maritime, Director - Organizational Change Management (5 direct reports)
- 2017-2020 Adventist Health System - Sr Organizational Change Management Specialist
- 2015-2017 Walmart Senior Consultant, Organizational Change Manager
- 1994-2015 InsideOut Learning, Inc - President, Org Development Independent Consultant/Speaker/Trainer
- 1990-1994 Nissan Motors - Senior Organization Development Specialist
- 1987-1990 Hughes Aircraft - Organization Development Specialist
- 1985-1987 General Motors - Manager (52 direct reports)

### **1099 Contractor**

- 2011-2013 State of New Mexico-Office of African American Affairs (3 direct reports), Deputy Director
- 2005-2008 Nashville Black Chamber of Commerce, President
- 2005-2008 Health Education Resource Organization, Inc, Board Director, Baltimore, MD
- 2002-2004 National Minority AIDS Council (7 direct reports), Deputy Director

## **Key Competencies**

- Effective use of Situational Leadership
- Using real time data to determine readiness and adoption of any change
- Converting data to executive language - the story of what is needed to transform an organization
- Successful in leading complex organizational change management initiatives
- Develop strategy and write complex corporate communication
- Proficient in aligning OCM changes with enterprise wide strategic objectives
- Executive coaching on leading change efforts

## **Board Memberships**

- March 2008-Present Global Business & Organization Development Private Foundation (501c3)
- April 2007–June 2012 Tennessee State University College of Business-Advisory Board
- January 2005–Sept 2015 InsideOut Learning, Inc., Nashville, TN, CEO/President
- Sept 2009–Jan. 2011 National Speakers Association of New Mexico
- June 2005–January 2008 Health Education Resource Organization, Inc, Baltimore, MD

### **What Others Say About Darren:**

“Darren definitely engaged us to foster a change leading approach to our business...” - SVP HR, San Jose, Costa Rica, Walmart De Mexico

### **What Others Say To Darren:**

“Just a note to say, “thank you” for your... leadership on the implementation of our organizational changes.” - Rusty Faulks, HR Director, Thomas Nelson Publishing



## A Few Leadership Accomplishments

- Accountable and responsible for managing multi-million dollar budgets
- Completed leadership development programs at General Motors and Walmart
- Inspired and led the development of Crowley's Adoption Curve Model and Change Readiness Assessment
- Nominated by Association of Change Management Professionals as an expert in Organizational Change Management
- Inspired and led the 50/50 in 5 Campaign as Deputy Director for the National Minority AIDS Council—which yielded increased unrestricted funding of over \$500k over two years
- Published author of the Letting Go of Stuff e-book series for managing change
- Founded and create content for the [LettingGoCafe.com](http://LettingGoCafe.com) blog site
- Designed and delivered Walmart's Organizational Change Management course in Mexico, Costa Rica, Canada, and US
- While self-employed, led a team of sales executives through two multi-million-dollar years

## Snapshot of Organization Development and Change Management Consulting Efforts

• Nat'l Minority AIDS Council	Total System Redesign - 18 month contract as Deputy Director	
• Southwest Community Health	Strategic Planning - 10 month contract	
• Empire Yard Maintenance	Business Consulting/Strategy Planning	
• Employers Pro Advantage, Inc	Public Affairs/Strategic Planning/Marketing/EEOC - going contract	
• AA Chamber of New Mexico	Public Affairs and Infrastructure Development	
• Nashville Black Chamber, TN	Public Affairs/System Redesign - 24 month contract as interim President	
• City of Franklin, Tennessee	All Employee Cultural Competency Training & Consulting	
• Thomas Nelson Publishing	All Employee (600+) Diversity Initiative, Training, Consulting	
• Walmart US, Mexico, Costa Rico	Org Change Management	1000+ employees
• Nissan USA	Involvement Circles (TQM)	250+ employees
• Nissan USA	Supervisor Training	1000+ supervisors
• Hughes Aircraft	Statistical Process Control	850+ employees
• Thomas Nelson Publishing	Cultural Diversity Initiatives	1265 employees
• State of Tennessee (statewide)	Cultural Competency Training	1000+ employees
• National Seminars Group	Handling Difficult People	29 seminars across US

## Organizational Memberships

- Association of Change Management Professionals (ACMP)
- Honorary Member of Rotary Club of Crossville, TN
- Greater Orlando Organization Development (GOOD) Network

## Employment History

**Maritime Industry** - Crowley Maritime - Director, Organizational Change Management October 2019-Present

- Led OCM for mergers and acquisitions in the transformation of organizational cultures (3 months as a contractor)
- Led development of the Crowley Adoption Curve Model for measuring adoption and leading change
- Led development of the Crowley OCM coaching model for executives and others on how to lead change
- Led development of the Change Readiness Assessment (CRA) to provide an overall readiness score for operations
- 5 Direct Reports: Manage/Developed Crowley's OCM Wheel; Responsible for approx. \$1 million budget
- Communication Co-Chair of the Crowley's Diversity and Inclusion Council
- Support change efforts throughout the enterprise including Digital Transformation, Sustainability, Cyber Security
- Coach and support executive and other leaders on ongoing change efforts within the business units

## Employment History - continued

### Healthcare Industry - Advent Health - Senior Organizational Change Manager Apr 2017-Oct 2019

- Led org change management strategy for acquisitions at **AdventHealth**, which includes:
- Led OCM on mergers and acquisitions in the transformation of organizational cultures
- Coached C suite, directors, managers, and supervisors on how to effectively lead transformative change efforts
- Assess/implement/report readiness of hospital campus and use data for risk mitigation and strategy
- Completed complex stakeholder communication plans and write key messages
- Developed the formation of a C-T-C - Change-Training-Communication ad hoc team
- Galvanized leadership to develop a change coalition of champions to support the culture transformation
- Taught Development Dimensions International (DDI) **Leadership Development** classes

### Retail Industry - Walmart, Inc. - Senior Org Change Management Consultant Sept 2015 - Jan 2017

- Hired specifically to stand up training org change management class - (task was accomplished)
- Designed, developed, and taught learner centered curriculum, which became a certification program for a Change Management course used to certify associates in the US, Costa Rica, and Mexico
- Presented to senior leadership on how to effectively manage and lead through change
- Wrote/developed complex communication plans for key stakeholders and other impacted groups
- Led the Org Change Management for the following technical change initiatives: • Digital Enterprise • Business Management of IT • Operating in Domains and • Strategic Services
- Conducted the following org change management activities on all projects: Stakeholder analysis, change impact analysis, risk mitigation plans, sustainability plans, communication plans

### Government-Healthcare Industry - Deputy Director

July 2013 - Nov 2014

State of New Mexico's Office of African American Affairs (OAAA)

- Effectively led/managed a staff of 3 direct reports
- Fiscally responsible for managing department budget of \$2.7 million
- Was responsible for all HR and Employee Relations components
- Successfully led the re-design of the OAAA website; and took it live
- Media liaison and representative for board; Wrote/led press conferences
- Developed and wrote complex communication strategies and key messages
- Implemented Organizational Change Management strategies
- Negotiated and wrote vendor contracts
- Responsible for community economic development programs via direct reports
- Developed, facilitated, and logistically set up five town hall meetings in FY14
- Managed the execution of programs in education, economic empowerment, and healthcare
- Led talent development
- Planned and oversaw Title VI related programs for diversity (EDI)
- Was Tribal Liaison with the New Mexico Department of Indian Affairs

## Employment History - continued

**Non-profit** - Deputy Director/COO (18 month contract)  
National Minority AIDS Council

August 2002 - March 2004

Hired to reorg the agency. Board of Directors, constituencies, and funding sources. Attended Board meetings, made recommendations and presented annual work plans to Board each October. Under Darren's leadership NMAC:

- Successfully led total system reorg (Finance, Operations, Training, and Government divisions)
- Responsible for managing \$11 million agency wide budget
- Developed long standing relationships with new/existing funding sources and communities at large
- HR (direct report) - led EDI, talent development, recruitment strategies, and performance review process
- Managed the completion of the new "NMAC Employee Handbook"
- Implemented the creation of standard operating procedures (SOPs) agency wide
- Strategically reorganized the public affairs and government relations divisions
- Hired Development Director and.
- Completed S.W.O.T. analysis on the agency using the InsideOut Learning Diagnostic Model
- Instituted the weekly email newsletter: "Inside NMAC's World"

**Self Employed** - Organization Development Consultant  
InsideOut Learning, Inc., Nashville, TN

June 1994 - Sept 2015

- Oversaw all daily responsibilities required for a successful small business including: sales, recruiting, negotiating and writing contracts, writing press releases, creating/executing marketing strategies, financial reports for business forecasts, public affairs
- 1099 contract roles including President of the Nashville Black Chamber of Commerce and Deputy Director for the National Minority AIDS Council respectively
- Business coached small-medium size business owners
- Authored the Letting Go of Stuff® book series for personal/business development (still available on Amazon)
- Provided training, speaking, organizational development consulting, business consulting, and online products
- Applied organizational change management and org development strategies, methods, and tools toward fulfilling the scope of every project for all clients
- Published author of the Letting Go of Stuff ebook series (currently on Amazon)
- Consulted and coached boards of directors to develop/implement strategies for business success
- Conducted public and private seminars and keynote speeches that have been described as informative, interactive, content based, inspirational, and fun
- Facilitated executive off-site retreats and strategic planning sessions
- Provided business and public relations coaching for business owners and professionals

**Automotive Industry** - Organization Development Specialist  
Nissan USA, Smyrna, TN

June 1990 - May 1994

- Conducted sessions on leadership & team development, time management, and process improvement techniques; facilitated strategic planning sessions and executive retreats
- Coached vice presidents, directors, managers, & supervisors on the implementation of teams
- Managed a \$3 million budget with staff for the Nissan Activity and Recreational Center, which included managing 10-12 employees, creating and managing the budget, and overseeing the upkeep of the entire facility
- Led the Involvement Circle Program to success by increasing participation from 12 to over 50 circles throughout the manufacturing and administrative functions in less than one year
- Spent three months in Japan learning/teaching quality improvement techniques (TQM)

## Employment History - continued

**Electronic Industry** - Organization Development Specialist 1987-1990  
Hughes Aircraft (EDSG), El Segundo, CA

- Conducted sessions on leadership, teams, time management, and process improvement techniques; facilitated strategic planning sessions and executive retreats
- Coached VP's, directors, and managers on leading change
- Actively involved in a variety of interventions as an internal consultant for new manager assimilation, work group member conflict resolutions, and the creation of mission statements
- Designed and developed quality control improvement programs and implemented Edward Deming's 14 Points
- Designed and delivered cultural competency assessments and training

**Automotive Industry** - Manager 1985-1987  
General Motors, Detroit, MI

- Completed a nine-month management development program on Excellence by Lou Tice
- Managed 52 employees in the General Assembly Three manufacturing assembly line process
- Managed budget, created various reports for payroll, budgeting, attendance, and quality improvement
- Participated in union negotiations at manufacturing floor level
- Certified as a facilitator through General Motor's Management Development Program and worked as a manager in production for GM's Cadillac Division

## Publications

- May 2008-present LettingGoCafe.com blog, various articles
- November 2010-2012 Expert writer for Examiner.com
- December 2009 Expert Writer for Ezine.com [http://ezinearticles.com/?expert=Darren\\_L\\_Johnson](http://ezinearticles.com/?expert=Darren_L_Johnson)
- July 2009 Expert Writer for Searchwarp.com
- May 2006 101 Great Ways to Improve Your Life [ISBN 0974567264] Marlboro, NJ: Self Improvement Online, Inc. (contributing author)
- July 2005 Letting Go of Stuff: Powerful Secrets to Simplify Your Life [ISBN 0965230724] Nashville, TN: InsideOut Learning, Inc.
- January 1996 Seven Secrets in The Art of Letting Go of Stuff, article on internet, <http://www.selfgrowth.com/articles/Johnson2.html>
- November 1994, Letting Go When You Have No Control, Motivational Corner, Tennessee Tribune Newspaper
- October 1994, The Challenging Handicap of Life, Motivational Corner, Tennessee Tribune Newspaper
- September 1994, Making A Positive Change, Motivational Corner, Tennessee Tribune Newspaper
- July 1994, Motivational Corner, Tennessee Tribune Newspaper



# Jacob E. O'Keefe

## SUMMARY OF QUALIFICATIONS

Deeply invested in the appearance, financials, resident experience, and overall community of RiverTown. Track record of consistent CDD meeting attendance and active involvement on board-related issues. 5+ years of experience sitting and serving on CDD and HOA boards. Led efforts in issuing over \$30M in CDD bonds. Versatile land and finance professional with a demonstrated ability in understanding the real estate and finance industry at a high-level and utilizing this knowledge to lead the decision-making process. Specialized skills in project management, budgeting and forecasting; deal syndication; and effective communication of key business indicators. Proven history of working alongside executives to consolidate complex financial analyses and macroeconomic data into actionable business points.

## WORK EXPERIENCE

**Director Land Acquisition Manager, Mattamy Homes, Jacksonville, FL** August 2020 – Present  
*North America's Largest Private Homebuilder*

- Lead Division growth efforts via land acquisition, disposition, and fiscal management.
- Establish and enhance relationships in the marketplace with land sellers, developers, consultants and contractors.
- Source new acquisitions that meet forecasted growth and profitability expectations.
- Lead budgeting and forecasting efforts for approximately \$500 million in land assets.
- Spearhead future planning efforts for the Division to ensure both community and product delivery is in harmony with consumer expectations and market demand.
- Set long-term masterplan strategies that drive the business forward.
- Manage customer-facing masterplan activities such as Developer Updates, CDD and HOA boards, and bond issuances.

**Land Project Manager, Mattamy Homes, Jacksonville, FL** August 2018– August 2020  
*North America's Largest Private Homebuilder*

- Effectively manage team in evaluation of acquisitions, dispositions, assemblages, new business ventures, and project/financial management
- Oversee the development process for newly acquired land. This includes the entitlement, HOA and CDD establishment, budget and timeline management, and contractor management.
- Establish and enhance relationships in the marketplace with land sellers, developers, consultants and contractors.
- Source new acquisitions that meet forecasted growth and profitability expectations.
- Lead budgeting and forecasting efforts for approximately \$500 million in land assets.
- Spearhead future planning efforts for the Division to ensure both community and product delivery is in harmony with consumer expectations and market demand.

**Acquisition and Development Analyst, Mattamy Homes, Jacksonville, FL** May 2017 – August 2018  
*North America's Largest Private Homebuilder*

- Assist in contract negotiations and offer generation through site visits to evaluate the property for purchase.
- Responsible for managing a detailed land development budget and home-building proforma.
- Generate and help present detailed acquisition investment packages to Investment Committee
- Work closely with Vice President of Land and Division President to address operational and strategic needs, optimize ROI (hold, re-plan, develop, etc.), and identify asset acquisitions and dispositions.
- Work closely with Vice President of Finance on the preparation of internal and external financial reports.

## Prior Roles:

**Corporate Land Analyst, Mattamy Homes, Orlando, FL** Oct 2016- May 2017  
*North America's Largest Private Homebuilder*

**Land Acquisition Analyst, Richmond American Homes, Orlando, FL** Oct 2015- Oct 2016  
*Fortune-500 Company, Homebuilder*

**Associate Director, Adler Real Estate** Dec 2014- Oct 2015  
*Investment, Development & Brokerage Firm*

## EDUCATION: University of Massachusetts

MBA, Concentration in Accounting – *summa cum laude* Jun 2017 – Aug 2018  
Bachelor of Science, Business Administration and Finance - *magna cum laude* Sep 2011 – Dec 2014



**RONALD J. BILYEW**  
**POLICE LIEUTENANT**

**Profile**

Police professional seeking opportunities to increase knowledge, skills, and abilities to lead communities to better outcomes. Employed in police work for over 30 years.

**EDUCATION**

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**Columbia College**

2007 - 2009

BA Criminal Justice

3.9 GPA

Graduated Summa Cum Laude

**St Johns River Community College**

2005 - 2007

AS Criminal Justice

**WORK EXPERIENCE**

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**Jacksonville Sheriff's Office, Police Lieutenant**

**June 2020–Present**

Watch Commander for a patrol shift with 3 Sergeants and 25 Officers assigned under me. Assigned personnel to patrol specific areas. Developed strategies to combat crime patterns, trends and series. Performed duties as Incident Commander during critical incidents. Responsible for monitoring work product and behavior of subordinates. I also conducted Internal Affairs investigations whenever misconduct was alleged by assigned employees. Currently assigned as Watch Commander of the Risk Protection and Civil Process Units with 24 Police and 22 Civilian Subordinates. The oversight of the Civil Process Unit includes a budget of up to \$100,000.00 (incoming) per year.

**Jacksonville Sheriff's Office, Police Sergeant**

**January 2014 – July 2016 & April 2019 – June 2020**

Supervised squad of up to 10 police officers. Monitored work performance and responded to calls to ensure officers complied with law, policies, and procedures. Reviewed and approved variety of police related reports and forms. Directed response to critical incidents to ensure scene security and proper follow up investigation. Responsible for reviewing crime analysis and developing plans to combat crime.

**Jacksonville Sheriff's Office, Detective Sergeant**

**July 2016 – April 2019**

Directed activities of up to 5 Detectives in the Burglary and Special Assault Units. Reviewed patrol level reports for appropriate assignment to detectives. Responsible for coordinating detectives' activities, approving requests for warrants and establishing tactics when serving them. Attended meeting with stakeholders such as the Florida Builders Association and the Women's Center to establish community relationships with them.

**SKILLS**

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- **COMMUNICATION:** With over 30 years of experience in law enforcement, I have communicated with people from various backgrounds during a wide array of circumstances. Through training and experience, I have developed effective strategies to maintain positive dialogue in any situation.
- **LEADERSHIP:** During my military and police career, I have attended training and developmental courses to improve knowledge of leadership. I have also had the experience of promotions into leadership positions in the military and police professions.
- **TECHNOLOGY:** I have experience with several different programs to prepare and complete documents. My job has required substantial knowledge of Word and Excel programs. I utilize these programs and others to organize daily activities, document meetings, create charts and many other activities.

**Contact**

**PHONE:**

904-579-6157

**EMAIL:**

rjbilyew@att.net





## RIVER'S EDGE COMMUNITY DEVELOPMENT DISTRICT

475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092

**6/1/2021**

**ATTN: DISTRICT MANAGER JIM PERRY  
RIVER'S EDGE COMMUNITY DEVELOPMENT DISTRICT  
475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092**

Dear Mr. Perry,

My name is Wes Huddleston. I reside in the Homestead community in River Town and have been since June 2020. I am a lifelong St. Johns County resident and take extreme pride in this continuously growing county.

I am writing this letter to you to express my interest in the Notice of Vacancy for the River's Edge CDD Board of Supervisors- Seat No.2. I believe that my law enforcement experience, military experience, and being a lifelong resident in this county will help lead the CDD Board of Supervisors in a positive direction to continue exemplary service to the residents of River Town. Any consideration for this position would be greatly appreciated. God Bless.

WES HUDDLESTON  
RIVERTOWN-HOMESTEAD  
(904) 510-5978  
Five.oh18@yahoo.com

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***SGT. WES  
HUDDLESTON***

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[whuddleston@claysheriff.com](mailto:whuddleston@claysheriff.com)  
[FIVE.OH18@YAHOO.COM](mailto:FIVE.OH18@YAHOO.COM)  
EMAIL

(904) 510-5978  
TELEPHONE

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**OBJECTIVE**

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To excel in every opportunity presented to me despite the odds of failure.

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**SKILLS**

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- Critical thinking
  - Legible Report Writing
  - Expert Marksmanship
  - Working Comradery
  - Tactical Approach
  - Adapt and Overcome
  - Handyman
- 
- 

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**EXPERIENCE**

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**PALATKA POLICE DEPARTMENT**  
JAN 2008-MAR 2013

Assigned to Patrol Operations, S.W.A.T, the Narcotics Unit, and FDLE HIDTA Task Force as a Task Force Agent. Conducted narcotics investigations, undercover operations, vice crimes investigations, prepared and presented operational plans, prepared and executed search warrants, and dismantled drug trafficking organizations (DTOs).

**ST. AUGUSTINE BEACH POLICE DEPARTMENT**  
MAR 2013- OCT 2014

Assigned to Patrol Operations and S.W.A.T. Conducted narcotics investigations, prepared and presented operational plans, prepared and executed search warrants, and conducted follow up investigations.

**CLAY COUNTY SHERIFF'S OFFICE**  
OCT 2016- CURRENT

Currently assigned as a Robbery/Homicide Investigator. Conducts all death investigations that are not from natural causes, missing persons/juveniles, robberies, kidnappings, homicides, and any other violent crimes. Also assigned to the CCSO S.W.A.T Team.

**FLORIDA ARMY NATIONAL GUARD**  
JUNE 2015- CURRENT

Currently assigned as a Team Leader on a line squad in an Infantry Company. Air Assault qualified.



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## EDUCATION

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- 36 COLLEGE CREDITS (SJRSC)
- L.E ACADEMY 770 HRS (SJRSC)
- RADAR/LASER SPEED MEASUREMENT 40 HRS (SJRSC)
- FIREARMS INSTRUCTOR COURSE (SJRSC)
- GLOCK ARMORER COURSE (SJRSC)
- TRANSITION FROM PATROL TO NARCOTICS (HIDTA)
- DOMESTIC DRUG INTERDICTION (HIDTA)
- ELECTRONIC SURVEILLANCE COURSE (HIDTA)
- PHARMACUETICAL DIVERSION COURSE (HIDTA)
- ADVANCED PHARMACEUTICALS (HIDTA)
- UC/CI RECOVERY COURSE (CQB, INC)
- TACTICAL NARCOTICS TECHNIQUES (HIDTA)
- INDOOR CANNABIS INVESTIGATIONS (AGLAW)
- ACTIVE SHOOTER INCIDENTS (SAPD)
- UNDERCOVER OPERATIONS (4:20 GROUP)
- CI HANDLING COURSE (4:20 COURSE)
- INFANTRY SCHOOL (US ARMY)
- AIR ASSAULT SCHOOL (US ARMY)
- MARINE RESCUE COURSE (SJCFR)
- ATV TRAINING COURSE (SJSO)
- INTERVIEW/INTERVIEW STRATEGIES (SABPD)
- CRIME SCENE AND EVIDENCE PROCESSING (SABPD)
- BASIC LEADERSHIP COURSE (ARMY)
- ADVANCED HOMICIDE INVESTIGATIONS (CCSO)

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## VOLUNTEER EXPERIENCE OR LEADERSHIP

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- VOLUNTEER DEFENSIVE LINE/TIGHT ENDS COACH AT ST. JOSEPH'S ACADEMY (MAR 2013-MAR 2016)
- TEAM LEADER ON LINE SQUAD @ B CO 2-124 INF



*C.*

**RESOLUTION 2021-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING THE OFFICERS OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Rivers Edge Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the County of St. Johns, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of Rivers Edge Community Development District:

**SECTION 1.** \_\_\_\_\_ is appointed Chairman.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chairman.

**SECTION 3.** \_\_\_\_\_ is appointed Secretary and Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 21<sup>ST</sup> DAY OF JULY, 2021.**

**ATTEST**

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## *FOURTH 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, June 9, 2021 at 11:02 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Ernesto Torres	District Manager
Lauren Gentry	District Counsel
Ryan Stillwell	District Engineer by telephone
Steve Howell	Vesta/Amenity Services
Dan Fagen	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Zach Davidson	Vesta/Amenity Services
Clint Waugh	Vesta/Amenity Services
Robert Beladi	VerdeGo
Shane Blair	VerdeGo
James Perry	GMS
Marilee Giles	GMS

The following is a summary of the discussions and actions taken at the June 9, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Torres 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                      Acceptance of Resignation from Randy Schaublin**

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor Randy Schaublin's resignation was accepted.
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**FOURTH ORDER OF BUSINESS                      Approval of the Consent Agenda**

- A.    Minutes of the May 19, 2021 Meeting**
- B.    Balance Sheet & Income Statement**
- C.    Assessment Receipt Schedule**
- D.    Approval of Check Register**

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the consent agenda items were approved.
---

**FIFTH ORDER OF BUSINESS                      Discussion on Cost for Off-Duty St. Johns County Sheriff's Officers**

Mr. Torres stated at the last meeting there was a request to consider using off-duty police from the St. Johns County Sheriff's Office.

Mr. Jason Davidson stated there are three rates depending on the level of the individual from the Sheriff's Office. The first rate is \$40 per hour for an annual cost of \$116,480, rate for a supervisor is \$50 per hour for an annual rate of \$145,600 and for a lieutenant or acting lieutenant is \$60 per hour or \$174,720 annually. These costs were drawn from the hours we are currently providing with security. There is a minimum of three-hours. Our current security annual cost is \$45,000.

The board and staff discussed the differences between private security and off-duty officers, purpose, budget limitations, having a pool of money/hours to draw from rather than specific hours and to solicit input from community after which Mr. Saks was authorized to work with staff to bring back a scope of services to be considered with the same budget limitations.

**SIXTH ORDER OF BUSINESS                      Discussion on RFP for Amenity Services**

Mr. Torres stated part of the reason we did not approve the budget at the last meeting was to solicit proposals for amenity management. Since our last meeting we sent out an RFP to several companies and proposals will be provided to you for the next meeting.

**SEVENTH ORDER OF BUSINESS****Consideration of Pond Dye from Charles Aquatics**

Mr. Zach Davidson stated we have a proposal for pond dye to help with the algae blooms. The last time he did this was three years ago.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the proposal from Charles Aquatics in the amount of \$2,400 was approved.

**EIGHTH ORDER OF BUSINESS****Consideration of Bartram Trail Swim Team Competition Pool Usage**

Mr. Jason Davidson stated the Bartram Trail Swim Team is asking the board for consideration to use the competition pool here at Rivertown on August 2, 2021 through November 5<sup>th</sup>.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the request of the Bartram Trail Swim Team was approved as outlined in the schedule that was included in the agenda package.

**NINTH ORDER OF BUSINESS****Consideration of Resolution 2021-05 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing Date for Adoption**

Mr. Perry gave an overview of the proposed fiscal year 2022 budget that included the revenue section, administrative budget, grounds maintenance and amenity center, resulting in an increase in assessments as outlined in the chart for each product type on page 22.

The board and staff discussed finding ways to increase revenue, holding town hall type meetings with residents and agreements to support 5G cell service.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor Resolution 2021-05 approving the proposed fiscal year 2021 budget and setting the public hearing for August 18, 2021 was approved.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being none, the next item followed.

**B. District Engineer**

Mr. Stillwell stated as an update on the stormwater inlet we have been trying to repair for a couple months, the contractor discovered the underdrain pipe was not connected to the inlet and they are repairing that.

**C. District Manager**

There being none, the next item followed.

**D. General Manager - Report**

Mr. Fagen stated I want to introduce Clint Waugh our new lifestyle director from South Carolina. He has a great deal of experience and is learning the ropes and getting to meet a lot a residents. I encourage you to meet him and spend as much time as you would like.

Mr. Howell stated we had a contract with Crown but with the nature of the industry we are having difficulty getting them to respond and they were having to order the new valve system to replace the current system and they were going to remove all the equipment tear out the old slab put in a new slab put the equipment back in and install the new system. While that was being ordered and constructed from Compac we looked at having the pool being closed approaching Memorial Day weekend as well as having the swim team starting right after that.

We were able to do a temporary repair and have it running on a temporary basis, the four valves came in and in the process instead of installing that now since they are not able to get to the total project of removing and replacing the slab for a while we thought it was smart to hold off on that installation. I spoke with the owner of Crown Pools this past Friday, and we decided to call Ram Jack who does subsurface on concrete foundations, and they are scheduled to come out next

week to give us some guidance and once that is done, we are going to schedule the valve to come in. We think this may be a permanent fix based on their analysis and it could conceivably save us some money.

Mr. McIntyre stated we are looking at a potential fix by Ram Jack opposed to ripping out the slab.

Mr. Howell stated yes.

Ms. Gentry stated we did enter into a contract with Crown Pools for what we previously thought was the scope of work for that \$35,700. We will need a motion from the board to allow staff to modify that as needed and enter into a new contract with Ram Jack as needed not to exceed the previous amount.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor staff was directed to modify the contract with Crown Pools to reflect using Ram Jack Foundation Solutions, and to enter into a new contract with Ram Jack in an amount for the total project not to exceed \$35,700.

Mr. Zach Davidson stated at the last meeting Supervisor Saks requested that we check out putting in bollards around the hill to prevent golf cart traffic. We walked the area, and we have one quote to install four-steel bollards in the areas we looked at and the estimate is \$1,800. I'm asking for approval.

Mr. Baron asked what was the benefit of using steel over wood?

Mr. Zach Davidson responded we can use wood, but we are trying to go into the asphalt to lock them off.

Mr. McIntyre asked do you have an estimate to fix the damage done to the hill?

Mr. Zach Davidson stated it was \$600 to replace it last time. The suggestion was to flat top that hill and add a sandbox, the kids don't have anywhere to dig, or we can resod it and put a sign on it that says, no digging.

Mr. Beladi stated I agree that is a good option because they have used that hill as a sandbox since I have been here and every year we have to go in, repack the top of the hill, resod it. They dig up the irrigation and it washed out the sod, it has been a nightmare.

Mr. Zach Davidson stated I will come back with a proposal. I just wanted to run this past you.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor staff was authorized to contract for the purchase of four-steel bollards in the amount of \$1,800.

Mr. Stillwell stated I recommend that when those bollards are going in especially on the path that we do some kind of temporary sign or something ahead of time and the communication in an email blast, so nobody runs into one of those.

Mr. Cameron stated rather than painting no carts on the path going to Publix can we put a sign saying it is against the law to be on that path? I saw a cart flying towards Publix and another cart coming back slowly and they were in a blind corner, and they almost hit each other.

Mr. Stillwell stated I recommend we put the stenciling down on that path. We could add an additional sign, but Longleaf Pine is a county road so we can do it for education, so the people know.

Mr. Baron stated Mattamy has property that goes up to the Rivertown sign, could you make up a sign saying you are leaving Rivertown property and ordinance XXX is in effect.

Mr. Stillwell stated in this situation less is more and the red circle with a line through it is probably the most effective. We have the stencils and at the welcome center a sign that says no golf carts is my recommendation. Referencing ordinances and everything is asking people to look it up. My recommendation is a sign that you are leaving a CDD roadway.

Mr. Barnes asked will you bring back a proposal for signage?

Mr. Stillwell stated yes.

#### **E. Landscape - Report**

There being none, the next item followed.

### **ELEVENTH ORDER OF BUSINESS**

#### **Supervisors' Requests and Audience Comments**

Mr. Cameron asked do we have an arborist looking at the trees? The CDD is getting older and some of the trees look bad.

Mr. Beladi stated we have had an arborist come out and do an assessment. I can find that letter and give it to you.

Mr. Cameron stated in the easement behind me they are yellowing.

Mr. Beladi stated we will take a look.

Mr. Baron stated I have been working with staff between meetings and I appreciate all you have been doing, very professional in your jobs and careers and look forward to working with you next month and welcome to the new member of the staff.

**TWELFTH ORDER OF BUSINESS                      Other Business**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS                      Next Scheduled Meeting – Wednesday, July 21, 2021 @ 11:00 a.m. at the RiverTown Amenity Center**

Mr. Torres stated the next schedule meeting is July 21, 2021 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the meeting adjourned at 12:08 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*



# Rivers Edge

## Community Development District

Unaudited Financial Reporting  
June 30, 2021



**Rivers Edge**  
**Community Development District**  
**Combined Balance Sheet**  
As of June 30, 2021

	<b>Governmental Fund Types</b>				<b>Totals</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	<b>Capital Reserve</b>	<b>(Memorandum Only)</b>
<b>Assets:</b>					
Cash	\$158,896	---	---	\$257,633	\$416,529
Investments:					
Custody	\$693,847	---	---	---	\$693,847
Due from Rivers Edge II-Utilities	\$60,130	---	---	---	\$60,130
Due from Rivers Edge II- CS	\$375,577	---	---	---	\$375,577
Due from Rivers Edge III- CS	\$263,324	---	---	---	\$263,324
Due from Rivers Edge III-Utilities	\$1,549	---	---	---	\$1,549
Due from Developer- Utilities	\$6,877	---	---	---	\$6,877
Due from DS 2018	---	\$858	---	---	\$858
Due from General Fund	---	\$1,011	---	\$179,277	\$180,288
Utilities Deposit	\$7,241	---	---	---	\$7,241
Prepaid Expenses	\$722	---	---	---	\$722
<b>Series 2016</b>					
Reserve	---	\$215,620	---	---	\$215,620
Revenue	---	\$275,995	---	---	\$275,995
Prepayment	---	\$15,962	---	---	\$15,962
Construction	---	---	\$52	---	\$52
<b>Series 2018</b>					
Reserve	---	\$117,514	---	---	\$117,514
Revenue	---	\$189,197	---	---	\$189,197
Capitalized Interest	---	\$3	---	---	\$3
Construction	---	---	\$3,711	---	\$3,711
<b>Series 2018A-1/2018A-2</b>					
Revenue	---	\$113,289	---	---	\$113,289
Excess Revenue	---	\$35	---	---	\$35
Reserve 2018A-1	---	\$68,918	---	---	\$68,918
Reserve 2018A-2	---	\$89,145	---	---	\$89,145
Prepayment	---	\$1,375	---	---	\$1,375
<b>Total Assets</b>	<b>\$1,568,163</b>	<b>\$1,088,922</b>	<b>\$3,763</b>	<b>\$436,910</b>	<b>\$3,097,758</b>
<b>Liabilities:</b>					
Accounts Payable	\$9,346	---	---	---	\$9,346
Accrued Expenses	\$169,791	---	---	---	\$169,791
Fica Payable	\$92	---	---	---	\$92
Due to Capital Reserve	\$179,277	---	---	---	\$179,277
Due to DS 2018	\$1,011	\$858	---	---	\$1,869
Due to DS 2016	---	---	---	---	\$0
<b>Fund Balances:</b>					
Restricted for Debt Service	---	\$1,088,063	---	---	\$1,088,063
Restricted for Capital Projects	---	---	\$3,763	\$436,910	\$440,674
Nonspendable	\$14,204	---	---	---	\$14,204
Unassigned	\$1,194,442	---	---	---	\$1,194,442
<b>Total Liabilities and Fund Equity</b>	<b>\$1,568,163</b>	<b>\$1,088,922</b>	<b>\$3,763</b>	<b>\$436,910</b>	<b>\$3,097,758</b>

**Rivers Edge**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2021

Description	ADOPTED BUDGET	PRORATED	ACTUAL 6/30/21	VARIANCE
		BUDGET 6/30/21		
Assessments - Roll	\$1,186,754	\$1,186,754	\$1,188,515	\$1,762
Assessments - Direct	\$586,349	\$586,349	\$568,527	(\$17,823)
Misc Income/Interest	\$16,000	\$12,000	\$1,781	(\$10,220)
Rental Revenue	\$11,000	\$8,250	\$10,535	\$2,285
Special Events	\$7,000	\$450	\$450	\$0
Cost Share Landscaping Rivers Edge II	\$549,948	\$549,948	\$549,948	\$0
Cost Share Landscaping Rivers Edge III	\$137,373	\$137,373	\$137,373	\$0
Cost Share Amenity Rivers Edge II	\$13,418	\$13,418	\$13,418	\$0
Cost Share Amenity Rivers Edge III	\$257,613	\$257,613	\$257,613	\$0
Community Garden	\$500	\$375	\$788	\$413
Tennis Revenue	\$0	\$0	\$260	\$260
<b>Total Income</b>	<b>\$2,765,955</b>	<b>\$2,752,530</b>	<b>\$2,729,207</b>	<b>(\$23,323)</b>

**Expenditures**

**Administrative**

Supervisor Fees	\$11,400	\$8,550	\$8,400	\$150
FICA Expense	\$873	\$655	\$643	\$12
Engineering (Prosser)	\$15,000	\$11,250	\$4,051	\$7,199
Assessment Roll	\$4,500	\$4,500	\$4,500	\$0
Attorney	\$40,000	\$30,000	\$35,543	(\$5,543)
Annual Audit	\$5,000	\$3,750	\$0	\$3,750
Trustee Fees	\$11,000	\$11,000	\$11,155	(\$155)
Dissemination	\$6,100	\$4,575	\$4,775	(\$200)
Arbitrage	\$1,800	\$1,200	\$1,200	\$0
Management Fees	\$45,000	\$33,750	\$33,750	\$0
Information Technology	\$3,500	\$2,625	\$2,625	(\$0)
Telephone	\$250	\$188	\$461	(\$273)
Postage	\$1,500	\$1,125	\$1,679	(\$554)
Printing & Binding	\$2,500	\$1,875	\$2,295	(\$420)
Insurance	\$12,800	\$12,800	\$8,757	\$4,043
Legal Advertising	\$2,000	\$1,500	\$981	\$519
Other Current Charges	\$1,000	\$1,000	\$1,059	(\$59)
Office Supplies	\$200	\$150	\$127	\$23
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

<b>Total Administrative</b>	<b>\$164,598</b>	<b>\$130,667</b>	<b>\$122,174</b>	<b>\$8,493</b>
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**Grounds Maintenance**

Field Operations Management	\$31,673	\$23,754	\$23,754	(\$0)
Landscape Maintenance	\$1,201,344	\$901,008	\$909,829	(\$8,821)
Landscape Reserves	\$30,000	\$53,420	\$53,420	\$0
Irrigation Repairs and Maintenance	\$10,000	\$18,525	\$18,525	\$0
Lakes, Vegetation and Algae Control	\$56,340	\$42,255	\$41,973	\$282
Irrigation Water Use	\$375,000	\$281,250	\$191,086	\$90,164
Electric	\$73,000	\$54,750	\$70,115	(\$15,365)
Street Lighting & Signage Repairs and Replacements	\$15,000	\$15,000	\$34,152	(\$19,152)
Street and Drainage Maintenance	\$5,000	\$3,750	\$0	\$3,750
Other Repairs and Maintenance	\$25,000	\$18,750	\$0	\$18,750
General Reserves	\$75,000	\$75,000	\$75,000	\$0

<b>Total Grounds Maintenance</b>	<b>\$1,897,357</b>	<b>\$1,487,462</b>	<b>\$1,417,854</b>	<b>\$69,608</b>
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**Rivers Edge**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2021

Description	ADOPTED	PRORATED	ACTUAL	VARIANCE
	BUDGET	BUDGET 6/30/21	6/30/21	
Amenity Center				
General Manager / Lifestyle Director (Vesta)	\$65,148	\$48,861	\$47,232	\$1,629
Lifeguards (Vesta)	\$32,712	\$8,547	\$8,547	\$0
Hospitality Staff (Vesta)	\$64,608	\$48,456	\$48,456	\$0
Security Monitoring	\$3,500	\$2,625	\$1,866	\$759
Security Guards	\$45,000	\$33,750	\$40,317	(\$6,567)
Telephone	\$10,000	\$7,500	\$12,613	(\$5,113)
Insurance	\$42,591	\$42,591	\$42,922	(\$331)
General Facility Maint/Common Grounds Maint (Vesta)	\$42,000	\$31,500	\$31,500	\$0
Pool Maintenance (Vesta)	\$18,225	\$13,669	\$13,669	\$0
Pool Maintenance (Poolsure)	\$13,775	\$10,331	\$10,570	(\$239)
Pool Chemicals	\$7,000	\$5,250	\$0	\$5,250
Janitorial Services/Supplies	\$16,133	\$12,099	\$12,099	(\$0)
Window Cleaning	\$2,767	\$2,075	\$0	\$2,075
Pressure Washing	\$10,000	\$7,500	\$0	\$7,500
Natural Gas	\$700	\$700	\$2,291	(\$1,591)
Electric	\$25,000	\$18,750	\$17,798	\$952
Sewer/Water/Irrigation	\$45,000	\$33,750	\$26,373	\$7,377
Repair and Replacements	\$54,136	\$46,484	\$46,484	\$0
Refuse	\$15,000	\$11,250	\$12,076	(\$826)
Pest Control	\$5,700	\$4,275	\$3,888	\$387
Facility Preventative Maintenance	\$2,680	\$2,010	\$0	\$2,010
Access Cards	\$2,000	\$1,500	\$0	\$1,500
License/Permits	\$1,800	\$1,350	\$1,909	(\$559)
Other Current	\$2,500	\$1,875	\$1,407	\$468
Special Events	\$50,000	\$37,500	\$16,578	\$20,922
Holiday Decorations	\$11,000	\$8,250	\$0	\$8,250
Landscape Replacements	\$750	\$563	\$0	\$563
Office Supplies/Postage	\$2,000	\$1,500	\$1,168	\$332
Capital Expenditure	\$7,500	\$5,625	\$0	\$5,625
General Reserve	\$104,277	\$104,277	\$104,277	\$0
Community Garden	\$500	\$375	\$0	\$375
Total Amenity Center	\$704,001	\$554,788	\$504,040	\$50,748
Total Expenses	\$2,765,955	\$2,172,917	\$2,044,069	\$128,849
Excess Revenues (Expenditures)	(\$0)		\$685,138	
Fund Balance - Beginning	\$0		\$523,508	
Fund Balance - Ending	(\$0)		\$1,208,646	

**Rivers Edge**  
**Community Development District**  
**Debt Service Fund - Series 2016**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2021

Description	ADOPTED BUDGET	PRORATED BUDGET 6/30/21	ACTUAL 6/30/21	VARIANCE
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**Revenues:**

Assessment - Tax Roll	\$600,371	\$600,371	\$601,262	\$891
Assessment - Direct	\$110,673	\$110,673	\$110,673	(\$0)
Assessment - Prepayments	\$0	\$0	\$15,962	\$15,962
Interest Income	\$5,000	\$3,750	\$143	(\$3,607)

<b>Total Revenues</b>	<b>\$716,044</b>	<b>\$714,794</b>	<b>\$728,040</b>	<b>\$13,246</b>
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**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	\$259,609	\$259,478	\$131
Principal 5/1	\$195,000	\$195,000	\$195,000	\$0

<b>Total Expenditures</b>	<b>\$714,216</b>	<b>\$714,216</b>	<b>\$719,085</b>	<b>(\$4,869)</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$1,828</b>	<b>\$578</b>	<b>\$8,955</b>	<b>\$8,377</b>
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**Other Sources (Uses):**

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

<b>Total Other Sources (Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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<b>Net Change in Fund Balance</b>	<b>\$1,828</b>	<b>\$578</b>	<b>\$8,955</b>	<b>\$8,377</b>
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<b>Fund Balance - Beginning</b>	<b>\$281,112</b>		<b>\$498,623</b>	
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<b>Fund Balance - Ending</b>	<b>\$282,940</b>		<b>\$507,578</b>	
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Reserve	\$215,620
Interest	\$0
Revenue	\$275,995
Prepayment	\$15,962
	<u>\$507,578</u>

**Rivers Edge**  
**Community Development District**  
**Debt Service Fund - Series 2018**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2021

Description	ADOPTED BUDGET	PRORATED	ACTUAL 6/30/21	VARIANCE
		BUDGET 6/30/21		

**Revenues:**

Assessment - Direct	\$470,032	\$470,032	\$459,218	(\$10,814)
Interest Income	\$5,000	\$3,750	\$84	(\$3,666)

<b>Total Revenues</b>	<b>\$475,032</b>	<b>\$473,782</b>	<b>\$459,303</b>	<b>(\$14,479)</b>
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**Expenditures**

**Series 2018**

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

<b>Total Expenditures</b>	<b>\$470,440</b>	<b>\$470,440</b>	<b>\$470,440</b>	<b>\$0</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$4,592</b>	<b>\$3,342</b>	<b>(\$11,137)</b>	<b>(\$14,479)</b>
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**Other Sources (Uses):**

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

<b>Total Other Sources (Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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<b>Net Change in Fund Balance</b>	<b>\$4,592</b>	<b>\$3,342</b>	<b>(\$11,137)</b>	<b>(\$14,479)</b>
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<b>Fund Balance - Beginning</b>	<b>\$195,658</b>		<b>\$318,003</b>	
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<b>Fund Balance - Ending</b>	<b>\$200,250</b>		<b>\$306,866</b>	
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Reserve	\$117,514
Revenue	\$189,197
Capitalized Interest	\$3
Due to DS 2018A	(\$858)
Due from General	\$1,011
	<u>\$306,866</u>

**Rivers Edge**  
**Community Development District**  
**Debt Service Fund - Series 2018A-1/2018A-2**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2021

Description	ADOPTED BUDGET	PRORATED	ACTUAL 6/30/21	VARIANCE
		BUDGET 6/30/21		

**Revenues:**

Assessment -Tax Roll	\$446,083	\$446,083	\$446,745	\$662
Assessment - Prepayment	\$0	\$0	\$11,140	\$11,140
Interest Income	\$2,500	\$1,875	\$94	(\$1,781)

<b>Total Revenues</b>	<b>\$448,583</b>	<b>\$447,958</b>	<b>\$457,979</b>	<b>\$10,022</b>
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**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	\$58,173	\$57,936	\$237
Principal 5/1	\$150,000	\$150,000	\$150,000	\$0
Special Call 5/1	\$0	\$0	\$10,000	(\$10,000)

***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	\$50,625	\$50,375	\$250
Principal 5/1	\$75,000	\$75,000	\$75,000	\$0
Special Call 5/1	\$0	\$0	\$5,000	(\$5,000)

<b>Total Expenditures</b>	<b>\$442,596</b>	<b>\$442,596</b>	<b>\$482,109</b>	<b>(\$39,513)</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$5,987</b>	<b>\$5,362</b>	<b>(\$24,129)</b>	<b>\$49,535</b>
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**Other Sources (Uses):**

Interfund Transfer In (Out)	\$0	\$0	\$0	\$0
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<b>Total Other Sources (Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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<b>Net Change in Fund Balance</b>	<b>\$5,987</b>	<b>\$5,362</b>	<b>(\$24,129)</b>	<b>\$49,535</b>
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<b>Fund Balance - Beginning</b>	<b>\$139,459</b>		<b>\$297,749</b>	
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<b>Fund Balance - Ending</b>	<b>\$145,446</b>		<b>\$273,620</b>	
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Revenue	\$113,289
Prepayment	\$35
Prepayment	\$1,375
Reserve 2018A-1	\$68,918
Reserve 2018A-2	\$89,145
Due from DS 2018	\$858
	<u>\$273,620</u>

**Rivers Edge**  
**Community Development District**  
**Capital Projects Funds**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2021

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



**Rivers Edge**  
**Community Development District**  
**Capital Reserve Funds**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2021

Description	PRORATED		ACTUAL	VARIANCE
	ADOPTED BUDGET	BUDGET 6/30/21		
<b>Revenues:</b>				
Capital Reserve Funding - Transfer In	\$0	\$0	\$179,277	\$179,277
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$179,277</b>	<b>\$179,277</b>
<b>Expenditures</b>				
Other Current Charges	\$0	\$0	\$1,078	(\$1,078)
Capital Outlay	\$0	\$0	\$0	\$0
Repair and Replacements	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,078</b>	<b>(\$1,078)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$178,199</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$258,711</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$436,910</b>	

**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
<b><u>Revenues:</u></b>													
Assessments - Roll	\$0	\$105,172	\$342,829	\$680,728	\$32,150	\$3,993	\$7,447	\$0	\$16,196	\$0	\$0	\$0	\$1,188,515
Assessments - Direct	\$260,332	\$146,112	\$146,153	\$1,979	\$0	\$1,010	\$6,455	\$4,446	\$2,039	\$0	\$0	\$0	\$568,527
Misc Income/Interest	\$6	\$230	\$31	\$20	\$21	\$36	\$38	\$27	\$1,371	\$0	\$0	\$0	\$1,781
Rental Revenue	\$0	\$1,525	\$650	\$0	\$1,600	\$1,125	\$1,440	\$1,770	\$2,425	\$0	\$0	\$0	\$10,535
Special Events	\$0	\$0	\$0	\$0	\$0	\$420	\$30	\$0	\$0	\$0	\$0	\$0	\$450
Cost Share Landscaping Rivers Edge II	\$0	\$0	\$0	\$183,316	\$0	\$0	\$0	\$0	\$366,632	\$0	\$0	\$0	\$549,948
Cost Share Landscaping Rivers Edge III	\$0	\$0	\$0	\$45,791	\$0	\$0	\$0	\$0	\$91,582	\$0	\$0	\$0	\$137,373
Cost Share Amenity Rivers Edge II	\$0	\$0	\$0	\$4,473	\$0	\$0	\$0	\$0	\$8,945	\$0	\$0	\$0	\$13,418
Cost Share Amenity Rivers Edge III	\$0	\$0	\$0	\$85,871	\$0	\$0	\$0	\$0	\$171,742	\$0	\$0	\$0	\$257,613
Community Garden	\$0	\$0	\$325	\$0	\$0	\$0	\$463	\$0	\$0	\$0	\$0	\$0	\$788
Tennis Revenue	\$0	\$0	\$0	\$0	\$0	\$260	\$0	\$0	\$0	\$0	\$0	\$0	\$260
<b>Total Income</b>	<b>\$260,339</b>	<b>\$253,039</b>	<b>\$489,988</b>	<b>\$1,002,178</b>	<b>\$33,771</b>	<b>\$6,844</b>	<b>\$15,872</b>	<b>\$6,243</b>	<b>\$660,933</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,729,207</b>

**Expenditures**

**Administrative**

Supervisor Fees	\$800	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$800	\$800	\$0	\$0	\$0	\$8,400
FICA Expense	\$61	\$77	\$77	\$77	\$77	\$77	\$77	\$61	\$61	\$0	\$0	\$0	\$643
Engineering (Prosser)	\$1,187	\$1,106	\$0	\$0	\$0	\$1,163	\$595	\$0	\$0	\$0	\$0	\$0	\$4,051
Assessment Roll	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500
Attorney	\$6,373	\$2,929	\$4,551	\$2,273	\$4,432	\$5,487	\$4,899	\$4,598	\$0	\$0	\$0	\$0	\$35,543
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$6,878	\$4,026	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,155
Dissemination	\$508	\$508	\$508	\$508	\$508	\$708	\$508	\$508	\$508	\$0	\$0	\$0	\$4,775
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	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$33,750
Information Technology	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$2,625
Telephone	\$0	\$0	\$58	\$52	\$89	\$59	\$83	\$83	\$38	\$0	\$0	\$0	\$461
Postage	\$159	\$205	\$310	\$29	\$105	\$178	\$20	\$37	\$636	\$0	\$0	\$0	\$1,679
Printing & Binding	\$192	\$217	\$127	\$215	\$155	\$137	\$243	\$104	\$905	\$0	\$0	\$0	\$2,295
Insurance	\$8,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,757
Legal Advertising	\$235	\$135	\$0	\$0	\$206	\$149	\$50	\$206	\$0	\$0	\$0	\$0	\$981
Other Current Charges	\$245	\$298	\$269	\$358	\$159	-\$458	\$55	\$87	\$45	\$0	\$0	\$0	\$1,059
Office Supplies	\$14	\$17	\$16	\$20	\$25	\$14	\$14	\$4	\$3	\$0	\$0	\$0	\$127
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative Expenses</b>	<b>\$34,725</b>	<b>\$15,159</b>	<b>\$11,209</b>	<b>\$8,573</b>	<b>\$10,798</b>	<b>\$12,556</b>	<b>\$11,586</b>	<b>\$10,531</b>	<b>\$7,038</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$122,174</b>

**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
<b>Grounds Maintenance</b>													
Field Operations Management	\$2,639	\$2,639	\$2,639	\$2,639	\$2,639	\$2,639	\$2,639	\$2,639	\$2,639	\$0	\$0	\$0	\$23,754
Landscape Maintenance	\$95,315	\$95,315	\$100,244	\$100,244	\$100,244	\$101,035	\$107,902	\$109,285	\$100,244	\$0	\$0	\$0	\$909,829
Landscape Reserves	\$7,263	\$12,800	\$5,690	\$15,000	\$975	\$8,103	\$2,917	\$0	\$671	\$0	\$0	\$0	\$53,420
Irrigation Repairs and Maintenance	\$3,389	\$3,309	\$2,106	\$2,098	\$2,060	\$2,390	\$427	\$0	\$2,747	\$0	\$0	\$0	\$18,525
Lakes, Vegetation and Algae Control	\$4,647	\$5,172	\$2,547	\$6,747	\$2,547	\$7,272	\$4,647	\$3,147	\$5,247	\$0	\$0	\$0	\$41,973
Irrigation Water Use	\$33,525	\$24,846	\$23,496	\$13,138	\$10,809	\$20,435	\$11,074	\$29,228	\$24,535	\$0	\$0	\$0	\$191,086
Electric	\$7,013	\$8,266	\$7,334	\$7,695	\$7,838	\$7,712	\$8,162	\$8,034	\$8,061	\$0	\$0	\$0	\$70,115
Street Lighting & Signage Repairs and Replacements	\$5,450	\$15,480	\$4,689	\$4,670	\$8,061	-\$7,280	\$2,522	\$0	\$560	\$0	\$0	\$0	\$34,152
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	\$75,000	\$0	\$0	\$0	\$75,000
<b>Total Grounds Maintenance Expenses</b>	<b>\$159,241</b>	<b>\$167,827</b>	<b>\$148,745</b>	<b>\$152,231</b>	<b>\$135,174</b>	<b>\$142,308</b>	<b>\$140,290</b>	<b>\$152,333</b>	<b>\$219,705</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,417,854</b>
<b>Amenity Center</b>													
General Manager / Lifestyle Director (Vesta)	\$5,429	\$5,429	\$5,429	\$5,429	\$5,429	\$5,429	\$5,429	\$5,429	\$3,800	\$0	\$0	\$0	\$47,232
Lifeguards (Vesta)	\$0	\$0	\$0	\$0	\$0	\$2,408	\$2,362	\$3,778	\$0	\$0	\$0	\$0	\$8,547
Hospitality Staff (Vesta)	\$5,384	\$5,384	\$5,384	\$5,384	\$5,384	\$5,384	\$5,384	\$5,384	\$5,384	\$0	\$0	\$0	\$48,456
Security Monitoring	\$184	\$184	\$289	\$184	\$184	\$289	\$184	\$184	\$184	\$0	\$0	\$0	\$1,866
Security Guards	\$4,028	\$4,192	\$4,136	\$4,645	\$4,634	\$6,960	\$4,642	\$4,688	\$2,393	\$0	\$0	\$0	\$40,317
Telephone	\$1,358	\$1,377	\$1,367	\$1,372	\$1,084	\$1,376	\$1,503	\$1,661	\$1,515	\$0	\$0	\$0	\$12,613
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	\$3,500	\$3,500	\$3,500	\$3,500	\$0	\$0	\$0	\$31,500
Pool Maintenance (Vesta)	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	\$0	\$0	\$0	\$13,669
Pool Chemicals (Poolsure)	\$971	\$971	\$971	\$961	\$971	\$971	\$1,585	\$1,585	\$1,585	\$0	\$0	\$0	\$10,570
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	\$1,344	\$1,344	\$1,344	\$1,344	\$0	\$0	\$0	\$12,099
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	\$328	\$335	\$415	\$433	\$0	\$0	\$0	\$2,291
Electric	\$1,952	\$1,912	\$1,788	\$2,171	\$2,090	\$1,874	\$1,984	\$2,075	\$1,951	\$0	\$0	\$0	\$17,798
Sewer/Water/Irrigation	\$4,084	\$2,603	\$3,027	\$2,596	\$2,145	\$2,502	\$1,932	\$3,129	\$4,357	\$0	\$0	\$0	\$26,373
Repair and Replacements	\$5,508	\$3,957	\$4,719	\$9,653	\$3,844	\$5,948	\$4,308	\$6,565	\$1,982	\$0	\$0	\$0	\$46,484
Refuse	\$1,306	\$2,406	\$0	\$1,204	\$2,082	\$1,427	\$1,485	\$1,261	\$905	\$0	\$0	\$0	\$12,076
Pest Control	\$475	\$475	\$0	\$429	\$499	\$499	\$599	\$599	\$315	\$0	\$0	\$0	\$3,888
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	\$368	\$306	\$700	\$225	\$0	\$0	\$0	\$1,909
Other Current	\$252	\$0	\$200	\$228	\$132	\$165	\$241	\$189	\$0	\$0	\$0	\$0	\$1,407

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

**Amenity Center Continued**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Special Events	\$19	\$7,000	\$5,240	\$0	\$1,939	\$1,179	\$900	\$300	\$0	\$0	\$0	\$0	\$16,578
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	\$168	\$35	\$35	\$35	\$0	\$0	\$0	\$0	\$1,168
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	\$104,277	\$0	\$0	\$0	\$104,277
Community Garden	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Amenity Center Expenses</b>	<b>\$80,581</b>	<b>\$42,585</b>	<b>\$39,623</b>	<b>\$41,132</b>	<b>\$37,033</b>	<b>\$43,504</b>	<b>\$39,575</b>	<b>\$44,338</b>	<b>\$135,669</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$504,040</b>
<b>Total Expenses</b>	<b>\$274,547</b>	<b>\$225,570</b>	<b>\$199,577</b>	<b>\$201,936</b>	<b>\$183,006</b>	<b>\$198,367</b>	<b>\$191,451</b>	<b>\$207,202</b>	<b>\$362,412</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,044,069</b>
<b>Excess Revenues/Expenses</b>	<b>(\$14,208)</b>	<b>\$27,469</b>	<b>\$290,410</b>	<b>\$800,242</b>	<b>(\$149,235)</b>	<b>(\$191,523)</b>	<b>(\$175,579)</b>	<b>(\$200,959)</b>	<b>\$298,521</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$685,138</b>

# River's Edge

## Community Development District

### Long Term Debt Report

<b>Series 2016 Capital Improvement Revenue Bonds and Refunding Bonds</b>		
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:		\$215,620
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)
Less: May 1, 2021 (Mandatory)		(\$195,000)
Current Bonds Outstanding		\$9,850,000

<b>Series 2018 Capital Improvement Revenue Bonds</b>		
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:		\$117,514
Bonds outstanding - 9/30/18		\$7,050,000
Less: May 1, 2020 (Mandatory)		(\$105,000)
Less: May 1, 2021 (Mandatory)		(\$110,000)
Current Bonds Outstanding		\$6,835,000

# River's Edge

## Community Development District

### Long Term Debt Report

<b>Series 2018A-1 Capital Improvement Revenue Refunding Bonds</b>		
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)
Less: May 1, 2021 (Mandatory)		(\$150,000)
Less: May 1, 2021 (Optional)		(\$10,000)
Current Bonds Outstanding		\$3,365,000

<b>Series 2018A-2 Capital Improvement Revenue Refunding Bonds</b>		
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:		\$89,145
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)
Less: May 1, 2020 (Mandatory)		(\$75,000)
Less: May 1, 2020 (Optional)		(\$5,000)
Current Bonds Outstanding		\$2,025,000

*C.*

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

		ASSESSED					RECEIVED					
ASSESSED TO	# UNITS	SERIES 2018A1-2 DEBT INVOICED NET	SERIES 2016 DEBT INVOICED NET	SERIES 2018 DEBT INVOICED NET	FY21 O&M	TOTAL NVOICED NET	SERIES 2018A1-2 DEBT PAID	SERIES 2016 DEBT PAID	SERIES 2018 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
MATTAMY - BULK (1)	464	-	110,672.61	431,504.92	540,008.17	1,082,185.70	-	110,672.61	431,504.92	540,008.17	1,082,185.70	0.00
RESIDENTS	28	-	-	30,272.53	29,933.18	60,205.71	-	-	26,702.79	26,403.84	53,106.63	7,099.08
<b>TOTAL DIRECT BILLS</b>	<b>492</b>	<b>-</b>	<b>110,672.61</b>	<b>461,777.45</b>	<b>569,941.35</b>	<b>1,142,391.41</b>	<b>-</b>	<b>110,672.61</b>	<b>458,207.71</b>	<b>566,412.01</b>	<b>1,135,292.33</b>	<b>7,099.08</b>
<b>NET REVENUE TAX ROLL</b>	<b>1,038</b>	<b>446,082.52</b>	<b>600,371.44</b>	<b>-</b>	<b>1,186,753.66</b>	<b>2,233,207.61</b>	<b>446,744.49</b>	<b>601,262.38</b>	<b>-</b>	<b>1,188,514.77</b>	<b>2,236,521.64</b>	<b>(3,314.03)</b>
<b>TOTAL REVENUE</b>	<b>1,530</b>	<b>446,082.52</b>	<b>711,044.05</b>	<b>461,777.45</b>	<b>1,756,695.01</b>	<b>3,375,599.02</b>	<b>446,744.49</b>	<b>711,934.99</b>	<b>458,207.71</b>	<b>1,754,926.78</b>	<b>3,371,813.97</b>	<b>3,785.05</b>

<b>DIRECT BILL PERCENT COLLECTED</b>	<b>0.00%</b>	<b>100.00%</b>	<b>99.23%</b>	<b>99.38%</b>	<b>99.38%</b>
<b>TAX ROLL PERCENT COLLECTED</b>	<b>100.15%</b>	<b>100.15%</b>	<b>0.00%</b>	<b>100.15%</b>	<b>100.15%</b>
<b>TOTAL PERCENT COLLECTED</b>	<b>100.15%</b>	<b>100.13%</b>	<b>99.23%</b>	<b>99.90%</b>	<b>99.89%</b>

(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
8	3/11/2021	7,513.87	1,500.89	2,020.02	-	3,992.96
INTEREST	4/8/2021	18.37	3.67	4.94	-	9.76
9	4/13/2021	13,994.27	2,795.35	3,762.19	-	7,436.73
DELQ & TAX CERTIFICATES	6/15/2021	30,477.38	6,087.85	8,193.48	-	16,196.05
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>2,236,521.63</b>	<b>446,744.49</b>	<b>601,262.38</b>	<b>-</b>	<b>1,188,514.77</b>



*D.*

# Rivers Edge

## Community Development District

### Check Run Summary

June 30, 2021

Fund	Date	Check No.	Amount
<b>General Fund</b>			
<i>Payroll</i>	6/9/21	50487-50490	\$ 738.80
Sub-Total			\$ 738.80
<i>Accounts Payable</i>	6/3/21	4502-4521	\$ 39,729.79
	6/21/21	4522-4543	\$ 20,235.85
Sub-Total			\$ 59,965.64
<b>Capital Fund</b>			
<i>Accounts Payable</i>			
Sub-Total			\$ -
<b>Total</b>			<b>\$ 60,704.44</b>

PR300R

## PAYROLL CHECK REGISTER

RUN 6/09/21 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50487	18	AHMED M MCINTYRE	184.70	6/09/2021
50488	20	ERICK L SAKS	184.70	6/09/2021
50489	21	FREDERICK T BARON	184.70	6/09/2021
50490	22	ROBERT L CAMERON	184.70	6/09/2021
TOTAL FOR REGISTER			738.80	

REDG RIVERS EDGE DLAUGHLIN

# Attendance Sheet

District Name: Rivers Edge CDD

Board Meeting Date: June 9, 2021

	Name	In Attendance	Fee
1	Fred Baron <i>Assistant Secretary</i>		YES - \$200
2	Mac McIntyre <i>Vice Chairman</i>		YES - \$200
3	Robert Cameron <i>Assistant Secretary</i>		YES - \$200
4	Erick Saks <i>Assistant Secretary</i> (by phone)		YES - \$200
5	VACANT		N/A

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

Approved for Payment:

  
District Manager Signature

6/9/21  
Date

**PLEASE RETURN COMPLETED FORM TO HANNAH SMITH**

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/03/21	00050	2/03/21	21-15-01 202102 320-57200-46500	NEW SIGNAGE	*	5,427.45	
				AMERICAN ARCHITECTURAL GRAPHICS INC			5,427.45 004502
6/03/21	00103	5/23/21	14845635 202105 330-57200-50000	5G SPRING WATER X8	*	94.87	
		5/23/21	14845635 202105 330-57200-50000	5G SORUBG WATER X8	*	88.87	
		5/23/21	14845635 202105 330-57200-50000	HOT AND COLD COOLER RENT	*	4.99	
				CRYSTAL SPRINGS			188.73 004503
6/03/21	00083	5/14/21	55-BID-5 202105 330-57200-46210	POOL PERMIT 55-60-1406115	*	350.00	
				FLORIDA DEPARTMENT OF HEALTH IN			350.00 004504
6/03/21	00083	5/14/21	55-BID-5 202105 330-57200-46210	POOL PERMIT 55-60-1406134	*	350.00	
				FLORIDA DEPARTMENT OF HEALTH IN			350.00 004505
6/03/21	00151	3/01/21	3306 202103 330-57200-45700	GRADE BEHIND TENNIS COURT	*	675.00	
				G&G EXCAVATION & CONSTRUCTION INC.			675.00 004506
6/03/21	00071	5/18/21	23462361 202105 330-57200-34510	5/3/21-5/16/21 SECURITY	*	2,003.68	
		5/18/21	23462361 202105 330-57200-34510	MILEAGE	*	358.53	
				GIDDENS SECURITY CORPORATION			2,362.21 004507
6/03/21	00003	6/01/21	225 202106 310-51300-34000	JUN MANAGEMENT FEES	*	3,750.00	
		6/01/21	225 202106 310-51300-35100	JUN INFORMATION TECH	*	291.67	
		6/01/21	225 202106 310-51300-32400	JUN DISSEMINATION SERVICE	*	508.33	
		6/01/21	225 202106 310-51300-51000	OFFICE SUPPLIES	*	3.34	
		6/01/21	225 202106 310-51300-42000	POSTAGE	*	29.25	
		6/01/21	225 202106 310-51300-42500	COPIES	*	182.55	
		6/01/21	225 202106 310-51300-41000	TELEPHONE	*	37.89	
				GOVERNMENTAL MANAGEMENT SERVICES			4,803.03 004508
				REDG RIVERS EDGE HSMITH			

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 7/15/21		PAGE 2	
*** CHECK DATES 06/01/2021 - 06/30/2021 ***		RIVERS EDGE - GENERAL													
		BANK A RIVERS EDGE GENERAL													
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME			STATUS	AMOUNT	....CHECK.....			
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS				AMOUNT	#		
6/03/21	00278	5/28/21	415955	202105	330-57200-45700	MAINTENANCE SUPPLIES				*	31.98				
HAGAN ACE HARDWARE OF MANDARIN												31.98	004509		
6/03/21	00278	6/01/21	415974	202106	330-57200-45700	MAINTENANCE SUPPLIES				*	12.78				
HAGAN ACE HARDWARE OF MANDARIN												12.78	004510		
6/03/21	00277	8/20/21	8909494	202105	330-57200-45700	JANITORIAL SUPPLIES				*	325.12				
IMPERIAL DADE												325.12	004511		
6/03/21	00073	6/01/21	13129559	202106	330-57200-45200	JUN POOL CHEMICALS				*	1,584.88				
POOLSURE												1,584.88	004512		
6/03/21	00074	5/16/21	687-1139	202106	330-57200-45800	JUN REFUSE-RIVERFRONT PRK				*	586.67				
REPUBLIC SERVICES #687												586.67	004513		
6/03/21	00074	5/16/21	687-1139	202106	330-57200-45800	JUN REFUSE				*	318.52				
REPUBLIC SERVICES #687												318.52	004514		
6/03/21	00058	6/01/21	2818	202106	330-57200-34500	JUN CLUBHOUSE MONITOR				*	117.50				
		6/01/21	2818	202106	330-57200-34500	JUN FITNESS CNTR MONITOR				*	27.50				
		6/01/21	2818	202106	330-57200-34500	JUN PARK MONITOR				*	39.00				
SONITROL OF NORTH CENTRAL FLORIDA												184.00	004515		
6/03/21	00005	4/12/21	I0334790	202104	310-51300-48000	NOTICE OF MEETING 4/21				*	50.39				
THE ST. AUGUSTINE RECORD												50.39	004516		
6/03/21	00156	4/19/21	7418070	202104	330-57200-45900	APR PEST CONTROL				*	99.75				
TURNER PEST CONTROL												99.75	004517		
6/03/21	00156	5/25/21	7490190	202105	330-57200-45900	MAY PEST CONTROL				*	99.75				
TURNER PEST CONTROL												99.75	004518		
6/03/21	00156	6/02/21	7573117	202106	330-57200-45900	JUN PEST CONTROL				*	315.00				
TURNER PEST CONTROL												315.00	004519		
REDG RIVERS EDGE HSMITH															

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/03/21	00155	5/31/21 385264	202105 330-57200-34200	MAY LIFEGUARD HOURS	*	3,777.76	
				VESTA PROPERTY SERVICES, INC.			3,777.76 004520
6/03/21	00155	6/01/21 385091	202106 330-57200-34000	JUN GEN/LIFESTYLE MANAGER	*	5,428.96	
		6/01/21 385091	202106 320-57200-46001	JUN FIELD OPS MANAGER	*	2,639.38	
		6/01/21 385091	202106 330-57200-34200	JUN HOSPITALITY STAFF	*	5,383.99	
		6/01/21 385091	202106 330-57200-45200	JUN POOL MAINTENANCE	*	1,518.74	
		6/01/21 385091	202106 330-57200-46300	JUN JANITORIAL MAINT	*	1,344.38	
		6/01/21 385091	202106 330-57200-45100	JUN COMMON GROUND MAINT	*	3,500.00	
		6/01/21 385091	202106 330-57200-34000	LIFESTYLE CREDIT MAR-MAY	*	1,628.68-	
				VESTA PROPERTY SERVICES, INC.			18,186.77 004521
6/21/21	00077	6/07/21 29951	202106 320-57200-46800	JUN STORMWATER INSPECTION	*	2,100.00	
				AEROSTARSES LLC			2,100.00 004522
6/21/21	00020	5/24/21 41655	202105 320-57200-46800	ADTNL POND AT THE ARBORS	*	75.00	
				CHARLES AQUATICS, INC			75.00 004523
6/21/21	00020	6/01/21 41789	202106 320-57200-46800	JUN LAKE MAINTENANCE	*	3,147.00	
				CHARLES AQUATICS, INC			3,147.00 004524
6/21/21	00152	6/09/21 50650299	202106 330-57200-45700	FIRST AID SUPPLIES	*	244.85	
				CINTAS CORPORATION			244.85 004525
6/21/21	00083	6/17/21 55-BID-5	202106 330-57200-46210	POOL PERMIT 55-60-1694520	*	225.00	
				FLORIDA DEPARTMENT OF HEALTH IN			225.00 004526
6/21/21	00071	6/01/21 23462422	202105 330-57200-34510	5/17/21-5/30/21 SECURITY	*	2,003.68	
		6/01/21 23462422	202105 330-57200-34510	MILEAGE	*	322.05	
				GIDDENS SECURITY CORPORATION			2,325.73 004527
				REDG RIVERS EDGE HSMITH			

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 7/15/21		PAGE 4	
*** CHECK DATES 06/01/2021 - 06/30/2021 ***		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 #		
6/21/21	00278	6/08/21 416017	202106 330-57200-45700	MAINTENANCE SUPPLIES		*		95.94			
		HAGAN ACE HARDWARE OF MANDARIN						95.94		004528	
6/21/21	00278	6/16/21 416084	202106 330-57200-45700	MAINTENANCE SUPPLIES		*		27.15			
		HAGAN ACE HARDWARE OF MANDARIN						27.15		004529	
6/21/21	00006	5/20/21 122381	202104 310-51300-31500	APR GENERAL COUNSEL		*		4,899.33			
		HOPPING GREEN & SAMS						4,899.33		004530	
6/21/21	00277	6/03/21 8984509	202106 330-57200-45700	JANITORIAL SUPPLIES		*		375.78			
		IMPERIAL DADE						375.78		004531	
6/21/21	00277	6/18/21 9073624	202106 330-57200-45700	JANITORIAL SUPPLIES		*		198.58			
		IMPERIAL DADE						198.58		004532	
6/21/21	00256	6/07/21 4467	202106 320-57200-46500	REP CONTACTOR MAIL KIOSK		*		165.00			
		KAD ELECTRIC COMPANY						165.00		004533	
6/21/21	00256	6/07/21 4468	202106 320-57200-46500	REPAIR OUTDOOR GYM		*		395.00			
		KAD ELECTRIC COMPANY						395.00		004534	
6/21/21	00055	5/21/21 45984	202104 310-51300-31100	APR PROFESSIONAL SERVICES		*		595.00			
		PROSSER INC						595.00		004535	
6/21/21	00005	5/10/21 I0335428	202105 310-51300-48000	NOTICE PUBLIC MEETING		*		121.17			
		5/26/21 I0335742	202105 310-51300-48000	NOTICE OF PUBLIC MEETING		*		85.27			
		THE ST. AUGUSTINE RECORD						206.44		004536	
6/21/21	00069	6/07/21 06072021	202105 330-57200-45400	MAY GAS		*		30.60			
		TECO PEOPLES GAS						30.60		004537	
6/21/21	00237	6/10/21 5609	202106 320-57200-46102	SCHILLINGS AT TENNIS CRT		*		233.11			
		VERDEGO						233.11		004538	
		REDG RIVERS EDGE HSMITH									

REDG RIVERS EDGE HSMITH



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/21/21	00237	6/10/21 5610	202106 320-57200-46102	REPLACE SCHILLING	*	438.20	
			VERDEGO				438.20 004539
6/21/21	00237	6/10/21 5613	202106 320-57200-46000	IRRIGATION REPAIRS	*	1,654.00	
			VERDEGO				1,654.00 004540
6/21/21	00237	6/10/21 5614	202106 320-57200-46000	IRRIGATION REPAIRS	*	1,093.00	
			VERDEGO				1,093.00 004541
6/21/21	99999	6/21/21 VOID	202106 000-00000-00000	VOID CHECK	C	.00	
			*****INVALID VENDOR NUMBER*****				.00 004542
6/21/21	00155	5/31/21 385513	202105 330-57200-45700	LIFEGUARD WISTLES	*	9.99	
		5/31/21 385513	202105 330-57200-45700	CUPS FOR GYM	*	39.98	
		5/31/21 385513	202105 330-57200-45700	HINGES FOR POOL GATE	*	117.26	
		5/31/21 385513	202105 330-57200-45700	DROP CORD TO RUN LAP POOL	*	158.35	
		5/31/21 385513	202105 330-57200-45700	GAS FOR TRUCK	*	94.93	
		5/31/21 385513	202105 330-57200-45700	LIGHT BULBS/AIR FRESHENER	*	55.03	
		5/31/21 385513	202105 330-57200-45700	PAINT BRUSHES/ROLLERS	*	15.94	
		5/31/21 385513	202105 330-57200-45700	GAS FOR TRUCK	*	93.46	
		5/31/21 385513	202105 330-57200-45700	HINGES FOR LID	*	74.25	
		5/31/21 385513	202105 330-57200-45700	HARDWARE FOR RECLAIM SIGN	*	36.54	
		5/31/21 385513	202105 330-57200-45700	GAS FOR TRUCK	*	93.93	
		5/31/21 385513	202105 330-57200-45700	PIPE PATCH LAP POOL	*	51.51	
		5/31/21 385513	202105 330-57200-45700	RADIATOR FLUID	*	21.29	
		5/31/21 385513	202105 330-57200-51000	EBLAST	*	35.00	
		5/31/21 385513	202105 330-57200-45700	GOLF CART BATTERIES	*	713.68	

REDG RIVERS EDGE HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/31/21 385513	202105 330-57200-45700		*	100.00	
		GAS FOR TRUCK/CANS		VESTA PROPERTY SERVICES, INC.			1,711.14 004543
-----							
						TOTAL FOR BANK A	59,965.64
						TOTAL FOR REGISTER	59,965.64

# INVOICE

## American Architectural Graphics, Inc.

2312 Hibiscus Drive  
Edgewater, FL 32141  
(386) 427-6810  
(386) 427-6470

SHIP TO: Rivertown Misc Repairs

BILL TO: Riversedge CDD  
39 Rivertown Boulevard  
St Johns, FL 32259

1-32-572-465  
50

Contact:	Zach Davidson	Date of order:	2/3/2021
Payment terms:	Due upon receipt	Date order shipped:	2/5/2021
Method of shipment:	Installed	Purchase order number:	
Invoice number:	21-15-01	Invoice date:	2/8/2021
Customer number:	21-15		

ITEM NO.	QTY.	DESCRIPTION	PRICE EACH	AMOUNT
	1	Speed Limit R2-1	1,089.00	1,089.00
	2	Pedestrian Crossing W-11/Arrow W16-9P	1,089.00	2,178.00
	1	Stop R1-1/Street D-3	1,385.45	1,385.45
	8	Change Graphics on Street D-3	50.00	400.00
	1	Repair "ONE WAY" touchup & straighten pole	225.00	225.00
	1	Reinstall Stop R-1/Street D-3 with new concrete	150.00	150.00
<div>RECEIVED JUN 01 2021 By: _____</div>				

Sub total:	5,427.45
Tax rate: <u>exempt</u>	Tax:
Shipping & handling:	
Previous amount owing:	
Credit:	
You pay this amount:	5,427.45

## 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](http://selfserve.water.com).



We Deliver!

PRIMO

Bottled Water \* Filtration \* Coffee

NEW! The Sparkling ICE Pink Variety Pack is here  
and perfect for family night! Have these favorite  
flavors delivered to your door - Black Cherry, Pink  
Grapefruit, Peach Nectarine and Coconut Pineapple.  
Visit [water.com/myaccount](http://water.com/myaccount) to add to your order today!

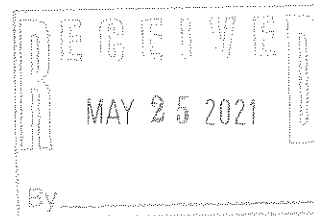
Customer Account#:662311414845635

RIVERTOWN FITNESS CENTER  
See Account Summary Details

Invoice Date: 05-23-21  
Invoice #: 14845635 052321  
Purchase Order #: See Details Below

Date	Transaction #	Details	Qty.	Each	Amount
		Previous Balance			537.81
04-26-21		Payment - Thank You			-164.90
05-13-21		Payment - Thank You			-241.08
05-13-21		Payment - Thank You			-131.83
		Remaining Balance			0.00

Summary continued on next page...



1-33-572-500  
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](http://water.com/myaccount)? Online you  
can also easily skip or add a delivery as needed.

Previous Balance  
\$537.81

Payment  
\$537.81

Total New Charges  
\$188.73

Pay This Amount  
\$188.73

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](http://www.water.com)



**Crystal PRIMO**  
SPRINGS

200 Eagles Landing Blvd  
Lakeland, FL 33810

Customer Account#: 662311414845635  
Due By: Upon Receipt  
Late Fees May Apply After: 06-15-21  
Total Amount Due: \$188.73

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

\$

Mail Remittance With Payment To:

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

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

Customer Account#:662311414845635

Invoice #:14845635 052321

Date	Détails	Qty.	Each	Amount
	Products and Other Charges			0.00
	Ship To Reference # 14845634			189.74
	Ship To Reference # 15261387			189.74
	<b>Total Products and Other Charges</b>			<b>189.74</b>
	Rental			0.00
	Ship To Reference # 14845634			4.99
	Ship To Reference # 15261387			4.99
	<b>Total Rental</b>			<b>4.99</b>
	Deposits			0.00
	Ship To Reference # 14845634			-6.00
	Ship To Reference # 15261387			-6.00
	<b>Total Deposits</b>			<b>-6.00</b>
	<b>Total New Charges:</b>			<b>188.73</b>

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #14845634 DENISE POWERS RIVERTOWN FITNESS CENTER 475 W TOWN PL STE 114 ST AUGUSTINE, FL 32092			
	Sales Tax			0.00
	<b>Total</b>			<b>0.00</b>
Rec'd By:	No Activity For This Billing Period			
	<b>Total for Location</b>			<b>0.00</b>

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
05-03-21	T211236970059			
	CRYSTAL SPRINGS 5G SPRING WATER	8	10.99	87.92
	5.0 GALLON BOTTLE DEPOSIT	8	6.00	48.00
	5.0 GALLON BOTTLE RETURN	-8	6.00	-48.00
	DELIVERY FEE	1	6.95	6.95
	Sales Tax			0.00
	<b>Total</b>			<b>94.87</b>
	Rec'd By:			
05-17-21	T211376970062			
	CRYSTAL SPRINGS 5G SPRING WATER	8	10.99	87.92
	5.0 GALLON BOTTLE DEPOSIT	8	6.00	48.00
	5.0 GALLON BOTTLE RETURN	-9	6.00	-54.00
	DELIVERY FEE	1	6.95	6.95
	Sales Tax			0.00
	<b>Total</b>			<b>88.87</b>
	Rec'd By:			
	R2114112623891			
	BLACK HOT AND COLD COOLER RENTAL	1	4.99	4.99
	Sales Tax			0.00
	<b>Total</b>			<b>4.99</b>
	Rec'd By:			
	<b>Total for Location</b>			<b>188.73</b>

## 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

## 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](http://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

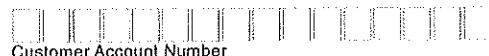
State

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.





**Florida Department of Health  
in St. Johns County  
Notification of Fees Due**



55-BID-5304646

Permit Number

**55-60-1406115**

**For: Swimming Pools - Public Pool > 25000 Gallons**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2021).

Fee Amount: \$350.00

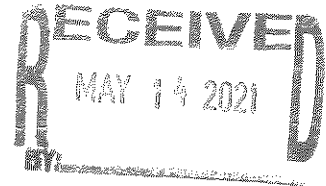
Previous Balance: \$0.00

**Total Amount Due: \$350.00**

Payment Due Date: 06/30/2021 or Upon Receipt

Mail To: Rivers Edge CDD  
475 West Town Place, Suite 114  
Saint Augustine, FL 32092

**Please verify all information below and make changes as necessary or follow the directions below for online permits.**



**Account Information:**

Name: Rivertown Amenity Center Fun (main pool) Bathing Load: 105  
Location: 128 LANDING Street Flow Rate: 60  
Jacksonville, FL 32259

Pool Volume: 83,440 gallons

**Owner Information:**

Name: Rivers Edge CDD  
Address: 475 West Town Place, Suite 114  
(Mailing) Saint Augustine, FL 32092  
Home Phone: (904) 239-5309 Work Phone: ()

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_\_

**I Authorize Florida Department of Health in St. Johns County to charge my credit card account for the following:**

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Please go online to pay fee at:**

**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: 55-60-1406115 Bill ID: 55-BID-5304646

Billing Questions call DOH-St. Johns at: (904) 506-6081

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in St. Johns County  
200 San Sebastian View  
Saint Augustine, FL 32084

**[Please detach this portion and RETURN with your payment]**

Batch Billing ID:32950

**PERMIT HOLDERS CAN NOW**

# pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



Florida Department of Health  
in St. Johns County  
Notification of Fees Due



55-BID-5304647

Permit Number

**55-60-1406134**

**For: Swimming Pools - Public Pool > 25000 Gallons**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2021).

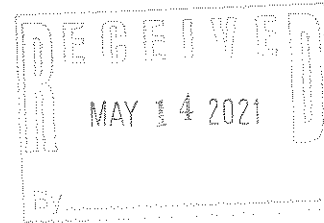
Fee Amount: \$350.00

Previous Balance: \$0.00

**Total Amount Due: \$350.00**

Payment Due Date: 06/30/2021 or Upon Receipt

Mail To: Rivers Edge CDD  
475 West Town Place, Suite 114  
Saint Augustine, FL 32092



**Please verify all information below and make changes as necessary or follow the directions below for online permits.**

**Account Information:**

Name: Rivertown Amenity (Lap Pool)  
Location: 140 LANDING Street  
Saint Johns, FL 32259

Pool Volume: 145,172 gallons  
Bathing Load: 161  
Flow Rate: 0

**Owner Information:**

Name: Rivers Edge CDD  
Address: 475 West Town Place, Suite 114  
(Mailing) Saint Augustine, FL 32092  
Home Phone: (904) 239-5309 Work Phone: ()

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_\_

Card's Billing Address: \_\_\_\_\_

**Please go online to pay fee at:**  
**www.MyFloridaEHPermit.com**

Permit Number: **55-60-1406134** Bill ID: **55-BID-5304647**

Billing Questions call DOH-St. Johns at: (904) 506-6081

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in St. Johns County  
200 San Sebastian View  
Saint Augustine, FL 32084

City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_\_

**I Authorize Florida Department of Health in St. Johns County to charge my credit card account for the following:**

Payment Amount: \$ \_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**[Please detach this portion and RETURN with your payment]**

Batch Billing ID:32950

**PERMIT HOLDERS CAN NOW**

**pay invoices online!**

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





For Department Use Only	
Fee Received \$	Date
Check#	From

Application Type: (check box, see instructions on back)

☐ Initial Permit      ☐ Modification

☐ Transfer, change of owner or name

☒ Renewal

Operating Permit # -60-

**STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
APPLICATION FOR A SWIMMING POOL OPERATING PERMIT**

1. Project /Facility Name: RiverHouse Amenity Center (Lap Pool) County: Saint Johns

Address of Pool: 140 Landing Street City: Saint Johns Zip: 32259

2. Owner Name: Rivers Edge CDD E-Mail: dlaughlin@gmsnf.com Phone: (904) 940-5850 X 403

Mailing Address: 475 West Town Place Suite 114 City: St. Augustine State: FL Zip: 32092

3. Building Dept. Name: \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

E-mail Address \_\_\_\_\_ Phone Number \_\_\_\_\_

4. Design Engineer/Architect Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

5. Pool Water Source (Name of Public Water System): \_\_\_\_\_

6. Lighting (check one): ☐ No Night Swimming  
☐ Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater  
☐ Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater

7. Pool Volume in Gallons: Main Pool \_\_\_\_\_ Spa Pool \_\_\_\_\_ Other \_\_\_\_\_

8. Pool Bathing Load: \_\_\_\_\_ Number & Type of Dwelling Units Served: \_\_\_\_\_

9. Pool Dimensions: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Area: \_\_\_\_\_ Perimeter: \_\_\_\_\_ Depth: Max. \_\_\_\_\_ Min. \_\_\_\_\_

10. Water Treatment Equipment Manufacturer and Model:

(A) Recirculation Pump: \_\_\_\_\_ Flow \_\_\_\_\_ GPM At \_\_\_\_\_ TDH HP \_\_\_\_\_

(B) Filter: \_\_\_\_\_ Area: \_\_\_\_\_ Sq. Ft. Flow Capacity \_\_\_\_\_ GPM

(C) Disinfection Equipment: \_\_\_\_\_ Capacity \_\_\_\_\_ (GPD) or (PPD)

(Secondary Disinfection if Applicable): \_\_\_\_\_

(D) pH Adjustment Feeder: \_\_\_\_\_ Capacity \_\_\_\_\_ (GPD)

(E) Test Kit: \_\_\_\_\_

11. Other Equipment Details: \_\_\_\_\_

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### **CERTIFICATION OF OWNER**

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Sign: Jason Davidson

Date: \_\_\_\_\_

Name: Jason Davidson  
(Print or type)

Title: General Manager  
(Print or type) If not the Owner, attach authorization from Owner

#### **THIS SECTION FOR DOH USE ONLY:**

Building Department Construction Approval Date: \_\_\_\_\_ Approval Number: \_\_\_\_\_

#### **CERTIFICATION OF INSPECTION**

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

Signature DOH Engineer/Authorized Staff \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

☐ Change data entered into EHD by \_\_\_\_\_ on \_\_\_\_\_

#### **Instructions- Before submitting application to DOH:**

**For Initial Permit:** Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

**For Modification:** Enter existing operating permit number, complete items 1 - 4, note proposed or completed changes in the appropriate sections, and complete the owner certification. Include a copy of the construction plans & specs to be submitted to the building department (electronic copy is acceptable). This application will not be complete until a copy of the final building department inspection is received.

**For Transfer:** Enter existing operating permit number, complete items 1 and 2, then note changes in the remarks section, and complete the owner certification. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

**For Renewal:** Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.

**Mission:**

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



**Ron DeSantis**  
Governor

**Scott A. Rivkees, MD**  
State Surgeon General

**Vision:** To be the Healthiest State in the Nation

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**NOTICE OF THE RENEWAL PROCESS OF OPERATING PERMIT**  
**FOR PUBLIC SWIMMING POOLS AND SPAS**

May 12, 2021

Dear Public Swimming Pool/Spa Owner or Operator:

This is a reminder regarding Florida Department of Health's (DOH) process for the renewal of the Annual Operating Permit, which is required for the operation of the public swimming pool and/or spa and/or water activity feature. To renew the operating permit, compliance with the following is required:

1. **Submit a Complete Renewal Application** – The State of Florida Department of Health's Swimming Pool Operating Permit Renewal Application is included in this correspondence. Please complete the forms and submit the annual operating fee. This may also be completed by using the Permit Invoice **if NO** changes have been made to the pool. Ensure that signatures are on these forms. Ensure the method of payment is indicated on the invoice.
2. **Ensure Corrections Are Completed for Outstanding Florida Building Code Violations** – Per Rule 64E-9.001(4), FAC, the review and approval of the application for the renewal of the operating permit is dependent upon the facility's compliance with the Rule, with the previous operating permit, and with the maintenance of the pool in the same functional, safety, and sanitation conditions as approved by the jurisdictional building department and/or the Florida Department of Health. As such, DOH staff must refer to and use the Florida Building Code, Building Chapter 4, Section 454.1, or its predecessor, as applicable.
3. **Ensure Corrections Are Completed (Previous Closure and/or Unsatisfactory Status)** – Regarding previously cited violations which caused the pool and/or spa to receive an unsatisfactory inspection and/or resulted in its closure, please ensure all violations are corrected and documented appropriately.
4. **Submit a Pool Owner/Operator Verification of Entrapment Safety Features Form** - Included in this correspondence for completion. Please submit this form with the application for renewal of operating permit.
5. **Ensure Facility Access for the Department** - Provide Florida Department of Health the proper access codes, facility keys, and any other access implements to all parts of the public pool or spa, including the equipment room(s), to facilitate efficient service to the operation and to avoid unsatisfactory inspections.
6. **REMINDER** Please be aware that by January 1, 2022, all pools must add "POOL MAXIMUM DEPTH: \_\_\_ FEET," in **2-inch** (51 mm) letters to the previously listed pool rules.

Sincerely,

*Ric Mathis*

Environmental Administrator

Florida Department of Health in Saint Johns County

RM/gk

Enclosures

- Renewal Application Form for Operating Pool/Spa Permit
- Attestation of Pool Owner/Operator Verification of Entrapment Safety Features
- Invoice for Operating Permit



DOH Permit No. \_\_\_\_\_ County \_\_\_\_\_

## Pool Owner/Operator Verification of Entrapment Safety Features

1. Name of Facility Pool: \_\_\_\_\_

2. Street Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_ Facility Phone: \_\_\_\_\_

3. Owner's Name: \_\_\_\_\_  
(Print Name)

4. Owner's Phone: \_\_\_\_\_ Email: \_\_\_\_\_

5. **Suction Outlet Drain Cover(s) as required by section 514.0315(1), FS:**

Make & Model Number: \_\_\_\_\_  
(You may use additional sheets if facility has more than one device or system.)

Installation Date: \_\_\_\_\_ FL Approved Flow (GPM): \_\_\_\_\_ Life Years: \_\_\_\_\_

6. **Type of Safety Device installed as required by section 514.0315(2), FS: (Check one)**

☐ a. Safety Vacuum Release System

Make & Model Number: \_\_\_\_\_  
(Use additional sheets if facility has more than one device or system.)

☐ b. Suction Limiting Vent System w/Tamper-Resistant Atmospheric Opening

☐ c. Automatic Pump Shut-off System

Make & Model Number: \_\_\_\_\_  
(Use additional sheets if facility has more than one device or system.)

☐ d. Dual Drains (must be on the same drain line & 36" apart on center)

☐ e. Drain Disablement (requires a construction or modification permit)

☐ f. Gravity Drainage with Collector Tank (requires a construction or modification permit)

Installation Date: \_\_\_\_\_

Licensed pool contractor that installed the device/system:

(Installation by a FL licensed pool contractor is a requirement of s. 514.0315(2), Florida Statutes)

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ License Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

7. Owner's commitment to have all safety device operation & maintenance manuals on site and readily available, and to conduct routine testing of the device/system in accordance with the manufacturer's recommendations or in accordance with state code testing requirements:

\_\_\_\_\_  
Signature of Duly Authorized Person (owner, permittee, corporate officer or registered agent.)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

G & G Excavation & Construction, Inc.

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

# Invoice

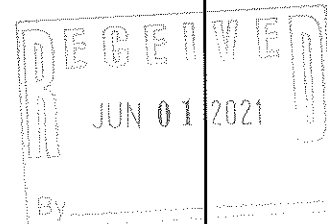
Date	Invoice #
3/1/2021	3306

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

Job
Riveredge CDD 1 Behind Tennis Court
1-33-572-457 151

Job #	Terms
	Net 30

Item	Description	Amount
Quote	<p>,G &amp; G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following:</p> <p>Job: Riveredge CDD 1 Behind Tennis Courts</p> <p>Reference: Grading</p> <p>Scope of Work: 2/26</p> <ol style="list-style-type: none"><li>1. Cut out sod for new swell and haul off</li><li>2. Grade out area</li><li>3. Furnish and place sod in swell</li><li>4. Clean up area</li></ol> <p>Total cost for the above work</p>	675.00
Thank you for your business!		<b>Total</b> \$675.00
		<b>Payments/Credits</b> \$0.00
		<b>Balance Due</b> \$675.00



Phone #	Fax #
(904) 737-5555	(904) 737-6050

## GIDDENS SECURITY CORPORATION

## Invoice

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

Date	Invoice #
5/18/2021	23462361

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 05/03/2021-05/16/2021	17.89	2,003.68
629	Mileage	0.57	358.53
<div>RECEIVED MAY 20 2021 BY: _____</div>			

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

**Total** \$2,362.21



# Giddens Security Corporation

## Weekly Assignment Calendar by Location - Sorted by Shift Code

### Rivertown

Monday, May 10, 2021		Tuesday, May 11, 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, May 12, 2021		Thursday, May 13, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00
Friday, May 14, 2021		Saturday, May 15, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00
Sunday, May 16, 2021			
■ Rivertown 9p-5a: 9:00PM-12:00AM Rhodes, John	3.00		

**Location:** Rivertown

**Address:** 39 Riverwalk Blvd.  
St. Johns FL

**Notes:**

**Total Weekly Hours:** 56.0

**Guard:** 521-1281 (guard)

**Emergency Contact:** Eric Lowrie

**Work:**

**Home:**

# Giddens Security Corporation

## Weekly Assignment Calendar by Location - Sorted by Shift Code

### Rivertown

Monday, May 3, 2021		Tuesday, May 4, 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, May 5, 2021		Thursday, May 6, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00
Friday, May 7, 2021		Saturday, May 8, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00
Sunday, May 9, 2021			
■ Rivertown 9p-5a: 9:00PM-12:00AM Rhodes, John	3.00		

**Location:** Rivertown

**Address:** 39 Riverwalk Blvd.  
St. Johns FL

**Notes:**

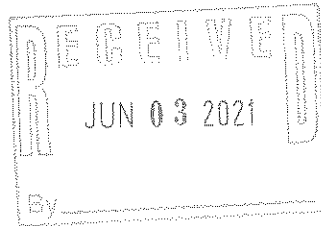
**Total Weekly Hours:** 56.0

**Guard:** 521-1281 (guard)

**Emergency Contact:** Eric Lowrie

**Work:**

**Home:**

**Governmental Management Services, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Bill To:**Rivers Edge CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092**Invoice #:** 225**Invoice Date:** 6/1/21**Due Date:** 6/1/21**Case:****P.O. Number:**

Description	Hours/Qty	Rate	Amount
Management Fees - June 2021 1-31-513-34		3,750.00	3,750.00
Information Technology - June 2021 1-31-513-351		291.67	291.67
Dissemination Agent Services - June 2021 1-31-513-324		508.33	508.33
Office Supplies 1-31-513-51		3.34	3.34
Postage 1-31-513-42		29.25	29.25
Copies 1-31-513-425		182.55	182.55
Telephone 1-31-513-41		37.89	37.89
3			

**Total** \$4,803.03**Payments/Credits** \$0.00**Balance Due** \$4,803.03

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	52821	PO # 52821	NET 15TH	JTT3	5/28/21 11:50

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


REWARD NO:19820227380

**INVOICE: 415955/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
2	2	BG	5401310	50# BLACK TOP PATCH COMMERCIAL	15.99	2	15.99 /BG	31.98 N
<div style="text-align: center;">  </div>								
							TAXABLE	0.00
							NON-TAXABLE	31.98
							SUB-TOTAL	31.98
							TAX AMOUNT	0.00
							<b>TOTAL AMOUNT</b>	<b>31.98</b>

\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\*

31.98

  
Received By

(DAVIDSON, ZACHARY)

1.33.572.457  
278

**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	060121	PO # 060121	NET 15TH	AM3	6/1/21 11:48

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

REWARD NO:19820227380

**INVOICE: 415974/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	5215678	MORTAR MIX 10# QK RTE	2.79	1	2.79 /EA	2.79 N
1	1	EA	3463601	ALK BATTERY AAA RAYO16PK	9.99	1	9.99 /EA	9.99 N
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> RECEIVED  JUN 01 2021 </div>								
** AMOUNT CHARGED TO STORE ACCOUNT **							TAXABLE	0.00
							NON-TAXABLE	12.78
							SUB-TOTAL	12.78
							TAX AMOUNT	0.00
							<b>TOTAL AMOUNT</b>	<b>12.78</b>

  
Received By

(DAVIDSON, ZACHARY)

1-33-572-457  
278



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
8909494	5/20/21	8858797-000	5/19/21
CUST NO.	SALES REP.	TRUCK	STOP
E541625	1541	TRK148543	22
CUSTOMER PO	RESALE #	PAGE	
	858013711680C2	1 of 1	

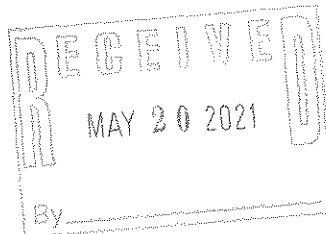
REMIT TO: Imperial Bag & Paper Co. LLC  
PO BOX 27305  
New York, NY 10087-7305

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	TAX
2.00	.00	CS	CR3858BL13100	CR3858BL1.3 38X58 1.3MIL BLK	100	31.13	62.26	
3.00	.00	CS	HDPGLV10	HDPGLV10 PUPPY GLOVE DOG POOP	2000	51.50	154.50	
2.00	.00	CS	3339BL20100	XTREME TUFF 33X39 BLK LD 2 MIL	100	32.37	64.74	
1.00	.00	CS	500TT	TOILET TISSUE 2PLY 500	96	43.62	43.62	



1.33-572-457  
277

SUBTOTAL 325.12

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.

PCS RET

UNITS 8.0000 WEIGHT 138.6800 CUBE 7.2871

SUBTOTAL 325.12

BALANCE DUE 325.12



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

# Invoice

Date 6/1/2021

Invoice # 131295599627

Terms	Net 20
Due Date	6/21/2021
PO #	

<b>Bill To</b>	<b>Ship To</b>
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	1,534.88
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
WM-XPC Upgrade	XPC System Upgrade	1	ea	50.00

RECEIVED  
MAY 25 2021  
By \_\_\_\_\_

1-33-572-452  
73

Total 1,584.88  
Amount Due \$1,584.88

## Remittance Slip

Customer  
13RIV125  
Invoice #  
131295599627

Amount Due \$1,584.88

Amount Paid \_\_\_\_\_

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295599627



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** 0687-001139898  
**Invoice Date** May 16, 2021  
**Previous Balance** \$1,228.40  
**Payments/Adjustments** -\$1,251.36  
**Current Invoice Charges** \$609.63

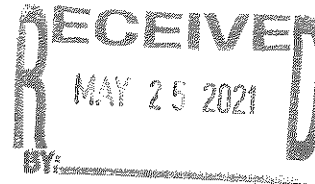
<b>Total Amount Due</b> <b>\$586.67</b>	<b>Payment Due Date</b> <b>June 05, 2021</b>
--	---

### PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 04/23	4432	-\$609.63
Payment - Thank You 05/12	4469	-\$641.73

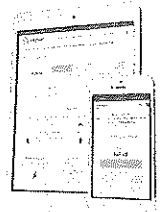
### CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
<b>Riverfront Park 88 River Front Trl PO Y Saint Johns, FL Contract: 9687022 (C51) 1 Waste Container 6 Cu Yd, 1 Lift Per Week</b>				
Pickup Service 06/01-06/30			\$419.07	\$419.07
Container Refresh 06/01-06/30		1.0000	\$9.00	\$9.00
<b>Administrative Fee</b>				\$5.95
<b>Total Fuel/Environmental Recovery Fee</b>				\$146.96
<b>Total Franchise - Local</b>				\$28.65
<b>CURRENT INVOICE CHARGES</b>				<b>\$609.63</b>



Simple account access at your fingertips.

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



1-33-572-458

74



445 Republic Dr  
St Augustine FL 32095-860404

Please Return This  
Portion With Payment

**Total Enclosed**

Return Service Requested

<b>Total Amount Due</b>	<b>\$586.67</b>
<b>Payment Due Date</b>	<b>June 05, 2021</b>
<b>Account Number</b>	<b>3-0687-0002582</b>
<b>Invoice Number</b>	<b>0687-001139898</b>



For Billing Address Changes,  
Check Box and Complete Reverse.

Make Checks Payable To:



00014105  
M105  
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

30687000258200000011398980000609630000586670





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.

<b>Account Number</b>	<b>3-0687-0002898</b>
<b>Invoice Number</b>	0687-001139923
<b>Invoice Date</b>	May 16, 2021
<b>Previous Balance</b>	\$295.56
<b>Payments/Adjustments</b>	-\$618.77
<b>Current Invoice Charges</b>	<b>\$641.73</b>

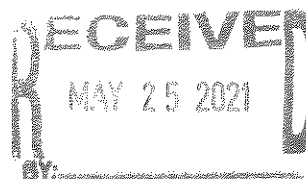
<b>Total Amount Due</b> <b>\$318.52</b>	<b>Payment Due Date</b> <b>June 05, 2021</b>
--	---

### PAYMENTS/ADJUSTMENTS

<u>Description</u>	<u>Reference</u>	<u>Amount</u>
Payment - Thank You 05/12	4468	-\$618.77

### CURRENT INVOICE CHARGES

<u>Description</u>	<u>Reference</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
<b>Rivertown Riverhouse 156 Landing St PO Y</b>				
<b>Saint Johns, FL Contract: 9687022 (C51)</b>				
<b>1 Waste Container 6 Cu Yd, 1 Lift Per Week</b>				
Pickup Service 06/01-06/30			\$441.91	\$441.91
Container Refresh 06/01-06/30		1.0000	\$9.00	\$9.00
<b>Administrative Fee</b>				\$5.95
<b>Total Fuel/Environmental Recovery Fee</b>				\$154.69
<b>Total Franchise - Local</b>				\$30.18
<b>CURRENT INVOICE CHARGES</b>				<b>\$641.73</b>



Simple account access at your fingertips.

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



1-33-572-458  
74



445 Republic Dr  
St Augustine FL 32095-860404

Please Return This  
Portion With Payment

**Total Enclosed**

Return Service Requested

<b>Total Amount Due</b>	<b>\$318.52</b>
<b>Payment Due Date</b>	<b>June 05, 2021</b>
<b>Account Number</b>	<b>3-0687-0002898</b>
<b>Invoice Number</b>	<b>0687-001139923</b>



For Billing Address Changes,  
Check Box and Complete Reverse.

Make Checks Payable To:



00014106  
M105

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

30687000289800000011399230000641730000318523

Invoice #2818

SONITROL OF NORTH CENTRAL FLORIDA



RIVERTOWN

Access Code



\*04WC11BF6QDU\*



Due Date: Jun 1st 2021

Balance (USD): \$184.00

SELECT YOUR PAYMENT METHOD:

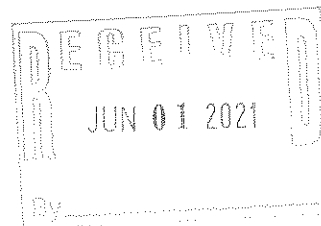
Pay with card



Return Policy:

MERCHANT DISCRETION

1-33-572-345  
58



10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
03/31		Balance Forward						\$0.00	
04/12	P169534	Payment - Lockbox 4408						\$-80.78	
04/12 04/12	I03347901-04122021	Affidavit						\$10.00	
04/12 04/12	I03347901-04122021	Rivers Edge Meeting 4-21-2021	SA St Augustine Record	1.00 x 6.7500	6.75	1	\$8.98	\$60.62	
04/12 04/12	I03347901-04122021	Rivers Edge Meeting 4-21-2021	SA St Aug Record Online	1.00 x 6.7500	6.75	1	\$8.97	\$60.55	
PREVIOUS AMOUNT OWED:				\$0.00					
NEW CHARGES THIS PERIOD:				\$131.17					
CASH THIS PERIOD:				(\$80.78)					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									

1-31.513.48

5

RECEIVED

MAY 14 2021

BY: \_\_\_\_\_

**RECEIVED**  
MAY 14 2021  
BY: \_\_\_\_\_

1-31.513.48  
5

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

**S&A**™

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$131.17		\$0.00	\$121.17	\$121.17	\$350.63		\$50.39
ADVERTISER INFORMATION								
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME	
	04/01/2021 - 04/30/2021		15655		15655		RIVERS EDGE CDD	

**MAKE CHECKS PAYABLE TO**

The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

**ADVERTISING INVOICE and STATEMENT**

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	04/01/2021 - 04/30/2021		RIVERS EDGE CDD
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT
SA 7		\$50.39	\$350.63
			NET 15 DAYS
21	CURRENT NET AMOUNT	22	30 DAYS
	\$131.17		\$0.00
			\$121.17
			\$121.17
4	PAGE #	5	BILLING DATE
			04/30/2021
6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER
	15655		15655
24	STATEMENT NUMBER		
	0000089581		

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2197

RIVERS EDGE CDD  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

The St. Augustine Record  
Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261





Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256  
904-356-5300 • Fax: 904-353-1495 • Toll Free: 800-226-5305  
www.turnerpest.com

## Service Slip/Invoice

INVOICE: 7418070  
DATE: 4/19/2021  
ORDER: 7418070

Bill To: [275347]

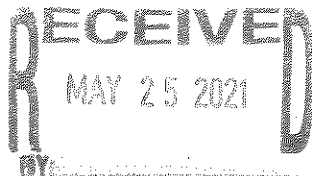
Rivers Edge CDD  
Jason Davidson  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092-3648

Work

Location:

[275347] 904-679-5733

RiverClub(RECDD 2)  
Jason Davidson  
160 Riverglade Run  
Saint Johns, FL 32259



Work Date	Time	Target Pest	Technician	Time In
4/19/2021	01:51 PM	ANTS, FIRE ANT, MICE,		01:51 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/19/2021		02:21 PM

Friendly Reminder, Invoice is  
due, please submit your  
payment today!

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$99.75
SUBTOTAL		\$99.75
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$99.75

1-33-572-459  
156

AMOUNT DUE \$99.75

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.



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256  
904-356-5300 • Fax: 904-353-1499 • Toll Free: 800-226-5305  
www.turnerpest.com

## Service Slip/Invoice

INVOICE: 7490190  
DATE: 5/25/2021  
ORDER: 7490190

Bill To: [275347]

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

Work Location: [275347] 904-679-5733

RiverClub(RECDD 2)  
Jason Davidson  
160 Riverglade Run  
Saint Johns, FL 32259

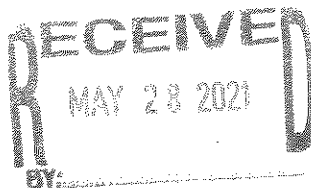
Work Date	Time	Target Pest	Technician	Time In
5/25/2021	12:55 PM	ANTS, FIRE ANT, MICE,		12:55 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/25/2021		01:19 PM

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

CPCM Commercial Pest Control - Monthly Service \$99.75

SUBTOTAL \$99.75  
TAX \$0.00  
AMT. PAID \$0.00  
TOTAL \$99.75

AMOUNT DUE \$99.75



1-33-572-459  
156

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  
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305  
www.turnerpest.com

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

## Service Slip/Invoice

INVOICE: 7573117  
DATE: 6/2/2021  
ORDER: 7573117

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
6/2/2021	02:13 PM			02:13 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/2/2021		03:02 PM

### Service

### Description

### Price

CPCM

Commercial Pest Control - Monthly Service

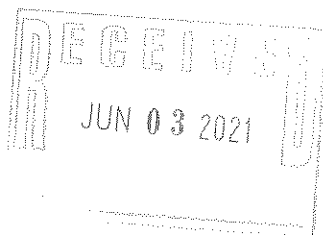
315.00


Approved RECDD I  
Pest Control  
Jason Davidson

*Jason Davidson*

SUBTOTAL \$315.00  
TAX \$0.00  
AMT. PAID \$0.00  
TOTAL \$315.00

AMOUNT DUE \$315.00



  
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.



## Invoice

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

Invoice # 385264  
Date 5/31/2021  
  
Terms Net 30  
Due Date 6/30/2021  
Memo Lifeguard Hours

**Bill To**

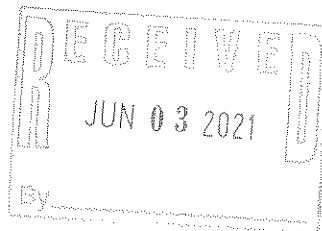
Rivers Edge C.D.D.  
c/o GMS, LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Lifeguard Hours May	236.11	16.00	3,777.76

Thank you for your business.

**Total** \$3,777.76

1-33-572-~~000~~342  
155



<b>Lifeguards</b>	<b>Pay Rate/ Billable Rate</b>	<b>Hours</b>	<b>Gross Pay</b>
Haden Davidson	\$16.00	37.84	605.44
Declan Farrell	\$16.00	24.23	387.68
Grayson Loftus	\$16.00	4	64.00
Denym Thomas	\$16.00	35.68	570.88
Patricia Pollicino	\$16.00	38.17	610.72
Tori Standley	\$16.00	34.75	556.00
Trent Sebert	\$16.00	61.44	983.04
			0.00
Total Lifeguard Staff		236.11	3,777.76
<b>Total</b>			<b>3,777.76</b>





## Invoice

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

Invoice # 385091  
Date 6/1/2021  
  
Terms Net 30  
Due Date 7/1/2021  
Memo Rivers Edge CDDI

### Bill To

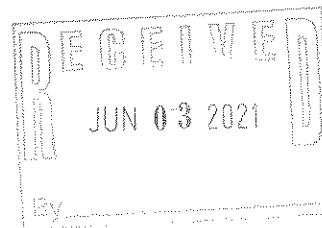
Rivers Edge C.D.D.  
c/o GMS, LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

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
Credit for Lifestyle Coordinator from March-May	1		(1,628.68)

Thank you for your business.

155

Total \$18,186.77



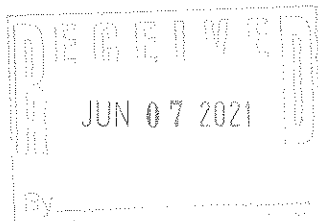


Invoice # 29951

June 7, 2021

**Bill To:**

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



**For:**

Stormwater Inspection Services  
May 2021  
Rivertown  
St. Johns County, FL

ASL Project No. M3001.0147.13

1-32-572-468  
77

Item Description	Amount
Lump Sum Services - 4 Routine Inspections @ \$525.00/week	\$2,100.00

Subtotal  
Previously Billed  
Retainer Paid  
Total Cost

\$2,100.00
\$2,100.00

If you have any questions concerning this invoice, use the following contact information:  
Jessica Rogers, 904-565-2820, jrogers@aerostar.net  
Thank you for your business!

Approved by Project Manager:

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South  
Jacksonville, FL 32256

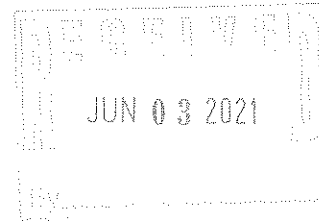
904-997-0044

# Invoice

Date	Invoice #
5/24/2021	41655

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

Due Date
6/23/2021



1-32-572-468  
20

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services - Additional pond at The Arbors	75.00	75.00
<p>One time Treatment (RECURRING) u</p>			
Thank you for doing business with us!		Balance Due	\$75.00

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South  
Jacksonville, FL 32256

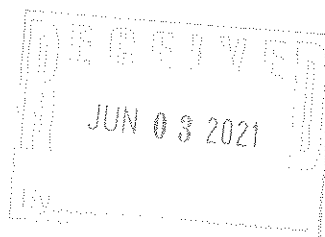
904-997-0044

# Invoice

Date	Invoice #
6/1/2021	41789

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

Due Date
7/1/2021



1-32-572-468  
20

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 29 Ponds at River Town and 7 Ponds at CR244	3,147.00	3,147.00
<p>(RECD 1)</p> <p>SA</p>			
It is a pleasure doing business with you!		<b>Balance Due</b>	\$3,147.00



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

Service / Billing # (904)562-7000  
Fax # (904)562-7020  
Payment Inquiry # (972)996-7923

# Invoice

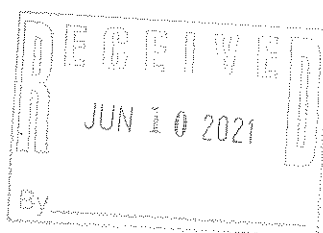
**Ship To** RIVERS EDGE 1  
140 LANDING STREET  
ST JOHNS, FL 32259

**Invoice #** 5065029900  
**Invoice Date** 06/09/2021  
**Credit Terms** NET 30 DAYS  
**Customer #** 10528780  
**Store#** RIVERS EDGE COMMUNITY DEV DISTRICT  
**Cintas Route** LOC #0292 ROUTE 0005  
**Order #** 7025617245  
**Payer #** 10596960

**Bill To** RIVERTOWN COMMUNITY ASSOCIATION  
RIVERS EDGE COMMUNITY  
DEVELOPMT DIS  
STE 114  
475 W TOWN PL  
ST AUGUSTINE, FL 32092-3649

1.33.572.457  
152

Material #	Description	Quantity	Unit Price	Ext Price	Tax
<b>Unit</b> 000000000004761083	<b>Unit Description:</b> Pool Office				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
43658	WATERPROOF CLEAR STRIPS	1 BOX	\$12.51	\$12.51	
44429	LARGE PATCH 2"X3", MED	1 BOX	\$12.81	\$12.81	
50030	ANTISEPTIC WIPES SMALL	1 BAG	\$6.56	\$6.56	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$9.95	\$9.95	
72220	ROLLER GAUZE, 2" NON-STER	1 EA	\$6.43	\$6.43	
72240	ROLLER GAUZE 4" NON-STER	1 EA	\$7.88	\$7.88	
91019	COLD PACK, SMALL, 1/BOX	1 BOX	\$5.63	\$5.63	
100439	HYDROCORTISONE CREAM SM	2 BAG	\$8.89	\$17.78	
103059	BLEED STOP GAUZE	1 EA	\$33.42	\$33.42	
121220	ALEVE SMALL	1 BAG	\$9.10	\$9.10	
280020	LENS/SCREEN WIPES 100/BX	1 BOX	\$27.41	\$27.41	
1030300	WOUNDSEAL POUR PACK (2)	1 EA	\$28.12	\$28.12	
	<b>Unit Subtotal:</b>			<b>\$177.60</b>	
<b>Unit</b> 000000000009586565	<b>Unit Description:</b> FITNESS				
159	AED CHECKED	1 EA	\$31.30	\$31.30	
	<b>Unit Subtotal:</b>			<b>\$31.30</b>	
<b>Unit</b> 000000000999900999	<b>Unit Description:</b> Other				
400	SERVICE CHARGE	1 EA	\$15.95	\$15.95	
	<b>Unit Subtotal:</b>			<b>\$15.95</b>	
	<b>Invoice Sub-total</b>			<b>\$224.85</b>	
	<b>Tax</b>			<b>\$0.00</b>	
	<b>Invoice Total</b>			<b>\$224.85</b>	



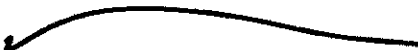
Cintas  
P.O. Box 631025  
CINCINNATI, OH 45263-1025

# Invoice

Material #	Description	Quantity	Unit Price	Ext Price	Tax
------------	-------------	----------	------------	-----------	-----

**Remit To** Cintas  
P.O. Box 631025  
CINCINNATI, OH 45263-1025

**Note**





Florida Department of Health  
in St. Johns County  
Notification of Fees Due



55-BID-5305148

Permit Number

**55-60-1694520**

**For: Swimming Pools - Public Pool <= 25000 Gallons**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2021).

Fee Amount: \$225.00

Previous Balance: \$0.00

**Total Amount Due: \$225.00**

Payment Due Date: 06/30/2021 or Upon Receipt

Mail To: Rivertown Welcome Center (IWF)  
35 Riverwalk Boulevard  
Saint Johns, FL 32259

1-33-572-46216  
83

**Please verify all information below and make changes as necessary or follow the directions below for online permits.**

**Account Information:**

Name: Rivertown Welcome Center (IWF)  
Location: 90 Lanier Street  
Saint Johns, FL 32259

Pool Volume: 1,100 gallons  
Bathing Load: 9  
Flow Rate: 0

**Owner Information:**

Name: Vesta Property Services (Davidson, J)  
Address: 39 Riverwalk Boulevard  
(Mailing) Saint Johns, FL 32259

Home Phone: (904) 679-5733 Work Phone: (904) 940-5361

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_\_

**I Authorize Florida Department of Health in St. Johns County to charge my credit card account for the following:**

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Please go online to pay fee at:**

**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: **55-60-1694520** Bill ID: **55-BID-5305148**

Billing Questions call DOH-St. Johns at: (904) 506-6081

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in St. Johns County  
200 San Sebastian View  
Saint Augustine, FL 32084

**[Please detach this portion and RETURN with your payment]**

Batch Billing ID:32950

**PERMIT HOLDERS CAN NOW**

**pay invoices online!**

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





Florida Department of Health  
in St. Johns County  
Notification of Fees Due



55-BID-5305148

Permit Number

**55-60-1694520**

**For: Swimming Pools - Public Pool <= 25000 Gallons**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2021).

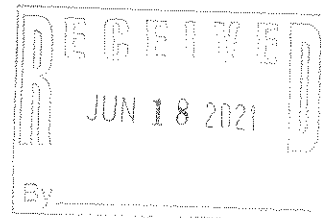
Fee Amount: \$225.00

Previous Balance: \$0.00

**Total Amount Due: \$225.00**

Payment Due Date: 06/30/2021 or Upon Receipt

Mail To: Rivertown Welcome Center (IWF)  
35 Riverwalk Boulevard  
Saint Johns, FL 32259



Please verify all information below and make changes as necessary or follow the directions below for online permits.

**Account Information:**

Name: Rivertown Welcome Center (IWF)  
Location: 90 Lanier Street  
Saint Johns, FL 32259

Pool Volume: 1,100 gallons  
Bathing Load: 9  
Flow Rate: 0

**Owner Information:**

Name: Vesta Property Services (Davidson, J)  
Address: 39 Riverwalk Boulevard  
(Mailing) Saint Johns, FL 32259

Home Phone: (904) 679-5733 Work Phone: (904) 940-5361

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_\_

I Authorize Florida Department of Health in St. Johns County to charge my credit card account for the following:

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Please go online to pay fee at:

**www.MyFloridaEHPermit.com**

Permit Number: 55-60-1694520 Bill ID: 55-BID-5305148

Billing Questions call DOH-St. Johns at: (904) 506-6081

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in St. Johns County  
200 San Sebastian View  
Saint Augustine, FL 32084

[Please detach this portion and RETURN with your payment]

Batch Billing ID:32950

PERMIT HOLDERS CAN NOW

**pay invoices online!**

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information







For Department Use Only	
Fee Received \$	Date
Check#	From

Application Type: (check box, see instructions on back)  
☐ Initial Permit      ☐ Modification  
☐ Transfer, change of owner or name  
☒ Renewal

Operating Permit # 55 -60- 1694520

**STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
APPLICATION FOR A SWIMMING POOL OPERATING PERMIT**

1. Project /Facility Name: RiverTown Welcome Center Splash Pad County: Saint Johns  
Address of Pool: 90 Lanier Street City: Saint Johns Zip: 32259
2. Owner Name: Rivers Edge CDD E-Mail: dlaughlin@gmsnf.com Phone: 904 940-5850 X 401  
Mailing Address: 475 West Town Place Suite 114 City: St. Augustine State: FL Zip: 32259
3. Building Dept. Name: \_\_\_\_\_  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
E-mail Address \_\_\_\_\_ ( ) \_\_\_\_\_  
Phone Number \_\_\_\_\_
4. Design Engineer/Architect Name: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_
5. Pool Water Source (Name of Public Water System): \_\_\_\_\_
6. Lighting (check one): ( ) No Night Swimming  
( ) Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater  
( ) Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater
7. Pool Volume in Gallons: Main Pool \_\_\_\_\_ Spa Pool \_\_\_\_\_ Other \_\_\_\_\_
8. Pool Bathing Load: \_\_\_\_\_ Number & Type of Dwelling Units Served: \_\_\_\_\_
9. Pool Dimensions: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Area: \_\_\_\_\_ Perimeter: \_\_\_\_\_ Depth: Max. \_\_\_\_\_ Min. \_\_\_\_\_
10. Water Treatment Equipment Manufacturer and Model:  
(A) Recirculation Pump: \_\_\_\_\_ Flow \_\_\_\_\_ GPM At \_\_\_\_\_ TDH HP \_\_\_\_\_  
(B) Filter: \_\_\_\_\_ Area: \_\_\_\_\_ Sq. Ft. Flow Capacity \_\_\_\_\_ GPM  
(C) Disinfection Equipment: \_\_\_\_\_ Capacity \_\_\_\_\_ (GPD) or (PPD)  
(Secondary Disinfection if Applicable): \_\_\_\_\_  
(D) pH Adjustment Feeder: \_\_\_\_\_ Capacity \_\_\_\_\_ (GPD)  
(E) Test Kit: \_\_\_\_\_
11. Other Equipment Details: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CERTIFICATION OF OWNER**

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Sign: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_  
(Print or type)

Title: \_\_\_\_\_  
(Print or type) If not the Owner, attach authorization from Owner

**THIS SECTION FOR DOH USE ONLY:**

Building Department Construction Approval Date: \_\_\_\_\_ Approval Number: \_\_\_\_\_

**CERTIFICATION OF INSPECTION**

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

Signature DOH Engineer/Authorized Staff \_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Print Name

☐ Change data entered into EHD by \_\_\_\_\_ on \_\_\_\_\_

**Instructions: Before submitting application to DOH:**

**For Initial Permit:** Complete the entire application with owner certification. Include the original and one copy of this completed form, a copy of construction plans & specs to be submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), and the appropriate fee. The operating permit number will be entered by DOH staff. This application will not be complete until a copy of the final building department inspection is received.

**For Modification:** Enter existing operating permit number, complete items 1 - 4, note proposed or completed changes in the appropriate sections, and complete the owner certification. Include a copy of the construction plans & specs to be submitted to the building department (electronic copy is acceptable). This application will not be complete until a copy of the final building department inspection is received.

**For Transfer:** Enter existing operating permit number, complete items 1 and 2, then note changes in the remarks section, and complete the owner certification. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

**For Renewal:** Enter existing operating permit number, complete items 1 and 2, and complete the owner certification. There is an annual operating permit fee charged for renewal.



DOH Permit No. \_\_\_\_\_ County \_\_\_\_\_

## Pool Owner/Operator Verification of Entrapment Safety Features

1. Name of Facility Pool: \_\_\_\_\_

2. Street Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_ Facility Phone: \_\_\_\_\_

3. Owner's Name: \_\_\_\_\_  
(Print Name)

4. Owner's Phone: \_\_\_\_\_ Email: \_\_\_\_\_

5. Suction Outlet Drain Cover(s) as required by section 514.0315(1), FS:

Make & Model Number: \_\_\_\_\_  
(You may use additional sheets if facility has more than one device or system.)

Installation Date: \_\_\_\_\_ FL Approved Flow (GPM): \_\_\_\_\_ Life Years: \_\_\_\_\_

6. Type of Safety Device installed as required by section 514.0315(2), FS: (Check one)

☐ a. Safety Vacuum Release System

Make & Model Number: \_\_\_\_\_  
(Use additional sheets if facility has more than one device or system.)

☐ b. Suction Limiting Vent System w/Tamper-Resistant Atmospheric Opening

☐ c. Automatic Pump Shut-off System

Make & Model Number: \_\_\_\_\_  
(Use additional sheets if facility has more than one device or system.)

☐ d. Dual Drains (must be on the same drain line & 36" apart on center)

☐ e. Drain Disablement (requires a construction or modification permit)

☐ f. Gravity Drainage with Collector Tank (requires a construction or modification permit)

Installation Date: \_\_\_\_\_

Licensed pool contractor that installed the device/system:

(Installation by a FL licensed pool contractor is a requirement of s. 514.0315(2), Florida Statutes)

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ License Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

7. Owner's commitment to have all safety device operation & maintenance manuals on site and readily available, and to conduct routine testing of the device/system in accordance with the manufacturer's recommendations or in accordance with state code testing requirements:

\_\_\_\_\_  
Signature of Duly Authorized Person (owner, permittee, corporate officer or registered agent.)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**Mission:**

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



**Vision:** To be the Healthiest State in the Nation

**Ron DeSantis**  
Governor

**Scott A. Rivkees, MD**  
State Surgeon General

**NOTICE OF THE RENEWAL PROCESS OF OPERATING PERMIT**  
**FOR PUBLIC SWIMMING POOLS AND SPAS**

May 12, 2021

Dear Public Swimming Pool/Spa Owner or Operator:

This is a reminder regarding Florida Department of Health's (DOH) process for the renewal of the Annual Operating Permit, which is required for the operation of the public swimming pool and/or spa and/or water activity feature. To renew the operating permit, compliance with the following is required:

1. **Submit a Complete Renewal Application** – The State of Florida Department of Health's Swimming Pool Operating Permit Renewal Application is included in this correspondence. Please complete the forms and submit the annual operating fee. This may also be completed by using the Permit Invoice **if NO** changes have been made to the pool. Ensure that signatures are on these forms. Ensure the method of payment is indicated on the invoice.
2. **Ensure Corrections Are Completed for Outstanding Florida Building Code Violations** – Per Rule 64E-9.001(4), FAC, the review and approval of the application for the renewal of the operating permit is dependent upon the facility's compliance with the Rule, with the previous operating permit, and with the maintenance of the pool in the same functional, safety, and sanitation conditions as approved by the jurisdictional building department and/or the Florida Department of Health. As such, DOH staff must refer to and use the Florida Building Code, Building Chapter 4, Section 454.1, or its predecessor, as applicable.
3. **Ensure Corrections Are Completed (Previous Closure and/or Unsatisfactory Status)** – Regarding previously cited violations which caused the pool and/or spa to receive an unsatisfactory inspection and/or resulted in its closure, please ensure all violations are corrected and documented appropriately.
4. **Submit a Pool Owner/Operator Verification of Entrapment Safety Features Form** - Included in this correspondence for completion. Please submit this form with the application for renewal of operating permit.
5. **Ensure Facility Access for the Department** - Provide Florida Department of Health the proper access codes, facility keys, and any other access implements to all parts of the public pool or spa, including the equipment room(s), to facilitate efficient service to the operation and to avoid unsatisfactory inspections.
6. **REMINDER** Please be aware that by January 1, 2022, all pools must add "POOL MAXIMUM DEPTH: \_\_\_ FEET," in **2-inch** (51 mm) letters to the previously listed pool rules.

Sincerely,

*Ric Mathis*

Environmental Administrator  
Florida Department of Health in Saint Johns County

RM/gk  
Enclosures

- Renewal Application Form for Operating Pool/Spa Permit
- Attestation of Pool Owner/Operator Verification of Entrapment Safety Features
- Invoice for Operating Permit

**Florida Department of Health in St. Johns County**

200 San Sebastian View, Suite 1322, St. Augustine, FL 32084  
PHONE: 904-506-6081

**[www.StJohns.FloridaHealth.gov](http://www.StJohns.FloridaHealth.gov)**



**Accredited Health Department**  
Public Health Accreditation Board

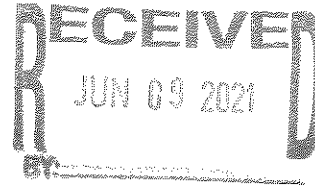
## GIDDENS SECURITY CORPORATION

## Invoice

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

Date	Invoice #
6/1/2021	23462422

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



1-33-572-3450  
 71

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
112	Security Service 05/17/2021-05/30/2021	17.89	2,003.68
565	Mileage	0.57	322.05

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

**Total** \$2,325.73

# Giddens Security Corporation

## Weekly Assignment Calendar by Location - Sorted by Shift Code

### Rivertown

Monday, May 17, 2021		Tuesday, May 18, 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, May 19, 2021		Thursday, May 20, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00
Friday, May 21, 2021		Saturday, May 22, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00
Sunday, May 23, 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, May 24, 2021		Tuesday, May 25, 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, May 26, 2021		Thursday, May 27, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00
Friday, May 28, 2021		Saturday, May 29, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Rhodes, John	8.00
Sunday, May 30, 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:**

**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: 060821    REFERENCE: PO # 060821    TERMS: NET 15TH    CLERK: AM3    DATE / TIME: 6/8/21 1:42

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

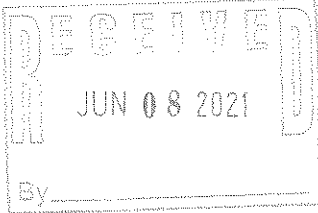
SHIP TO:


TERMINAL: 604

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

REWARD NO:19820227380

**INVOICE: 416017/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
6	6	BG	5401310	50# BLACK TOP PATCH COMMERCIAL	15.99	6	15.99 /BG	95.94 N
								
				<div> <div>** AMOUNT CHARGED TO STORE ACCOUNT **</div> <div>95.94</div> </div>			TAXABLE NON-TAXABLE SUB-TOTAL	0.00 95.94 95.94
				<div> <div>TAX AMOUNT</div> <div>TOTAL AMOUNT</div> </div>				0.00 <b>95.94</b>

  
 Received By

(DAVIDSON, ZACHARY)

1.33-572.457  
 278



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: 6162021 REFERENCE: PO # 6162021 TERMS: NET 15TH CLERK: JT3 DATE / TIME: 6/16/21 10:14

TERMINAL: 604

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

SHIP TO:

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

**INVOICE: 416084/3**

REWARD NO:19820227380

REWARD NO. 15620227500

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	1006665	HP GOOD ROLLER 9X3/8 4PK	6.99	1	6.99 /EA	6.99 N
1	1	EA	1006669	ACE BTR RLRJ 4X1/2 2PK	4.99	1	4.99 /EA	4.99 N
1	1	EA	1006668	ACE BTR RLRJ 3X3/8 2PK	3.99	1	3.99 /EA	3.99 N
2	2	EA	1006464	HP GOOD BRUSH FLAT 3"	5.59	2	5.59 /EA	11.18 N
								</

\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\*

27.15

X   
Received By

(DAVIDSON, ZACHARY)

1.33.572.457  
278

# Hopping Green & Sams

Attorneys and Counselors

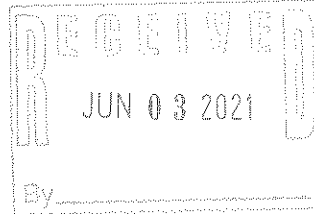
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

May 20, 2021

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

Bill Number 122381  
Billed through 04/30/2021



### General Counsel

RECDD 00001 JLK

1-31-513-315  
6

### FOR PROFESSIONAL SERVICES RENDERED

04/02/21	JLK	Confer regarding utility infrastructure and history of same.	0.20 hrs
04/02/21	LMG	Research ownership of street lights; review March meeting minutes and provide comments.	0.90 hrs
04/05/21	JLK	Review fencing encroachment and other easement obstruction processes and correspondence.	0.20 hrs
04/05/21	LMG	Review staff feedback and revise letter to homeowners regarding existing easement encroachments.	0.40 hrs
04/06/21	LMG	Revise letter to homeowners with existing easement encroachments.	0.20 hrs
04/07/21	JLK	Confer regarding Verdego contract information and debris removal; review resident request for amenity use; review budget documents.	0.30 hrs
04/12/21	JLK	Review Verdego contract considerations, enhancements, draft agenda, minutes, rainbird proposal, golf cart access to RF park options and sewing club application and confer with staff on same.	0.90 hrs
04/12/21	LMG	Review draft agenda and send revisions.	0.20 hrs
04/13/21	JLK	Confer regarding tentative agenda and options/edits to same; confer regarding budget documents; confer regarding COVID protocol options.	0.30 hrs
04/14/21	LMG	Review interlocal cost-share agreement related to irrigation of shared landscaping areas and confer with district manager regarding same.	0.30 hrs
04/15/21	JLK	Confer regarding COVID protocols and budget questions and confer with staff on same.	0.20 hrs
04/19/21	LMG	Analyze financial statements, carp proposals, entry painting proposal, rain bird proposal, general manager's report, and landscaping report.	1.20 hrs
04/20/21	JLK	Review agenda package and prepare for Board meeting; confer regarding back up documentation for cost share and confer with Gentry on same.	0.90 hrs
04/21/21	JLK	Travel to/from and attend Board meeting.	3.30 hrs

04/22/21	JLK	Confer with staff regarding Verdego, Charles Aquatics and soccer shots agreements; transmit information on same.	0.50 hrs
04/22/21	JLG	Follow up from board meeting; confer with staff regarding Charles Aquatics master agreement and addendums and research same.	1.00 hrs
04/23/21	JLG	Draft license agreement with Soccer Shots of North Florida.	1.90 hrs
04/26/21	LMG	Send original interlocal agreement to Lewis; review and revise work authorization for Rainbird upgrades and amendment for new landscaping areas and send to staff for signatures.	0.70 hrs
04/26/21	JLG	Draft VerdeGo work authorization for RainBird irrigation upgrade; draft VerdeGo amendment for additional landscape services at Estates at Rivertown.	1.00 hrs
04/27/21	LMG	Review master Charles Aquatics agreement and addenda; confer with Gillis regarding preparation of addenda for new service areas.	0.30 hrs
04/27/21	JLG	Research Charles Aquatics agreements and amendments; confer with staff regarding same; draft addendums to Charles Aquatics agreement adding new ponds and services for grass carp stocking.	0.80 hrs
04/28/21	JLK	Review correspondence regarding preserve tree impacts and confer with District manager on same.	0.20 hrs
04/28/21	LMG	Review and revise Soccer Shots Summer 2021 agreement; prepare COVID addendum to same; review and revise addendum to Charles Aquatics agreement for additional ponds and work authorization for carp stocking; review and provide comments to annual auditor engagement letter.	2.20 hrs
04/29/21	JLK	Review soccer shots, Charles aquatics, landscaping and other related contracts.	0.40 hrs
04/29/21	LMG	Prepare addendum for new Soccer Shots season; prepare form of cost share cover sheet for proposals; review draft minutes of April meeting and provide revisions.	1.20 hrs

Total fees for this matter \$4,813.50

#### **DISBURSEMENTS**

Travel 85.83

Total disbursements for this matter \$85.83

#### **MATTER SUMMARY**

Gillis, Jennifer L. - Paralegal	4.70 hrs	155 /hr	\$728.50
Kilinski, Jennifer L.	7.40 hrs	285 /hr	\$2,109.00
Gentry, Lauren M.	7.60 hrs	260 /hr	\$1,976.00

TOTAL FEES	\$4,813.50
TOTAL DISBURSEMENTS	\$85.83

**TOTAL CHARGES FOR THIS MATTER****\$4,899.33****BILLING SUMMARY**

Gillis, Jennifer L. - Paralegal	4.70 hrs	155 /hr	\$728.50
Kilinski, Jennifer L.	7.40 hrs	285 /hr	\$2,109.00
Gentry, Lauren M.	7.60 hrs	260 /hr	\$1,976.00

TOTAL FEES	\$4,813.50
------------	------------

TOTAL DISBURSEMENTS	\$85.83
---------------------	---------

**TOTAL CHARGES FOR THIS BILL****\$4,899.33**

**Please include the bill number with your payment.**



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
8984509	6/03/21	8930099-000	6/03/21
CUST NO.	SALES REP.	TRUCK	STOP
E541625	1541	TRK176655	12
CUSTOMER PO	RESALE #	PAGE	
	858013711680C2	1 of 1	

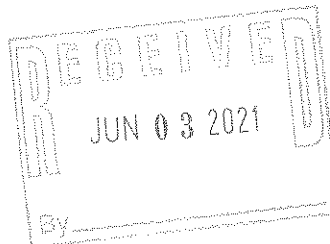
REMIT TO: Imperial Dade  
PO BOX 27305  
New York, NY 10087-7305

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
X18		OUR TRUCK	Net 30

QUANTITY SHIPPED	QUANTITY BACKORDERED	U/M	ITEM NO. / DESCRIPTION	PACK	PRICE	AMOUNT TAX
6.00	0.00	CS	CR3858BL13100 CR3858BL1.3 38X58 1.3MIL BLK	100	31.13	186.78
2.00	0.00	CS	MB540A TOWEL MULTI FOLD WHT MSTREET	4000	32.36	64.72
2.00	0.00	CS	180704 GOJO PINK ALL PURP SKIN	4	45.50	91.00
2.00	0.00	CS	24338L15100 2433-100 24X33 BLK CAN LINER	100	16.64	33.28



1-33-572-457  
277

SUBTOTAL 375.78

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.

UNITS 12.0000 WEIGHT 232.0400 CUBE 8.6584

SUBTOTAL 375.78

BALANCE DUE 375.78



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
9073624	6/18/21	9013129-000	6/18/21
CUST NO.	SALES REP.	TRUCK	STOP
E541625	1541	TRK111950	21
CUSTOMER PO	RESALE #	PAGE	
	858013711680C2	1 of 1	

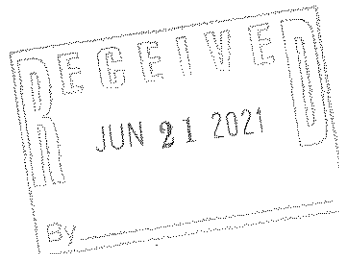
REMIT TO: Imperial Dade  
PO BOX 27305  
New York, NY 10087-7305

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
X13		OUR TRUCK	Net 30

QUANTITY SHIPPED	QUANTITY BACKORDERED	U/M	ITEM NO./ DESCRIPTION	PACK	PRICE	AMOUNT	TAX
2.00	.00	CS	HB1990A TORK PERFORATED ROLL TOWELS	30	28.94	57.88	
3.00	.00	CS	MB540A TOWEL MULTI FOLD WHT M STREET	4000	32.36	97.08	
1.00	.00	CS	500TT TOILET TISSUE 2PLY 500	96	43.62	43.62	



1.33.572.457  
277

SUBTOTAL 198.58

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 6.0000 WEIGHT 112.2000 CUBE 16.2898

PCS RET

SUBTOTAL 198.58

BALANCE DUE 198.58

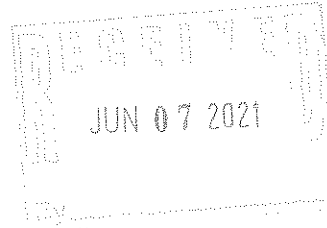


**ELECTRIC COMPANY**  
EC0001925

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

**Invoice**

DATE	INVOICE #
6/7/2021	4467



**1-32-572-465**  
**256**

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

P.O. NO.	TERMS	JOB
	Net 25	21-911

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Elec. Labor	1	Mail Kiosk and material. Replaced contactor at the Mail Kiosk	165.00	165.00

Thank you for your business. We appreciate it very much.

Phone #	Fax #	E-mail
904-541-1000	904-215-3475	LDEASE@AOL.COM

<b>Total</b>	\$165.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$165.00

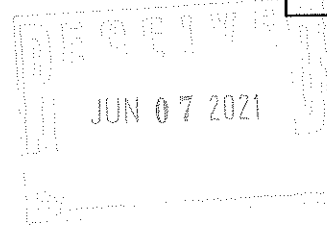


**ELECTRIC COMPANY**  
EC0001925

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

**Invoice**

DATE	INVOICE #
6/7/2021	4468



*1-32-572-465*  
*256*

BILL TO					
Rivers Edge CDD 475 W. Town Place St. Augustine FL 32092		P.O. NO.		TERMS	JOB
				Net 25	21-930
ITEM	QUANTITY	DESCRIPTION		RATE	AMOUNT
Elec. Labor	1	Outdoor Gym and material. Repaired electronic active outdoor gym.		395.00	395.00
Thank you for your business. We appreciate it very much.				<b>Total</b>	\$395.00
				<b>Payments/Credits</b>	\$0.00
Phone #	Fax #	E-mail		<b>Balance Due</b>	\$395.00
904-541-1000	904-215-3475	LDEASE@AOL.COM			



# PROSSER

May 21, 2021

Project No: 113094.60

Invoice No: 45984

Rivers Edge Community Development District  
c/o Governmental Management Services, LLC  
475 West Town Place, Suite 114  
World Golf Village  
St. Augustine, FL 32092

1-31-513-311  
SS

Project 113094.60 Rivers Edge CDD - O & M  
For services including attendance at CDD meeting; coordination with staff on golf cart stencils and requests.

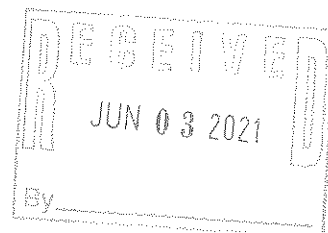
**Professional Services from April 1, 2021 to April 30, 2021**

## Professional Personnel

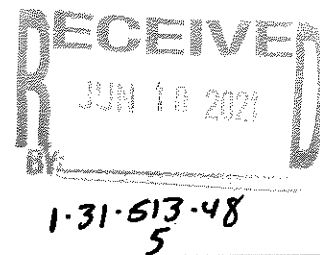
	Hours	Rate	Amount
Principal	3.50	170.00	595.00
Totals	3.50		595.00
<b>Total Labor</b>			<b>595.00</b>
<b>Total this Invoice</b>			<b>\$595.00</b>

## Outstanding Invoices

Number	Date	Balance
45196	1/18/2021	1,561.83
45368	2/17/2021	946.93
45522	3/16/2021	1,070.00
<b>Total</b>		<b>3,578.76</b>



10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
04/30		Balance Forward						\$50.39	
05/27	P174032	Payment - Lockbox 4484						\$-149.12	
03/08 03/08	103355746-03082021	Affidavit						\$10.00	
03/08 03/08	103355746-03082021	PO#march 17th						\$59.60	
03/08 03/08	103355746-03082021	PO#march 17th						\$59.60	
03/08 03/08	103355746-03082021	PO#march 17th						\$59.60	
03/08 03/08	103355746-03082021	PO#march 17th						\$59.60	
03/08 03/08	103355746-03082021	PO#march 17th						\$59.60	
05/10 05/10	103354282-05102021	NOTICE OF PUBLIC MEETING	SA St Augustine Record	1.00 x 6.7500	6.75	1	\$8.98	\$60.62	
05/10 05/10	103354282-05102021	NOTICE OF PUBLIC MEETING	SA St Aug Record Online	1.00 x 6.7500	6.75	1	\$8.97	\$60.55	
05/26 05/26	103357426-05262021	RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19	SA St Augustine Record	1.00 x 4.7500	4.75	1	\$8.98	\$42.66	
05/26 05/26	103357426-05262021	Notice is hereby given that the Board							
05/26 05/26	103357426-05262021	RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19	SA St Aug Record Online	1.00 x 4.7500	4.75	1	\$8.97	\$42.61	
05/26 05/26	103357426-05262021	Notice is hereby given that the Board							
PREVIOUS AMOUNT OWED:				\$50.39					
NEW CHARGES THIS PERIOD:				\$355.56					
CASH THIS PERIOD:				(\$149.12)					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					



**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$206.44		\$131.17	\$0.00	\$121.17	\$350.63		\$256.83

ADVERTISER INFORMATION			
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER
	05/01/2021 - 05/31/2021		15655
7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	15655		RIVERS EDGE CDD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

**ADVERTISING INVOICE and STATEMENT**

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	05/01/2021 - 05/31/2021		RIVERS EDGE CDD
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT
SA 7		\$256.83	\$350.63
			NET 15 DAYS

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS
	\$206.44		\$131.17	\$0.00	\$121.17

4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
	1		05/31/2021		15655		15655		0000091306

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



9  
8 - 2247

RIVERS EDGE CDD  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649



The St. Augustine Record  
Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
CREDIT ADJUSTMENTS THIS PERIOD:									\$0.00
We appreciate your business.									

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$206.44		\$131.17	\$0.00	\$121.17	\$350.63		\$256.83

ADVERTISER INFORMATION			
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER
	05/01/2021 - 05/31/2021		15655
7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	15655		RIVERS EDGE CDD

**MAKE CHECKS PAYABLE TO**

The St. Augustine Record

The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

**ADVERTISING INVOICE and STATEMENT**

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	05/01/2021 - 05/31/2021		RIVERS EDGE CDD

COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT
SA 7		\$256.83	\$350.63		NET 15 DAYS

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS
	\$206.44		\$131.17	\$0.00	\$121.17

4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
	2		05/31/2021		15655		15655		0000091306

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



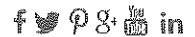
RIVERS EDGE CDD  
475 W TOWN PLACE, STE 114  
SAINT AUGUSTINE, FL 32092

The St. Augustine Record  
Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261



# ACCOUNT INVOICE

peoplesgas.com



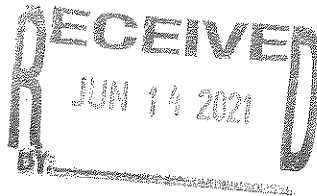
Statement Date: 06/07/2021  
Account: 211011179218

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

Current month's charges:	\$30.60
Total amount due:	\$30.60
Payment Due By:	06/28/2021

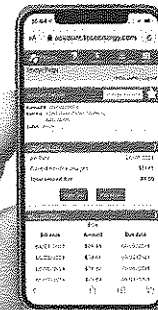
## Your Account Summary

Previous Amount Due	\$2.94
Payment(s) Received Since Last Statement	-\$2.94
Current Month's Charges	\$30.60
<b>Total Amount Due</b>	<b>\$30.60</b>



## A one-stop shop to manage your account.

Do it all from the palm of your hand.



- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for programs

Log in at [tecoaccount.com](http://tecoaccount.com) today!

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/bizrebates](http://peoplesgas.com/bizrebates)

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211011179218

Current month's charges:	\$30.60
Total amount due:	\$30.60
Payment Due By:	06/28/2021

Amount Enclosed \$

679778504504

00001823 01 AV 0.39 32092 FTECO106072122520110 00000 04 01000000 009 03 20173 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

6797785045042110111792180000000030609

**Account:** 211011179218  
**Statement Date:** 06/07/2021  
**Current month's charges due** 06/28/2021

### Details of Current Month's Charges – Service from - 05/01/2021 to 06/01/2021

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	06/01/2021	2,115		2,115		0 CCF		1,044		1.1168		0.0 Therms	32 Days

Customer Charge

\$30.60

Peoples Gas Usage History

**Natural Gas Service Cost**

**\$30.60**

**Total Current Month's Charges**

**\$30.60**

Therms Per Day  
(Average)

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

00001823-0005477-Page 3 of 6

### Important Messages

#### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

#### Help for those with special needs

Emergency authorities can assist with finding a shelter and transportation for those with special needs. A statewide registry provides emergency management agencies with information to prepare and respond to disasters. Visit [floridadisaster.org](http://floridadisaster.org) to learn more.



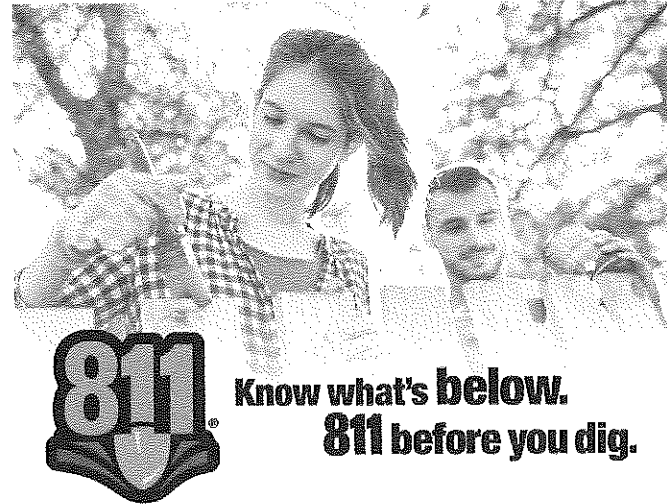
# DIY project?

Make safety part of your plan  
by calling 811 before working.

As the days grow longer, it's a great time to start adding new plants and embark on other outdoor projects that might involve digging. Remember to call 811 two business days before you dig - it's FREE. Trained professionals will mark underground utility lines so you'll know where it is safe to dig.

**Every digging project, no matter how large or small, requires a call to 811 - it's the law.** No one wants to be without electricity, internet or natural gas service. So, if you're putting in a fence, building a deck or laying a patio, call 811 first to help you avoid damaging underground utility services when you dig.

[peoplesgas.com/811](http://peoplesgas.com/811)





# Invoice

Invoice #: 5609

Date: 06/10/21

Customer PO:

DUE DATE: 07/10/2021

## BILL TO

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

## FROM

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

## DESCRIPTION

#4678 - Tennis Court

This is to replace schillings at tennis courts next to storage sheds due to golf cart running over.

## AMOUNT

*Landscape Enhancement*

*\$233.11*

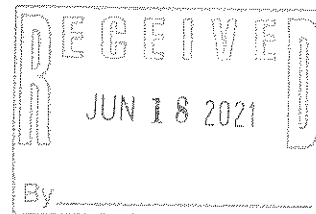
## Invoice Notes:

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$233.11**

1-32-572-46102  
237





# Invoice

Invoice #: 5610

Date: 06/10/21

Customer PO:

DUE DATE: 07/10/2021

## BILL TO

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

## FROM

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

## DESCRIPTION

#4681 - OBT Con Span Bridge

This is to replace dead schillings and a knockout rose at con span bridge. Located just passed Pond C on OBT.

*Landscape Enhancement*

## AMOUNT

\$438.20

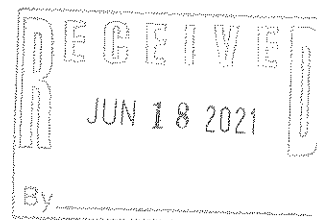
## Invoice Notes:

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$438.20**

1-32-572-46102  
237







# Invoice

Invoice #: 5613

Date: 06/10/21

Customer PO:

DUE DATE: 07/10/2021

## BILL TO

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

## FROM

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

## DESCRIPTION

#5280 - homestead clock 3 wire short

On sat 5/8/2021 we were called to assist with a zone sticking on in the homestead area. After assessing the valves we found there was a short in the system causing these two valves to be consistently energized causing them to run. We tested the wire and after cutting out the two decoders that were obviously defective we found there was more on the wire path that were defective and causing an issue the zones in total are zones 16,17,26,34,36,37,38.

## AMOUNT

1-32-572-46  
237

*Irrigation*

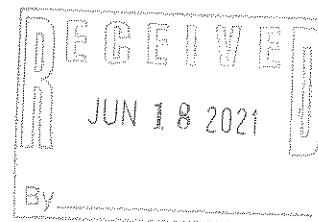
\$1,654.00

## Invoice Notes:

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$1,654.00**





# Invoice

Invoice #: 5614

Date: 06/10/21

Customer PO:

DUE DATE: 07/10/2021

## BILL TO

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

## FROM

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

## DESCRIPTION

#5281 - Northlake clock 2 wire short

The tech arrived and advised me the clock was found in short finding mode, indicating a major short on the system. I assessed the issue and found several issues causing damage to the system. I located a grounding decoder that was never attached to a grounding rod in the ground. It was just sitting in the box with nowhere for the excess voltage to escape. I found another grounding decoder that was hooked up, but took obvious damage and scorched the wiring. Also found a nicked wire that had exposed metal to the ground elements causing corrosion to the copper wire rendering it inoperable.

## AMOUNT

*Irrigation*

\$1,093.00

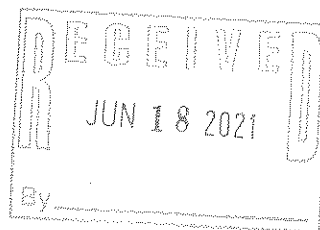
## Invoice Notes:

Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$1,093.00**

1-32-572-46002  
237





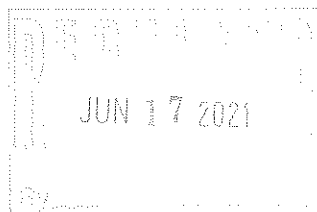
## Invoice

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

Invoice # 385513  
Date 5/31/2021  
Terms Net 30  
Due Date 6/30/2021  
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			
E.OLSEN - AMAZON - Lifeguard Wistles (CDD1) RR			9.99
E.OLSEN - AMAZON - Cups for the gym (CDD1) RR			39.98
Z.DAVIDSON - AMAZON - Hydraulic hinges for pool gate (RECDD1) RR			117.26
Z.DAVIDSON - THE HOME DEPOT - Heavy duty drop cords to runnin pumps RR			158.35
while lap pool was down (RECDD1)			
Z.DAVIDSON - SPEEDWAY - Gas for work truck (RECDD1) RR			94.93
Z.DAVIDSON - THE HOME DEPOT - Replacment light bulbs and refills for RR			55.03
gym and bathroom air freshers (RECDD1)			
Z.DAVIDSON - TURNER ACE - Paint brushes,rollers and paint pans RR			15.94
(RECDD1)			
Z.DAVIDSON - FL0106 - Gas for work truck (RECDD1) RR			93.46
Z.DAVIDSON - CRONIN ACE - hinges for coffin lid and hardware (RECDD1) RR			74.25
Z.DAVIDSON - THE HOME DEPOT - Hardware for Reclaim signs (RECDD1) RR			36.54
Z.DAVIDSON - FL0106 0 - Gas for work (RECDD1) RR			93.93
Z.DAVIDSON - WW GRAINGER - supplies for pipe patch at Lap pool RR			51.51
(RECDD1)			
Z.DAVIDSON - AUTOZONE - Radiator fluid for work truck (RECDD1) RR			21.29
J.DAVIDSON - CONSTANTCONTACT - Eblast Platform Monthly Charge (50% RR			35.00
RECDD I; 50%RECDD II)			
S.HOWELL - BATTERY SOURCE - Golf cart batteries RR			713.68
Z.DAVIDSON - FL0106 - Gas for work truck and gas cans (RECDD1) RR			100.00
Total Billable Expenses			1,711.14

Total \$1,711.14

**Final Details for Order #114-3105578-7350640**

Print this page for your records.

**Order Placed:** May 23, 2021

**Amazon.com order number:** 114-3105578-7350640

**Order Total: \$9.99**

**Shipped on May 23, 2021**

**Items Ordered**

1 of: *Hipat Red Emergency Whistles with Lanyard, Loud Crisp Sound, 12 Packs Plastic Whistle Bulk Ideal for Lifeguard, Self-Defense and Emergency (12 PCS Red*  
Sold by: HipatDirect ([seller profile](#))

**Price**

\$9.99

Condition: New

**Shipping Address:**

Eric Olsen  
140 LANDING ST  
ST JOHNS, FL 32259-8763  
United States

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

American Express | Last digits: 2326

Item(s) Subtotal: \$9.99  
Shipping & Handling: \$0.00  
-----

**Billing address**

Eric Olsen  
160 Riverglade Run  
St Johns, FL 32259  
United States

Total before tax: \$9.99  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$9.99**

**Credit Card transactions**

AmericanExpress ending in 2326: May 23, 2021: \$9.99

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

**Final Details for Order #114-0883000-4896208**

Print this page for your records.

**Order Placed:** May 13, 2021

**Amazon.com order number:** 114-0883000-4896208

**Order Total: \$39.98**

**Shipped on May 13, 2021**

**Items Ordered**

1 of: *Cone Paper Cups 2000 Pack Snow Cone Disposable 4.5 Oz White*  
Sold by: Upper Midland Products ([seller profile](#))

**Price**  
\$39.98

Condition: New

**Shipping Address:**

Eric Olsen  
140 LANDING ST  
ST JOHNS, FL 32259-8763  
United States

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

American Express | Last digits: 2326

Item(s) Subtotal: \$39.98  
Shipping & Handling: \$0.00  
-----

**Billing address**

Eric Olsen  
160 Riverglade Run  
St Johns, FL 32259  
United States

Total before tax: \$39.98  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$39.98**

**Credit Card transactions**

AmericanExpress ending in 2326: May 13, 2021: \$39.98

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

**Details for Order #113-2684171-2941030**[Print this page for your records.](#)**Order Placed:** May 19, 2021**Amazon.com order number:** 113-2684171-2941030**Order Total: \$117.26****Not Yet Shipped****Items Ordered**2 of: *TB175Black Gate Closer*Sold by: AAA Industrial Supply ([seller profile](#))

Condition: New

**Price**

\$54.99

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

Standard Shipping

**Payment information****Payment Method:**

American Express | Last digits: 1752

Item(s) Subtotal: \$109.98

Shipping &amp; Handling: \$7.28

-----

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

Total before tax: \$117.26

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$117.26**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2021, Amazon.com, Inc. or its affiliates



How doers  
get more done.

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

1324 00061 71805 05/14/21 08:02 AM  
SALE SELF CHECKOUT

044882400336 12/3 50'RDGD <A>  
12/3 50' RIDGID EXTENSION CORD  
2073.97 147.94

SUBTOTAL 147.94  
TAX + PIF 10.41  
TOTAL \$158.35

XXXXXXXXXXXX1752 AMEX

USD\$ 158.35

AUTH CODE 869510/8612183 TA

Chip Read

AID A000000025010801 AMERICAN EXPRESS

1324 05/14/21 08:02 AM



1324 61 71805 05/14/2021 5987

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	90	08/12/2021

\*\*\*\*\*

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](http://www.homedepot.com/survey)

User ID: H89 145223 143960

PASSWORD: 21264 143899

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.

SPEEDWAY 0006878  
Fruit Cove FL 32259  
TRAN#: 16685  
5/14/2021 10:31 AM

Pump 04  
Regular Unleaded  
33.439 @ \$2.839/GAL  
GAS TOTAL \$94.93

TAX \$0.00  
TOTAL \$94.93

American Express  
Card Num :  
XXXXXXXXXX1752  
TERM: 0050006878001  
TRANS TYPE: CAPTURE  
APPR#: 813066  
ENTRY METHOD: Chip  
Card

USD\$ 94.93

AMERICAN EXPRESS  
AID:  
A000000025010801

05/14/2021 10:26:26

Cardholder agrees to  
pay to issuer total  
charges per the  
agreement between  
cardholder & issuer.  
[www.speedway.com](http://www.speedway.com)





**How doers  
get more done.**

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

1324 00064 79752 05/11/21 02:33 PM  
SALE CASHIER JASON

037000972051 FEPLHD2 <A> 10.97  
FEBREZE PISO HEAVY DUTY 2PK  
017801778731 75WMINCAN <A> 6.92  
FEIT 75W T4 E11 BW DIM HALOGEN  
046135137051 SYL60WB104P <A> 3.97  
SYL 60W B10 BNT CNDL CLR INCAN 4PK  
815508024379 ECS60WB11SW <A>  
ECS 6.5W(60W) B11E12 SW DIM 11K LED3  
309.85 29.55

SUBTOTAL 51.41  
TAX + PIF 3.62  
TOTAL \$55.03

XXXXXXXXXXXX1752 AMEX USD\$ 55.03  
AUTH CODE 893130/1641017 TA  
Chip Read  
AID A000000025010801 AMERICAN EXPRESS

1324 05/11/21 02:33 PM



1324 64 79752 05/11/2021 3402

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 90 08/09/2021

\*\*\*\*\*  
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](http://www.homedepot.com/survey)

User ID: H89 161117 159857  
PASSWORD: 21261 159793

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.

THANK YOU FOR SHOPPING AT  
TURNER ACE HARDWARE WGV  
6205 STATE ROAD 16  
ST. AUGUSTINE FL 32094  
(904) 907-2424

PLEASE REMIT PAYMENT 13164 ATLANTIC BLVD  
JACKSONVILLE, FL 32225

05/11/21 8:07AM 405 SALE

1006453	1	EA	\$5.99	EA
HP GOOD BRUSH FLAT 2PC			\$5.99	
1006669	1	EA	\$4.99	EA
ACE BTR RLRJ 4X1/2 2PK			\$4.99	
1014278	1	EA	\$3.99	EA
DEEP WELL PNT TRY RED 9"			\$3.99	

SUB-TOTAL:\$	14.97	TAX: \$	.97
		TOTAL: \$	15.94
BC AMT:	\$		15.94

BK CARD#: XXXXXXXXXXXX1752  
MID:\*\*\*\*\*2885 TID:\*\*\*6120  
AUTH: 809130 AMT: \$ 15.94  
Host reference #:321434 Bal#

Authorizing Network: AMEX

Chip Read  
CARD TYPE:AM EXPRESS EXPR: XXXX  
AID : A000000025010801  
TVR : 0000008000  
IAD : 06490103602002  
TSI : F800  
ARC : 00  
MODE : Issuer  
CVM : No CVM  
Name : AMERICAN EXPRESS  
ATC :00A7  
AC : D9DA5F698346B452  
TxnID/ValCode: 611254

Bank card USD\$ 15.94



==>> JRNL#D21434/4 <<==  
CUST NO:\*4

THANK YOU ZACHARY DAVIDSON  
FOR YOUR PATRONAGE

Acct: CASH CUSTOMER ST 4

Customer Copy

Seasonal items are non-refundable.  
Special Orders are non-refundable.

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

DATE 05/07/21 10:34

TRAN# 9025944

PUMP# 02

SERVICE LEVEL: SELF

PRODUCT: UNLD

GALLONS: 32.690

PRICE/G: \$ 2.850

FUEL SALE \$ 93.46

CREDIT \$93.46

AMEX

\*\*\*\*\*1752

Entry Method: Swiped

Auth #: 521287

Resp Code: 0

Stan: 0651685391

Invoice #: 687228

Store # \*\*\*\*\*

\*\*\*\*

THANK YOU  
HAVE A NICE DAY

THANK YOU FOR SHOPPING AT  
CRONIN ACE HARDWARE  
2843 COUNTY ROAD 210 WEST  
SUITE 101  
SAINT JOHNS, FL 32259  
(904) 217-3324

05/07/21 11:44AM JDB 553 SALE

7317464	1	EA	\$24.99	EA
WEED&GRASS KILLER 1.1GAL				\$24.99
5295076	3	EA	\$7.99	EA
DOOR HOLD KICK-DWN 4"CRM				\$23.97
5296579	1	EA	\$9.99	EA
BROAD HINGE 3" ZN CD2				\$9.99
50912	3	EA	\$3.59	EA
BOLT SNAP 3-1/2X9/32"				\$10.77

SUB-TOTAL:\$	69.72	TAX:\$	4.53
		TOTAL:\$	74.25
BC AMT:		\$	74.25

BK CARD#: XXXXXXXXXXXX1752  
MID:\*\*\*\*\*6683 TID:\*\*\*4807  
AUTH: 862502 AMT:\$ 74.25  
Host reference #:718383 Bat#

Authorizing Network: AMEX

Chip Read  
CARD TYPE:AM EXPRESS EXPR: XXXX  
AID : A000000025010801  
TVR : 0000008000  
IAD : 06490103602002  
TSI : F800  
ARC : 00  
MODE : Issuer  
CVM :  
Name : AMERICAN EXPRESS  
ATC :00A6  
AC : ADC8693D2019A519  
TxnID/ValCode: 752699

Bank card USD\$ 74.25

Total Items: 8



==>> JRNL#H18383/1 <<==  
CUST NO:\*5

THANK YOU ZACHARY DAVIDSON  
FOR YOUR PATRONAGE

I agree to pay above total amount  
according to card issuer agreement  
(merchant agreement if credit voucher)  
Acct: CASH CUSTOMER

Customer Copy

\*\*\*\*\*  
Tell us about your experience today and  
Enter to win a \$50 Ace gift card!  
\*\*\*\*\*



**How doers  
get more done.**

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

1324 00063 93532 05/04/21 02:36 PM  
SALE SELF CHECKOUT

887480017403 HEX NUTS <A> 11.70  
HEX NUT ZINC 5/16 100PC  
887480001600 5/16X3CRBOLT <A> 17.55  
CARR BOLT ZINC 5/16 X 3 50PC  
052427009470 GOR 4PK SGLU <A> 4.88  
GORILLA 4PK 3G SUPER GLUE TUBES

SUBTOTAL 34.13  
TAX + PIF 2.41  
TOTAL \$36.54

XXXXXXXXXX1752 AMEX USD\$ 36.54  
AUTH CODE 855386/8632814 TA  
Chip Read  
AID A000000025010801 AMERICAN EXPRESS

1324 05/04/21 02:36 PM



1324 63 93532 05/04/2021 6191

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 90 08/02/2021

\*\*\*\*\*  
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](http://www.homedepot.com/survey)

User ID: H89 188677 187416  
PASSWORD: 21254 187353

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  
WEEDMAN EXPERS**

9900 SHANDS PIER RD  
JACKSONVILLE, FL  
32259

\*\*\*\*\*

Weedmann's  
9900 Shands Pier R  
ST. Augustine FL 32259

Description	Qty	Amount
UNLD CR #02	33.5576	93.93
SELF @ 2.799/ G		
Subtotal		93.93
Tax		0.00
<b>TOTAL</b>		<b>93.93</b>
CREDIT \$		93.93

AMEX

\*\*\*\*\*1752

Entry Method: Swiped

Auth #: 592633

Resp Code: 0

Stan: 0642675766

Invoice #: 677999

Store # \*\*\*\*\*

ST# 2 TILL XXXX DR# 0 TRAN# 9025556  
CSH: 0 04/29/21 11:57:11

SOLD TO ACCOUNT <b>222222226</b> BRANCH 385 8450 PHILIPS HWY JACKSONVILLE FL 32256-8206		PURCHASE ORDER NUMBER <b>ZACH DAVIDSON</b> DEPARTMENT NUMBER		DELIVERY DATE AND TIME <b>05/26/2021 13:53</b>		EMPLOYEE <b>XFVK010</b>	PAGE <b>1 OF 1</b>
CALLER <b>ZACH DAVIDSON</b> TELEPHONE NUMBER <b>9042582044</b> SHIP TO		REQUISITIONER		BRANCH ADDRESS <b>8450 PHILIPS HWY. JACKSONVILLE FL 32256-8206 904-636-8896</b>		SALES ORDER NUMBER <b>1415864761</b> DELIVERY <b>6510332878</b>	
PROJECT/JOB NUMBER		PO RELEASE NUMBER		CHECK NUMBER	CHECK AMOUNT	CASH REC'D/PAID	TRANS TYPE <b>CO</b>
SPECIAL INSTRUCTIONS		INVOICE WILL FOLLOW SALES TERMS AND CONDITIONS ON REVERSE SIDE <b>THANK YOU FOR YOUR ORDER</b>					
CARRIER NAME <b>NONE</b>		# OF BOXES	FREIGHT TERMS <b>PPA</b>		DATE SHIPPED/PICKED UP		

ITEM DESCRIPTION	ITEM NUMBER	SHIP QTY	BACKORDER MESSAGE	TAX	UNIT PRICE	TOTAL
Metal Bond Sealant, 10.3 oz, Gray	<b>4AZF7</b>	<b>1</b>		<b>T</b>	<b>7.84</b>	<b>7.84</b>
**WARNING HAZARDOUS MATERIAL. DO NOT SHIP BY AIR. REFER TO HAZARDOUS MATERIAL WARNING SHEET DO NOT INCLUDE MSDS WITH ORDER						
Rubber Strip, Buna-N, 1/8" Thick, 36"x4", 70A	<b>1DTD1</b>	<b>1</b>		<b>T</b>	<b>13.28</b>	<b>13.28</b>
Hose Clamp, 2 to 12-1/4In, SAE 188, SS, PK10	<b>4XZ73</b>	<b>1</b>		<b>T</b>	<b>26.79</b>	<b>26.79</b>
THIS ORDER CONTAINING HAZMAT ITEMS HAS BEEN PROPERLY PREPARED BY: _____						

THIS PURCHASE IS GOVERNED EXCLUSIVELY BY GRAINGER'S TERMS OF SALE, INCLUDING: (i) DISPUTE RESOLUTION REMEDIES, AND (ii) CERTAIN WARRANTY AND DAMAGES LIMITATIONS AND DISCLAIMERS IN EFFECT AT THE TIME OF THE ORDER, WHICH ARE INCORPORATED BY REFERENCE HEREIN. GRAINGER'S TERMS OF SALE ARE AVAILABLE AT [WWW.GRAINGER.COM](http://WWW.GRAINGER.COM).

PRODUCT RETURN INSTRUCTIONS ARE AVAILABLE AT [WWW.GRAINGER.COM/RETURNS](http://WWW.GRAINGER.COM/RETURNS)

These items are sold for domestic consumption in the United States. If exported, purchaser assumes full responsibility for compliance with US export controls.

**GRAINGER**  
FOR THE ONES WHO GET IT DONE

SAP DELIVERY

6510332878

I certify that if I am purchasing the material(s) as "materials of trade" as defined in the Hazardous Materials Regulations in Title 49 of the Code of Federal Regulations, I intend to use the material(s) in direct support of my principal business (which is not transportation), and I do not intend to resell the material, or transport them in a vehicle other than my own.

Shipping	0.00
Tax	3.60
<b>Total</b>	<b>51.51</b>

Visit our web site @ [www.grainger.com](http://www.grainger.com)

<b>GRAINGER</b> FOR THE ONES WHO GET IT DONE		05/26/2021
8450 PHILIPS HWY. JACKSONVILLE FL 32256-8206		Delivery # 6510332878
TO: BRANCH 385 8450 PHILIPS HWY JACKSONVILLE FL 32256-8206		
TELEPHONE #	9042582044	
PO NUMBER	ZACH DAVIDSON	
ATTENTION		
PROJECT/JOB #		
DEPARTMENT #		
PO RELEASE		
CALLER	ZACH DAVIDSON	

<b>GRAINGER</b> FOR THE ONES WHO GET IT DONE		05/26/2021
8450 PHILIPS HWY. JACKSONVILLE FL 32256-8206		Delivery # 6510332878
TO: BRANCH 385 8450 PHILIPS HWY JACKSONVILLE FL 32256-8206		
TELEPHONE #	9042582044	
PO NUMBER	ZACH DAVIDSON	
ATTENTION		
PROJECT/JOB #		
DEPARTMENT #		
PO RELEASE		
CALLER	ZACH DAVIDSON	

**AutoZone 4479**

5465 STATE ROAD 16  
ST AUGUSTINE, FL  
(904)417-9640

#000318122 NAOB53 19.99 P  
Peak OET N America Orange  
50/50 Antifreeze/Coolant, 1 GAL

	SUBTOTAL	19.99
TOTAL TAX @ 6.500%		1.30
	SALE TOTAL	21.29
XXXXXXXXXX1752 ANEX		21.29
Approval #		852726

Data Source: CHIP  
AppName/Label: AMERICANEXPRESS  
AID: A000000025010801  
TC: F94E889FC9678BC9

REG #02 CSR #34 RECEIPT #250477  
STR. TRANS #015214  
STORE #4479  
DATE 05/28/2021 08:30  
# OF ITEMS SOLD 1



\*4479015214052821\*

**Take a survey for a  
chance to win \$5000**

at [www.autozonecares.com](http://www.autozonecares.com)  
or by calling 1-800-598-8943  
No Purchase Necessary. Ends 08/31/21.  
Subject to Entry Periods  
Subject to Full Official Rules  
at [www.autozonecares.com](http://www.autozonecares.com)

~~Ref No:~~

~~4479-015214-210528-1~~

**Take a survey for a  
chance to win \$5000**

at [www.autozonecares.com](http://www.autozonecares.com)  
or by calling 1-800-598-8943  
No Purchase Necessary. Ends 08/31/21.  
Subject to Entry Periods  
Subject to Full Official Rules  
at [www.autozonecares.com](http://www.autozonecares.com)

Ref No:

4479-015214-210528-1



for May 28, 2021

Vesta  
Attn.: Jason Davidson  
245 Riverside Ave  
Suite 250  
Jacksonville, FL 32202  
US  
9046795523

Today's Date: May 28, 2021  
Payment Date: May 28, 2021  
Payment Method: American Express (last 4 digits: 1299)  
User Name: rivertown\_community

Thank you for your payment!

Description	Amount Paid
Payment - Credit Card - 1299	\$70.00

Amounts shown may reflect sales tax which is applicable in certain areas.

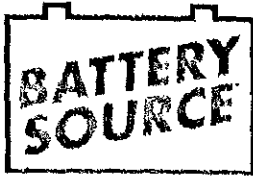
Note you can continue to view payment receipts online. Log into your Constant Contact account, click the [My Account](#) link in the upper right hand corner of the Home page, and choose the View Payment Receipts option.

You may also use the Opt In/Out of Payment Receipt E-Mails link on the [My Account](#) page to opt out of receiving payment receipt emails in the future.

We appreciate your business.  
Best Regards,  
Constant Contact Billing  
1601 Trapelo Road, Suite 329 - Waltham, MA 02451

Questions? Please give us a call!  
US / Canada Toll Free: (855) 229-5506  
UK Toll Free: 0808-234-0942  
Outside US / Canada: 0808-234-0945

Need to cancel your account? Just give us a call!  
US / Canada Toll Free: 855-229-5506  
UK Toll Free: 0808-234-0945  
Outside US / Canada: +1 781-472-8120



www.batterysource.com  
Battery Source of Jacksonville  
11913 San Jose Blvd  
Jacksonville, FL 32223  
904 718-0116

ticket# 350000210      User 35  
store # 035      Station A  
5/28/21 11:29 am

Item Number	Qty	Price	Total
Description			
1443	6	104.99	629.94
8V Golf Car Battery			
883	-6.00	0.00	0.00
1 1/2" BATTERY CORE CHARGE			
1001	6.00	1.50	9.00
FLORIDA POLLUTANT FEE			
4007	5	4.99	24.95
1.650L GOLF CART CABLE			

Subtotal      663.89  
Tax      49.79

Total      713.68

Tender  
MasterCard \*\*\*\*2149      713.68

Sold for:  
Zach Davidson

904 256 1044



Thank you for shopping at Battery Source

**WELCOME TO  
WEEDMAN EXPERS**

9900 SHANDS PIER RD  
JACKSONVILLE, FL  
32259

\*\*\*\*\*

Weedmann's  
9900 Shands Pier R  
St. Augustine FL 32259

Description	Qty	Amount
UNLD CR #03	34.9776	100.00
SELF @ 2.859/ G		
Subtotal		100.00
Tax		0.00
<b>TOTAL</b>		<b>100.00</b>
CREDIT \$		100.00

AMEX

\*\*\*\*\*1752

Entry Method: Swiped

Auth #: 531390

Resp Code: 0

Stan: 0669706443

Invoice #: 708636

Store # \*\*\*\*\*

ST# 2 TILL XXXX DR# 0 TRAN# 9037320  
CSH: 0 05/25/21 13:03:58

## *FIFTH ORDER OF BUSINESS*

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT  
POLICY RELATING TO BOARD MEMBER VACANCY APPOINTMENTS**

**SECTION 1. INTRODUCTION.** Section 190.006, Florida Statutes, provides that if, during the term of office of a Board Supervisor, a vacancy occurs, the remaining members of the Board shall fill the vacancy by an appointment for the remainder of the unexpired term. This Policy Relating to Board Member Vacancy Appointments (the “Policy”) provides a formal procedure for the Board of Supervisors (the “Board”) of Rivers Edge Community Development District (the “District”) to fill a vacancy on the Board.

**SECTION 2. DEFINITIONS.**

- A. *Applicant.*** Per Florida law, a person, age 18 or over, that is a resident of the State of Florida, of the District, and registered to vote in St. Johns County that desires to be appointed to the Vacant Seat (hereafter defined) and who submits his or her qualifications to the District during the specified time period for the purpose of being appointed to a Vacant Seat.
- B. *Vacant Seat.*** An open seat on the Board, the availability of which results from a Board member who previously held the seat resigning or otherwise vacating such seat, with the term for the seat having commenced but not yet expired.
- C. *Vacant Seat Appointment Meeting.*** The first scheduled Board meeting that occurs after the completion of a twenty-one (21) day publication and notice period that announces the Vacant Seat.

**SECTION 3. NOTICE OF VACANT SEAT.** Upon the occurrence of a Vacant Seat, the District will, within one week, publish notice of the Vacant Seat (the “Notice”). The Notice shall be published on the District’s website, in a minimum of two e-mail blasts, preferably three, at least one week apart on the District’s social media site(s), and posted in the District’s facilities at locations where information is typically posted. The Notice shall contain a minimum of the following information: a general announcement regarding the Vacant Seat, including the term remaining for the Vacant Seat; the minimum legal qualifications of an Applicant (18 or over, a resident of the State of Florida, of the District, and registered to vote in St. Johns County); that the qualifications shall be submitted to the District Manager via electronic mail and hard copy, with the District Manager’s e-mail, mailing and contact information, and the due date of such qualifications, which due date shall be by 5:00 p.m. on the twenty-first day following the date of publication on the website and in the e-mail blast, whichever is later; that interested Applicants should submit a resume and letter of interest; the time and date of the Vacant Seat Appointment Meeting and encouraging Applicants to attend such Vacant Seat Appointment Meeting for purposes of presenting their qualifications; and that the Board is expected to appoint at the Vacant Seat Appointment Meeting.

**SECTION 4. VACANT SEAT APPOINTMENT MEETING.** At the Vacant Seat Appointment Meeting, there shall be included an agenda item for consideration of appointment to fill the Vacant Seat. The Board shall first accept the resignation of the vacating Supervisor and declare the seat vacant pursuant to Florida law, which may occur at the Vacant Seat Appointment Meeting. At the Vacant Seat Appointment Meeting, the Board shall review each Applicant’s resume, if any, and view each

Applicant's presentation regarding qualifications, if any, for the purpose of evaluating the qualifications of each Applicant. Following the evaluation of each Applicant by the Board and during the Vacant Seat Appointment Meeting, the Board shall appoint an Applicant or another individual who is not an Applicant, as set forth in Section 7, to the Vacant Seat. Any appointment must be consistent with Florida law.

**SECTION 5. TERM.** Pursuant to Section 190.006(4), *Florida Statutes*, the term on the Board for the Applicant or individual who is appointed to the Vacant Seat at the Vacant Seat Appointment Meeting shall be for the remainder of the unexpired term of the previous Board member who held the Vacant Seat prior to the appointment of the Applicant or individual to the Vacant Seat.

**SECTION 6. INTERPRETATION.** Nothing herein shall be interpreted or construed as limiting the Board's ability to make an appointment to the Vacant Seat pursuant to Florida law. Furthermore, the Policy shall be interpreted broadly so as to ensure compliance with the requirements of Chapter 190, *Florida Statutes*.

**SECTION 7. LACK OF APPLICANTS.** A lack of Applicants shall not interfere with or impair the Board's ability to make an appointment to the Vacant Seat. In the event that the Board receives one or few Applicants, or if the Board, in its sole and absolute discretion, determines it is in the District's best interest to do so, the Board may appoint an individual who is not an Applicant to the Vacant Seat.

**SECTION 8. TIE VOTE BY BOARD.** In the event of a tie vote by the Board to appoint an Applicant, the Board may elect to do one or more of the following: (1) defer appointment to later in the Vacant Seat Appointment Meeting and take a re-vote, (2) continue the Vacant Seat Appointment Meeting for not to exceed two weeks to allow for further review of the Board of the Applicants, or (3) defer consideration until the next regularly scheduled Board meeting. However, in no event should the Board exceed ninety (90) days from declaring the seat vacant to make an appointment to the Vacant Seat.

**SECTION 9. SEVERABILITY.** If any section, paragraph, clause or provision of this Policy shall be held to be invalid or ineffective for any reason, the remainder of this Policy shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Policy would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

## *SIXTH ORDER OF BUSINESS*

## RESOLUTION 2021-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2016 PROJECT, IS COMPLETE; DECLARING THE SERIES 2016 PROJECT, COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2016 CAPITAL IMPROVEMENT REVENUE BONDS; DECLARING THAT NO DEFERRED COSTS ARE DUE; CONFIRMING WAIVER OF STATUTORY PREPAYMENT RIGHTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Rivers Edge Community Development District (the "Rivers Edge") was established by Rule 42FFF, Florida Administrative Code, effective November 1, 2006 (the "Establishing Rule"), for the purpose of providing infrastructure improvements, facilities and services to the lands within the District as provided in Chapter 190, Florida Statutes; and

**WHEREAS**, effective as of September 6, 2011, the Main Street Community Development District ("Main Street") merged into and with Rivers Edge ("Rivers Edge," as the surviving entity, the "District") pursuant to a *Merger Agreement* between Rivers Edge and Main Street dated July 1, 2010 ("Merger Agreement") and the proceedings of the Florida Land and Water Adjudicatory Commission meeting on August 2, 2011, at which meeting the merger of Rivers Edge and Main Street was approved and the Establishing Rule was amended; and

**WHEREAS**, pursuant to the terms of the Merger Agreement, Rivers Edge assumed all of the rights and obligations of Main Street and has taken such actions as were required to evidence such assumption, including but not limited to entering into an *Assumption Agreement* between U.S. Bank National Association ("Trustee") and Rivers Edge dated September 6, 2011, evidencing the assumption by the District of all obligations of Main Street; and

**WHEREAS**, on November 13, 2006, the Board of Supervisors of Main Street (the "Main Street Board") adopted Resolution 2007-14, as supplemented by Resolution 2008-04 on October 17, 2007, and the Board of Supervisors of Rivers Edge (the "Rivers Edge Board") adopted Resolution 2007-12, both authorizing, among other things, the issuance of not to exceed \$533,000,000 aggregate principal amount of its Capital Improvement Revenue Bonds in order to finance the costs of the construction, installation, and acquisition of public infrastructure, improvements, and services on lands within the District; and

**WHEREAS**, the District approved the *Amended and Restated Master Improvement Plan* dated May 31, 2016 (the "Improvement Plan") which set forth the estimated total costs of the improvements described therein (the "Total Project Costs"), as supplemented by the *Engineer's Report, Series 2016 Bonds* dated September 23, 2016 (together, the "Engineer's Report"), attached



hereto as **Exhibit A** and incorporated herein by reference, which Engineer's Report identifies and describes components of the Improvement Plan to be financed with the Series 2016 Bonds (the "Series 2016 Project"); and

**WHEREAS**, the Engineer's Report estimated capital costs totaling \$9,384,385.00 for the Series 2016 Project, including professional services and contingencies (the "2016 Project Costs"); and

**WHEREAS**, on March 16, 2016, the Rivers Edge Board adopted Resolution 2016-02, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, Florida Statutes, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed, and Resolution 2016-03, setting a public hearing to levy such special assessments; and

**WHEREAS**, on June 15, 2016, the Rivers Edge Board, after notice and public hearing, met as an Equalizing Board pursuant to Section 170.08, Florida Statutes, and adopted Resolution 2016-05, authorizing the projects described therein, equalizing and levying special assessments to defray the Total Project Costs, levying a master assessment lien over all of the property within District and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes (the "Special Assessment Lien"), all in accordance with Section 170.08, Florida Statutes; and

**WHEREAS**, on September 21, 2016, the Rivers Edge Board adopted Resolution 2016-12, amending, repealing and restating Resolution 2016-06, and authorizing the issuance of Capital Improvement Revenue and Refunding Bonds in an amount not to exceed \$10,765,000; and

**WHEREAS**, on October 19, 2016, the Rivers Edge Board adopted Resolution 2017-01 which, among other things, approved and confirmed the provision of master infrastructure improvements, adopted the Engineer's Report, and confirmed and adopted a supplemental assessment methodology (together, Resolutions 2016-02, 2016-05, 2016-12 and 2017-01 are the "Assessment Resolutions"); and

**WHEREAS**, on October 31, 2016, Rivers Edge duly authorized and issued \$10,765,000 Capital Improvement Revenue and Refunding Bonds, Series 2016 (the "Series 2016 Bonds") for the purpose of refunding and defeasing a portion of its Main Street Community Development District Capital Improvement Revenue Bonds, Series 2008A and its \$19,350,000 Main Street Community Development District Capital Improvement Revenue Bonds, Series 2008B, and funding the construction, installation, and acquisition of public infrastructure, improvements, and services of a portion of the Series 2016 Project; and

**WHEREAS**, the Series 2016 Bonds were issued pursuant to that certain *Master Trust Indenture*, dated November 1, 2006, between Main Street and U.S. National Bank Association (the "Master Indenture"), as supplemented by the *Third Supplemental Trust Indenture*, dated October 1, 2016, between Rivers Edge, as successor, and U.S. Bank National Association (the "Third Supplemental Indenture" and, together with the Master Indenture, the "Indenture"); and

**WHEREAS**, the Series 2016 Project specially benefits all of the developable acreage in the District as set forth in the Assessment Resolutions and the *Master Special Assessment Methodology Report* dated May 18, 2016, attached hereto as **Exhibit B** (the “Methodology Report”) adopted therein, and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2016 Project financed with the Series 2016 Bonds to the specially benefitted properties within the District as set forth in the Assessment Resolutions and this Resolution; and

**WHEREAS**, pursuant Improvement Plan and pursuant to Chapter 170, *Florida Statutes*, and the Indenture, the District Engineer has executed and delivered a certificate regarding completion of construction dated May 27, 2021 (the “Engineer’s Certificate of Completion”), attached hereto as **Exhibit C** and incorporated herein by reference, wherein the District Engineer certified the Series 2016 Project to be complete; and

**WHEREAS**, upon receipt of and in reliance upon the Engineer’s Certificate of Completion evidencing the Date of Completion, as such term is defined in the Indenture, of the Series 2016 Project as described above, the District’s Board of Supervisors desires to certify the Series 2016 Project complete in accordance with the Indenture; and

**WHEREAS**, according to the records of the District, the cost of the Series 2016 Project totaled \$9,384,385, of which \$4,490,234 represents costs paid by the Developer and \$4,894,151 represents the eligible Costs of the Series 2016 Project, as amended, that were subject to the requisition process under the Indenture and which were subsequently paid by the District; and

**WHEREAS**, there are no ‘Deferred Costs’ for the Completed 2016 Project due to the ‘Developer’ as those terms used are and/or defined under the Indenture; and

**WHEREAS**, the completion of the Series 2016 Project resulted in a balance of Zero Dollars 00/100 Cents (\$0.00) in the Series 2016 Acquisition and Construction Account (the “Construction Account”); and

**WHEREAS**, Chapter 170, *Florida Statutes*, requires that upon completion of the Series 2016 Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the Series 2016 Project.

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

**SECTION 1. 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. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the Indenture and Chapters 170 and 190, *Florida Statutes*, and in accordance with the provisions of the Assessment Resolutions.

**SECTION 3. ACCEPTANCE OF DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE SERIES 2016 PROJECT.** The District's Board of Supervisors hereby accepts the Engineer's Certificate of Completion, dated May 27, 2021, attached hereto as **Exhibit C**, certifying the Series 2016 Project complete and upon reliance thereon, certifies the Series 2016 Project, as amended, complete in accordance with the Assessment Resolutions and the Indenture. The Date of Completion, as that term is defined in the Indenture, shall be the date of the Engineer's Certificate of Completion.

**SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2016 BONDS.** Pursuant to Section 170.08, Florida Statutes, and the Assessment Resolutions, special assessments securing the Series 2016 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the costs paid by the District to fund the Series 2016 Project. Attached hereto as **Exhibit B** and incorporated herein by reference, is the Methodology Report which, based on the balance of Zero Dollars 00/100 Cents (\$0.00) in the Construction Account at the time of receipt of the Engineer's Certificate of Completion, accurately reflects the amount of special assessments securing the Series 2016 Bonds. The assessments levied pursuant to the Assessment Resolutions also correctly reflect an amount of debt assessment equal to the amount being finalized. Therefore, in accordance with Section 170.08, Florida Statutes, and the Assessment Resolutions, the special assessments on parcels specially benefitted by the Series 2016 Project are hereby finalized in the amount of the outstanding debt due on the Series 2016 Bonds in accordance with **Exhibit B** herein, and is apportioned in accordance with the methodology described in **Exhibit B**, upon the specially benefitted lands indicated in the District's Final Assessment Lien Roll attached hereto as **Exhibit D** and incorporated herein by reference.

**SECTION 5. NO DEFERRED COSTS.** Pursuant to the Deferred Costs Acknowledgement and Release attached hereto as **Exhibit E**, the Developer has waived all rights to any Deferred Costs that have accrued under the Indenture and any further Deferred Costs that will accrue in the future. Thus, pursuant to Second Supplemental Indenture, the Trustee may conclusively presume that there are no accrued and unpaid Deferred Costs for the Series 2016 Project.

**SECTION 7. WAIVER OF SERIES 2016 ASSESSMENTS PREPAYMENT RIGHT.** Pursuant to that certain *Declaration of Consent to Jurisdiction of Rivers Edge Community Development District and to Imposition of Special Assessments*, dated October 31, 2016, as recorded against the land subject to the Series 2016 Assessments in the St. Johns County Official Records Book 4283, Pages 1433 - 1464, the statutory right to prepay the Series 2016 Assessments in full without interest within thirty (30) days of the adoption of this Resolution pursuant to Section 170.09, Florida Statutes, has been waived in regards to the District land subject to the Series 2016 Assessments.

**SECTION 7. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this resolution the special assessments as reflected herein shall be recorded by the Secretary of the District's Board of Supervisors in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all

state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 8. SEVERABILITY.** If any section or part of a section of this Resolution be 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 9. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 10. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 21st day of July, 2021.

**Attest:**

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Comp. Exhibit A:** *Amended and Restated Master Improvement Plan* dated May 31, 2016, as supplemented by the *Engineer's Report, Series 2016 Bonds* dated September 23, 2016  
**Exhibit B:** *Master Special Assessment Methodology Report* dated May 18, 2016  
**Exhibit C:** Engineer's Certificate of Completion (dated May 27, 2021)  
**Exhibit D:** *Final Assessment Lien Roll*  
**Exhibit E:** Deferred Costs Acknowledgement and Release

## **COMPOSITE EXHIBIT A**

***Amended and Restated Master Improvement Plan*** dated May 31, 2016, as supplemented by  
the ***Engineer's Report, Series 2016 Bonds*** dated September 23, 2016

# **AMENDED AND RESTATED MASTER IMPROVEMENT PLAN FOR THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

Prepared for:  
Boards of Supervisors  
Rivers Edge Community Development District

Prepared by:  
PROSSER, Inc.  
13901 Sutton Park Drive South, Suite 200  
Jacksonville, Florida 32224  
904-739-3655

# **RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

## **Amended and Restated Master Improvement Plan**

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## INTRODUCTION

### ***The Development***

RiverTown is a 4,176.53-acre mixed-use master planned development (the “**Development**” or “RiverTown”) located along the east bank of the St. Johns River, approximately thirty-three (33) miles southwest of downtown Jacksonville in northwest St. Johns County, Florida. A map identifying the general location of the Development is attached as **Exhibit A**.

The Development is an approved Development of Regional Impact, approximately 3,995 acres of which is the RiverTown Planned Unit Development. The balance of the Development is located in the RiverTown PRD Reserve Area. Approved development within RiverTown generally consists of single and multi-family residential, commercial, retail, office, educational, light industrial, and various open space, recreational and park uses. The master development plan and the current expected land uses in the Development are further described in **Exhibit B** to this report.

In March 2014, Mattamy RiverTown, LLC, a Delaware limited liability company (the “**Master Developer**”), purchased from the original developer of RiverTown, The St. Joe Company, all of its remaining land and collateral rights in and became the Master Developer of RiverTown.

### ***The District***

The Rivers Edge Community Development District (“**Rivers Edge**” or the “**District**”) and the Main Street Community Development District (“**Main Street**,” and together with Rivers Edge, the “**Original Districts**”), were established by Rule 42FFF-1, *Florida Administrative Code* (the “**Rivers Edge Rule**”), adopted by the Florida Land and Water Adjudicatory Commission (“**FLWAC**”), and Ordinance No. 2006-40, adopted by the Board of County Commissioners in and for St. Johns County, Florida (the “**County**”), respectively. The Original Districts, local units of special-purpose governments, were established for purposes of, among other things, financing and managing the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within RiverTown.

After establishment, the Original Districts determined that it was in their individual and collective best interests to adopt a common capital improvement program, the result of which was the *Improvement Plan* dated October 27, 2006 (the “**Original Improvement Plan**”). Pursuant to an *Interlocal Agreement* dated July 30, 2007 (the “**Interlocal Agreement**”), the Original Districts also agreed to jointly exercise their powers and authority to efficiently finance, construct and acquire infrastructure comprising a portion of the Original Improvement Plan.

As a result of changes to the development plan for RiverTown, the Original Districts pursued merger in accordance with section 190.046(3), *Fla. Stat.* Effective September 6, 2011, Rule 42FFF-1.002, *Florida Administrative Code*, merged Main Street into and with Rivers Edge. The metes and bounds description of the District’s current boundary is attached hereto as **Exhibit C**. As the surviving entity, Rivers Edge assumed all indebtedness of, received title to all property owned by, and assumed the powers and authority of, Main Street, pursuant to the *Merger Agreement*, dated July 1, 2010, entered into by and between the Original Districts. The Notice of Merger was recorded in the St. Johns County Official Records, Book 3473, Page 1648.

On November 19, 2014, the Board of Supervisors for the District (the “**Board**”) adopted a resolution directing District staff to file a petition with FLWAC requesting adoption of an



amendment to the Rivers Edge Rule revising the boundary to remove approximately 2,500 acres of land. The purpose of the contraction is to accommodate changes in market conditions and the development plan, as well as to finalize the “central core” of the Development extending along Orange Branch Trail from CR 244 (Longleaf Parkway) to the St. Johns River. A metes and bounds legal description of the land to remain in the contracted District boundary (the “**Revised District Lands**” and the contracted district boundary, the “**Revised District Boundary**”), conceptual plan reflecting the District’s pre- and post-amendment boundaries is attached as **Composite Exhibit D**. The expected land uses on the Revised District Lands are below:

#### ***Land Use***

The Revised District Lands are planned to ultimately include 1461 residential units. The table below illustrates the current land use planned for the Revised District Lands.

<b><u>Proposed Land Use</u></b>	<b><u>Approximate Acres</u></b>	<b><u>Units</u></b>
Single Family Detached Residential	623	1402
Single Family Attached Residential	12	59
Recreation	75	
Other (open space, drainage, conservation, etc.)	978	
Total	1,688	

#### ***Purpose of this Restated Improvement Plan***

The purpose of this *Amended and Restated Master Improvement Plan for the Rivers Edge Community Development District* (the “**Restated Improvement Plan**”) is to update the Original Improvement Plan, to (i) incorporate the current development plan for the Development and Revised District Lands, (ii) update the proposed infrastructure improvements and associated costs, (iii) allocate the costs of the proposed infrastructure improvements among the Revised District Lands and those lands within the Development that are being removed from the District (the “**Removed Lands**”), and (iv) update the status of development and project construction.

On April 7, 2007, the Circuit Court in and for St. Johns County, Florida, issued its Final Judgment validating the Original Districts’ authority to finance, fund, plan establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the “Project,” which project was defined in the Original Improvement Plan. All of the infrastructure improvements identified in this Restated Improvement Plan were also described in the Original Improvement Plan and, therefore, comprise a portion of the “Project” validated in the Final Judgment.

### **RESTATED IMPROVEMENT PLAN**

This Restated Improvement Plan identifies the improvements necessary for effective and efficient development of the Development and Revised District Lands, including master transportation

improvements, minor collector roadways, master drainage improvements, master utility facilities, master landscape improvements, master recreation improvements and neighborhood infrastructure. The following is a general description of the improvements comprising the Restated Improvement Plan.

### ***Master Transportation Improvements***

The District has and presently intends to finance, design, construct and/or acquire certain on- and off-site master transportation improvements serving the Development. Construction of the roadways will require, among other things, maintenance of traffic, clearing and grubbing, fill, roadway base and subgrade, curb and gutter, grassing, asphalt, striping, signage and sidewalks, as required by applicable St. Johns County land development regulations and Florida Department of Transportation standards.

*CR 244/CR 16A:* Consists of total length of approximately 3.5 miles of roadways. CR 244 is a four-lane urban section, divided by a median, and approximately .5 miles is two-lane rural section for relocation of CR 16A. This roadway project was constructed and has been dedicated to St. Johns County for ownership and maintenance. Landscaping improvements along the corridor remain the maintenance responsibility of the District.

*CR 223:* Consists of approximately 3 miles of roadway to be completed in two phases. Phase I will consist of two-lane undivided urban section with improvements for turn lanes at the north and south intersections. Portions of the Phase I improvements have been constructed, however final construction has been put on hold pending further development with the District. Phase II will consist of constructing another two-lane urban section, with median, to complete the four-lane urban section with median.

*State Road 13:* Consists of standard widening and additional of turn lanes at five locations, portions of which will only require the milling and resurfacing of existing lanes. These five locations may include the addition of roundabout style intersections. One of these roundabouts has been constructed at the main entry to the District off SR 13. The second roundabout is currently under design and permitting.

*Minor Collector Roadways:* These improvements consist of all the collector roadways within the District, which improvements will provide for smooth and efficient movement of all traffic onto the arterial roadways. It also includes utility improvements that will serve as the “trunk line” system for the Development. Portions of these collector roadways have been constructed and additional collector roadways are currently in design and permitting.

### ***Master Water, Wastewater and Reuse Improvements***

The District is within the JEA potable water, wastewater and reuse service area. JEA has existing potable water, wastewater, and reuse mains in the right-of-way of CR 244, Greenbriar Road and SR 13 that have sufficient capacity to serve the Development at build-out based upon the Developer and Utility Service Agreement. This agreement provides for the reimbursement of the Developer for costs associated with the construction of master water and reuse mains along with sewer lift stations and force mains to serve the Development.

The District presently intends to finance, design, construct and/or acquire the potable water mains, wastewater gravity and force mains, lift stations, effluent reuse mains, and appurtenances thereto in support of the remaining development on the Revised District Lands. The water, wastewater and

reuse improvements have been designed, permitted and will be constructed in accordance with the County's land development regulations, and the rules and regulations of JEA and the Florida Department of Environmental Protection. Site plans showing the master water, wastewater and reuse improvements for the Development and the Revised District Lands is attached hereto as **Composite Exhibit E**. It shall be noted that in the area identified as "Existing Phase" on Composite Exhibit E the water, wastewater and reuse improvements have been constructed and dedicated to JEA.

After completion, all proposed improvements within the Revised District Lands will be dedicated to JEA for ownership, operation and maintenance.

### ***Master Drainage Improvements***

The master drainage improvements for the Development and the Revised District Lands will be financed, designed and constructed by the District in accordance with the Conceptual Master Drainage Plan, which has been permitted by the St. Johns River Water Management District. The system will consist primarily of master stormwater management ponds that are interconnected and will discharge at defined natural outfalls throughout the Development site. The master stormwater management system and discharge points are reflected in **Exhibit D** attached hereto.

The District will obtain necessary easement rights to and around all pipes, ponds and swales needed for operation and maintenance of the master drainage system and to meet all permitting requirements.

### ***Master Landscape and Hardscape Improvements***

Landscape, irrigation, hardscape and entry features along master transportation improvements and in common areas within and without the Revised District Lands and Development will be financed, designed, constructed and/or acquired by the District. These improvements may include entry features with walls, waterfalls, towers or other architectural features to accent the District.

In order to maintain the master landscape and hardscape improvements following completion, the District has or will obtain easement rights to and around the landscaped and hardscaped areas.

### ***Master Recreation Improvements***

The District has financed, designed and constructed recreational facilities within and adjacent to the District's current boundary. The improvements included the following:

- *58-Acre Riverfront Park:* This public park is located across SR 13 from the Town Center. The Riverfront Park includes over 0.5 miles of frontage along the St. Johns River and is adjacent to the Hallows Cove conservation area. The basic components of this facility include:
  - Boat launch facilities for non-motorized watercraft (under permitting)
  - Bathrooms
  - Parking
  - Landscape and Lighting
  - Trails
- *100-Acre Community Ball Park:* The community park (known as RiverTown Fields) is located

east of SR 13. The park provides a benefit to all lands in the District, and generally includes the following:

- Four Baseball Fields
- Four Multi-Purpose Fields (to be constructed at a later date)
- Parking
- Bathrooms
- Concession Facilities
- Picnic Area

The District intends to design, finance and construct a minimum of 8 pocket parks within the remaining portions of the Revised District Lands. These parks may include tot lots, play equipment, dog parks, sitting areas, open play fields and associated elements.

### ***Neighborhood Infrastructure***

The District designed, financed and constructed certain infrastructure improvements for neighborhoods within the District boundaries. The Neighborhood Infrastructure improvements included complete construction of the basic infrastructure for each neighborhood including but not limited to: clearing and grubbing, earthwork, roadways and associated drainage, underground conduit to facilitate street lighting, landscaping, irrigation, hardscape and water, sewer and reuse transmission lines within the road right-of-way. All neighborhood infrastructure improvements were designed and constructed to St. Johns County, JEA, Florida Department of Environmental Protection and St. Johns River Water Management District standards.

The District does not intend to finance additional Neighborhood Infrastructure within the Revised District Boundary.

### **PERMIT STATUS**

Permits for construction have been and continue to be required prior to construction of lands in the Development, including that portion included in the Revised District Boundary. The table below identifies the permits necessary for the Development and their status as of the date of this Restated Improvement Plan.

The District Engineer hereby certifies that all permits and approvals necessary to complete development in the Revised District Boundary have either been obtained or will be obtained following the customary and normal permitting process.

<p align="center"><b><i>Rivers Edge CDD</i></b>  <b><i>Construction Project Status &amp; Permit Approvals</i></b>  <b><i>Restated Improvement Plan</i></b></p>						
Project Description	Construction Completed to Date	Permit Status				
		Army Corps Of Engineers	St. Johns River WMD	St. Johns County DRC	FDEP Water & Sewer	FDOT
CR244	100%	X	X	X	X	N/A
Garden District	75%	X	X	X	X	N/A
Lakes District	100%	X	X	X	X	N/A
Main Street District	100%	X	X	X	X	X
Rivertown Fields	60%	X	X	X	X	X
CR223	50%	X	X	X	N/A	N/A
SR 13	100%	X	X	N/A	N/A	X
Riverfront Park	50%	X	X	X	X	X
Landings	100%	X	X	X	X	N/A
RiverHouse	95%	X	X	X	X	N/A

### **SUMMARY OF COST OPINIONS**

As of the date of this Restated Improvement Plan, Main Street and Rivers Edge have issued Capital Improvement Revenue Bonds and Bond Anticipation Notes in the total amount of \$66,330,000 (collectively, the "Prior BANs/Bonds") as well as benefitted from Developer and other government contributions totaling \$31,620,420. The proceeds of which were used for the design, construction and acquisition of a portion of the infrastructure improvements described herein. A Summary of Cost Estimates, which includes (i) original and current estimated project costs and improvements funded to date, (ii) Developer and District funded costs paid to date, and (iii) an allocation of construction costs for the Restated Improvement Plan is attached as **Exhibit F**.

The Summary of Cost Opinions is only an estimate and not a guarantee maximum price. The following generally describes the basis and assumptions for the cost estimates:

- Unit Prices supplied by Contractors
- Ten percent (10%) contingency costs for unexpected items
- Eleven percent (11%) soft costs based on construction costs
- Typical yield per acre for areas not yet designed
- Existing contracts from contractors for other CDD projects

### ***Professional Fees/Soft costs***

Professional fees include civil engineering costs for site design, permitting, inspection, survey costs for construction staking and as-built drawings, as well as geotechnical costs for pre-design soil borings, construction staking, and architectural costs for landscape, hardscape and recreation design. Also included are fees associated with environmental consultation, permitting and other professional fees, including for District Counsel. In general, the estimated professional fees are based on a percentage of the total infrastructure cost estimate.

### ***Contingency***

This category includes the cost for adjustments as a result of unexpected field conditions, requirements of governmental agencies and other unknown factors that may occur throughout the course of development of lands in the Revised District Boundary. In general, the contingency amount is based on a percentage of the total infrastructure cost estimate.

## **OWNERSHIP AND MAINTENANCE**

The following is a brief summary of the anticipated operation and maintenance responsibilities for this Restated Improvement Plan.

Infrastructure Improvement Projects	Ownership	Maintenance Responsibility
CR244	St. Johns County	St. Johns County (CDD to maintain landscape & irrigation)
Garden District	CDD	CDD
Lakes District	CDD	CDD
Main Street District	CDD	CDD
RiverTown Fields	St. Johns Co.	St Johns County
CR223	St. Johns Co.	St. Johns Co.
SR13	Florida DOT	Florida DOT (CDD to maintain landscape & irrigation)
Riverfront Park	St. Johns County	St. Johns County (CDD to maintain landscape)
Minor Collector & Local Roadways	St. Johns County	St. Johns County (CDD to maintain landscape)
Stormwater Ponds	CDD	CDD
Pocket Parks	CDD	CDD
Entry Features/Signs	CDD	CDD
Water, Sewer & Reuse Improvements	JEA	JEA

### **ENGINEER'S OPINION**

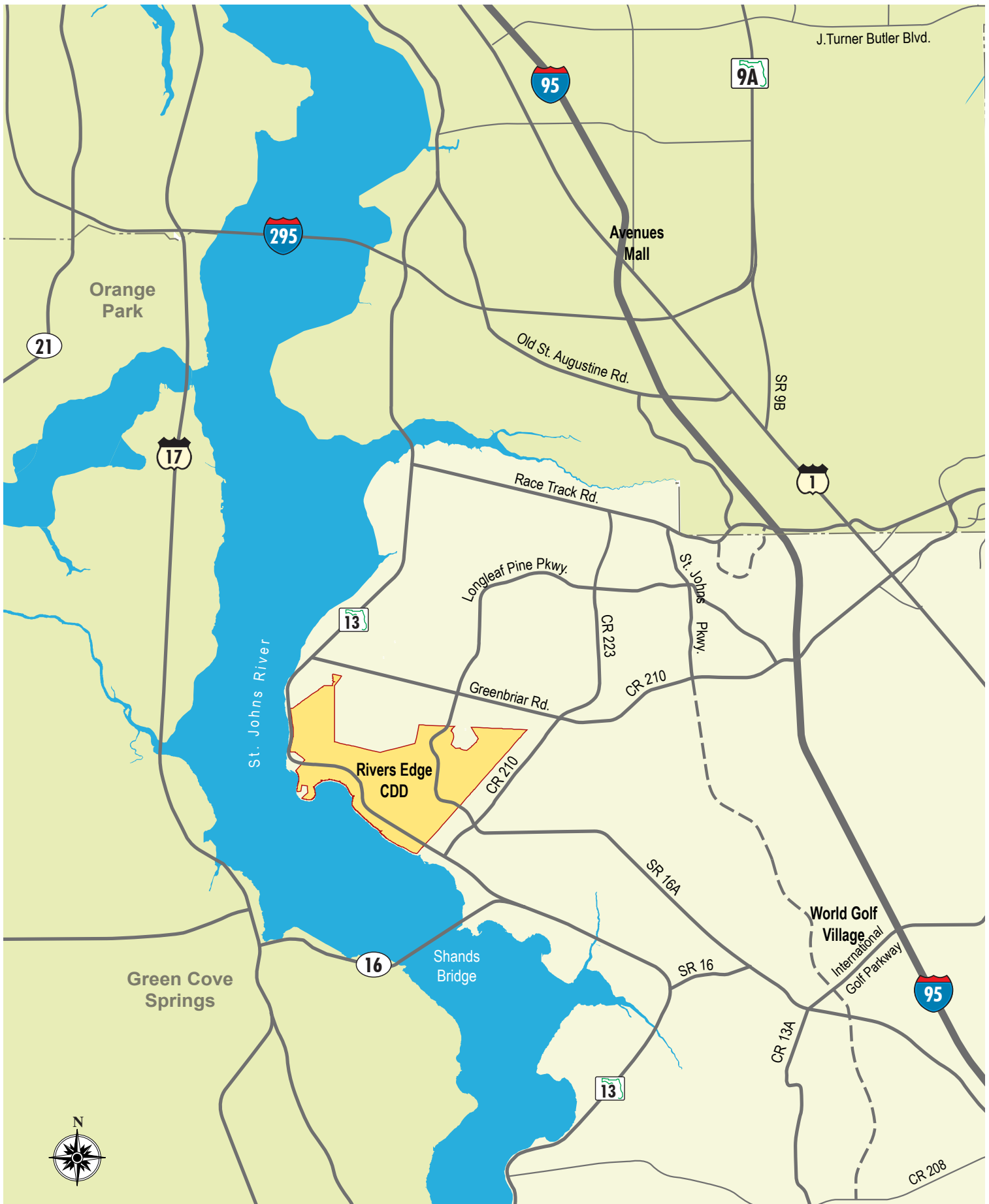
It is my professional opinion that the Summary of Estimated Costs listed below is sufficient to complete the construction of the items described herein.

It is my professional opinion that the costs associated with the design, permitting, and construction/acquisition of the improvements described herein are reasonable to achieve completion and that such improvements will benefit lands within the Development and Revised District Boundaries. The planned improvements will be public and are set forth in Sections 190.012(1) and (2) of the Florida Statutes.

---

Ryan P. Stilwell, P.E.

Florida Registered Engineer No. 66526



**LOCATION MAP**

**Exhibit A**



MASTER PLAN

LEGEND

- Existing Platted Lots
- Multi-family/Townhomes
- Single Family
- SOLD/Under Contract
- School Sites/Fire Station/Library
- Recreation/Amenity Parcels
- Commercial
- Office
- Light Industrial
- Utility
- Neighborhood Parks
- Ⓢ

Shared Dock
- Ⓒ

Community Dock
- Existing Wetland
- Wetland Buffer/Mitigation
- Open Space

Community  
Park

Popo Point

Hallowes Cove  
St. Johns River

Existing Riverfront Park

Existing RiverHouse

Existing Fishing Pier

RiverClub

Welcome Center

Bartram Trail  
High School

Longleaf Pine Parkway

Greenbriar Road

16A

13

210



PROSSER

November 10, 2015 113094.01

## Exhibit C

### Current Rivers Edge CDD Boundary

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the most Northeasterly corner of the plat BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, as recorded in Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, said point also being on the Southerly Right of Way line of GREENBRIAR ROAD, (a Variable Width Public Road Right of Way, as per Right of Way Map prepared by St. Johns County Surveying and Mapping Program, dated April 19, 1999, formerly known as STATE ROAD No. 11 and/or BOMBING RANGE ROAD), and run thence, along the aforesaid Southerly Right of Way line of GREENBRIAR ROAD, the following three (3) Courses and Distances:

Course No. 1: South 77°13'29" East, a distance of 732.72 feet, to a point;

Course No. 2: South 12°21'44" West, a distance of 17.00 feet, to a point;

Course No. 3: South 77°13'29" East, a distance of 218.82 feet, to a point, on the Westerly boundary line of GREENBRIAR SECTION ONE, as shown on the plat thereof, recorded in Map Book 14, pages 58 and 58 of the Public Records of St. Johns County, Florida; run thence, along the Westerly boundary line of said GREENBRIAR SECTION ONE, the following two (2) Courses and Distances:

Course No. 1: South 35°18'11" West, a distance of 1,258.39 feet, to a point;

Course No. 2: South 00°00'46" West, along aforesaid Westerly boundary, and then along a Southerly prolongation thereof, a distance of 5,903.67 feet, to the monumented Southwest corner of those lands described and recorded in that instrument recorded in Official Records Book 702, page 995 of the Public Records of said St. Johns County, Florida; run thence, South 77°09'41" East, along the Southerly line of said lands described and recorded in Official Records Book 702, page 995, and then along the Southerly line of lands described and recorded in Official Records Book 702, page 992, all in the Public Records of said St. Johns County, Florida, a distance of 4,900.13 feet, to a point; run thence North 75°52'24" East, continuing along the aforesaid Southerly line of lands described and recorded in Official Records Book 702, page 992, and then along the Southerly line of lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida, a distance of 3,755.96 feet, to the Southeast corner of said lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida; run thence North 12°53'03" East, along the Easterly line of said lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida, a distance of 2,028.02 feet, to the Southerly line of lands described and recorded in Official Records Book 807, page 564 of the Public Records of said St. Johns County, Florida; run thence South 87°27'26" East, along the Southerly line of aforesaid lands, a distance of 3,744.64 feet, to a point on the Westerly line of those lands described and recorded in Official Records Book 1400, page 1204 of the Public Records of said St. Johns County, Florida, and being the boundary line of BARTRAM TRAIL HIGH SCHOOL; run thence, along and around the boundaries of BARTRAM TRAIL HIGH SCHOOL, the following fifteen (15) Courses and Distances:

Course No. 1: South 46°48'23" West, a distance of 414.48 feet, to a point;

Course No. 2: South 22°50'52" West, a distance of 170.75 feet, to a point;

Course No. 3: South 29°41'23" East, a distance of 105.05 feet, to a point;

Course No. 4: South 43°43'33" East, a distance of 242.38 feet, to a point;

Course No. 5: South 06°15'54" East, a distance of 461.02 feet, to a point;

Course No. 6: South 24°04'44" West, a distance of 767.51 feet, to a point;

Course No. 7: South 50°01'20" East, a distance of 672.15 feet, to a point;

Course No. 8: North 83°31'47" East, a distance of 438.97 feet, to a point;

Course No. 9: South 37°49'12" East, a distance of 138.56 feet, to a point;

Course No. 10: South 66°18'34" East, a distance of 290.82 feet, to a point;

Course No. 11: South 82°37'22" East, a distance of 375.87 feet, to a point;

Course No. 12: North 48°52'37" East, a distance of 831.78 feet, to a point;

Course No. 13: North 49°06'30" East, a distance of 480.59 feet, to a point;

Course No. 14: North 27°50'21" East, a distance of 414.04 feet, to a point;



Course No. 15: North 29°55'50" West, a distance of 1,405.58 feet, to a point, lying on the Southerly line of the aforesaid lands, described and recorded in Official Records Book 807, page 564 of the Public Records of said St. Johns County; run thence, on the aforesaid Southerly line of said lands, the following two (2) Courses and Distances:

Course No. 1: South 87°27'26" East, a distance of 560.74 feet, to a point;

Course No. 2: South 87°17'21" East, a distance of 5,264.98 feet, to a point, on the Easterly monumented line of Section 39, the Francis P. Fatio Grant; run thence, along last said line, the following four (4) Courses and Distances:

Course No. 1: South 41°26'00" West (also being the Westerly line of Section 28) a distance of 6,287.87 feet, to a point, (a portion of this call is along the Westerly boundary line of WHITELOCK FARMS, as shown on the plat thereof, recorded in Map Book 37, pages 80 through 112 of the Public Records of said St. Johns County, Florida), said point being the intersection of Sections 28, 29 and 39;

Course No. 2: South 41°25'04" West (also being the Westerly boundary line of Tract "J", of aforesaid WHITELOCK FARMS, and the Westerly line of said Section 29) a distance of 2,321.16 feet, to a point;

Course No. 3: South 41°34'03" West (a portion of this call is along the Westerly boundary line of aforesaid WHITELOCK FARMS) a distance of 5,424.32 feet, to a point, at the intersection of Sections 39, 32 and 40;

Course No. 4: South 42°44'52" West (also being the Westerly line of said Section 40) a distance of 2,199.20 feet, to a point, on the Northeasterly Right of Way line of STATE ROAD No. 13 (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid Northeasterly Right of Way line of STATE ROAD No. 13, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 6144.14 feet; run thence North 26°42'01" East, departing said Northeasterly Right of Way line, a distance of 249.39 feet, to a point; run thence South 63°14'24" East, a distance of 120.00 feet, to a point; run thence North 26°42'01" East, a distance of 223.42 feet, to a point; run thence North 11°17'57" East, a distance of 176.08 feet, to a point; run thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 219.00 feet, through a central angle of 09°27'56" to the left, an arc distance of 36.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 73°58'04" East, 36.14 feet; run thence South 78°42'03" East, along last said tangency, 264.08 feet the point of curvature of a curve leading Southeasterly; thence Easterly, around and along the arc of said curve, being concave Southwesterly, and having a radius of 531.00 feet, through a central angle of 15°24'03" to the right, an arc distance of 142.73 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 71°00'01" East, 142.30 feet; run thence South 63°17'59" East, along last said tangency, a distance of 404.36 feet; run thence North 26°42'01" East, a distance of 827.49 feet, to the point of curvature of a curve leading Northerly; thence Northerly and Northwesterly, around and along the arc of said curve, being concave Westerly, and having a radius of 25.00 feet, through a central angle of 80°40'40" to the left, an arc distance of 35.20 feet, said arc being subtended by a chord bearing and distance of North 13°38'19" West, 32.37 feet to the point of reverse curvature of last said curve with a curve leading Northwesterly; thence Northwesterly, around and along the arc of last said curve, being concave Northeasterly, and having a radius of 354.00 feet, through a central angle of 26°14'57" to the right, an arc distance of 162.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 40°51'10" West, 160.77 feet; run thence North 27°43'42" West, along last said tangency, a distance of 45.05 feet, to a point; run thence South 62°16'18" West, a distance of 313.00 feet, to the point of curvature of a curve leading Westerly; thence Westerly, around and along the arc of said curve, being concave Northerly, and having a radius of 479.00 feet, through a central angle of 59°19'51" to the right, an arc distance of 496.01 feet, arc being subtended by a chord bearing and distance of North 88°03'46" West, 474.15 feet to the point of reverse curvature of last said curve with a curve leading Westerly; thence Westerly, around and along the arc of last said curve, being concave Southerly, and having a radius of 250.00 feet, through a central angle of 89°56'25" to the left, an arc distance of 392.44 feet to the end last said curve, said arc being subtended by a chord bearing and distance of South 76°37'57" West, 353.37 feet; run thence North 69°17'58" West, a distance of 265.03 feet; thence Southwesterly, around and along the arc of a curve, being concave Northwesterly, and having a radius of 500.00 feet, through a central angle of 09°47'49" to the right, an arc distance of 85.49 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 25°34'49" West, 85.39 feet; run thence South 30°28'44" West, along last said tangency, a distance of 350.39 feet; run thence North 56°25'03" West, a distance of 314.88 feet; run thence South 45°28'44"

West, a distance of 151.52 feet; run thence South 57°14'17" West, a distance of 100.62 feet; run thence South 53°38'43" West, a distance of 112.98 feet to a point situate on the Northeasterly Right of Way line of said STATE ROAD 13; run thence, along the Northeasterly Right of Way line of said STATE ROAD No. 13, the following seven (7) Courses and Distances:

Course No. 1: thence Northerly, around and along the arc of a curve, being concave Easterly, and having a radius of 1403.66 feet, through a central angle of 44°43'34" to the right, an arc distance of 1095.72 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 06°47'20" West, 1068.12 feet;

Course No. 2: North 15°34'27" East, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 3: thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 1,491.25 feet, through a central angle of 62°09'52" to the left, an arc distance of 1,617.97 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 15°30'29" West, 1,539.77 feet;

Course No. 4: North 46°35'25" West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading Westerly;

Course No. 5: thence Westerly, along and around the arc of a curve, being concave Southerly, and having a radius of 2,914.90 feet, through a central angle of 42°24'00" to the left, an arc distance of 2,157.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 67°47'25" West 2,108.20 feet;

Course No. 6: North 88°59'25" West, along last said tangency, a distance of 2,754.72 feet, to the Point of Curvature, of a curve leading northwesterly;

Course No. 7: thence Northwesterly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,382.69 feet, through a central angle of 08°42'40" to the right, an arc distance of 210.22 feet, to the Easterly line of lands described and recorded in Official Records Book 763, page 395 of the Public Records of said St. Johns County, Florida, last said arc being subtended by a chord bearing and distance of North 84°38'05" West, 210.02 feet; run thence North 39°27'48" East, along the aforesaid Easterly line of lands described and recorded in Official Records Book 763, page 395, and then along the Easterly line of lands described and recorded in Official Records Book 1106, page 977 of the Public Records of said St. Johns County, Florida, a distance of 648.38 feet, to the Northeast corner of said lands, described and recorded in Official Records Book 1106, page 977 of said Public Records; run thence North 51°41'45" West, along the Northerly line of last said lands, and then along the Northerly line of those lands described and recorded in Official Records Book 1156, page 464, and then Official Records Book 1370, page 122 of the Public Records of said St. Johns County, Florida, a distance of 1,332.26 feet, to the Northeast corner of those lands described and recorded in Official Records Book 1370, page 122 of the Public Records of St. Johns County, Florida; run thence South 89°24'8" West, along the Northerly line of last said lands, a distance of 515.25 feet, to the Easterly Right of Way line of aforesaid STATE ROAD No. 13; run thence, along the aforesaid Easterly Right of Way line of STATE ROAD No. 13, the following four (4) Courses and Distances:

Course No. 1: run thence Northerly, along and around the arc of a curve, being concave Easterly, and having a radius of 1,382.69 feet, through a central angle of 13°55'33" to the right, an arc distance of 336.07 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 05°13'52" East, 335.24 feet;

Course No. 2: North 12°11'31" East, along last said tangency, a distance of 1,169.27 feet, to the point of curvature, of a curve leading northerly;

Course No. 3: thence Northerly, along and around the arc of a curve, being concave Westerly, and having a radius of 2,914.89 feet, through a central angle of 20°40'00" to the left, an arc distance of 1,051.40 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 01°51'31" East, 1,045.71 feet;

Course No. 4: North 08°28'29" West, along last said tangency, a distance of 2,119.40 feet, to the Southerly line of those lands described and recorded in Official Records Book 878, page 1283 of the Public Records of said St. Johns County, Florida; run thence, along last said line, the following two (2) Courses and Distances:

Course No. 1: South 88°11'16" East, a distance of 288.50 feet, to a point;

Course No. 2: North 54°15'52" East, a distance of 4,016.06 feet, to a point on the Northerly line of the HALLOWES TRACT (also being the Southerly line of the ST. ELMO TRACT, and the Southerly line of aforesaid BARTRAM PLANTATION PHASE TWO); run thence, South 89°20'59" East, along last said line, a distance of 883.58 feet, to a point; thence, departing from said Northerly line of the HALLOWES TRACT (also being the Southerly line of ST. ELMO TRACT) run the following thirteen Courses and Distances, along the Easterly boundary of the aforesaid plat of BARTRAM PLANTATION PHASE TWO:

Course No. 1: North 05°30'37" East, a distance of 227.90 feet, to a point;  
Course No. 2: North 29°44'02" East, a distance of 230.63 feet, to a point;  
Course No. 3: North 21°25'38" East, a distance of 43.96 feet, to a point;  
Course No. 4: North 84°42'38" West, a distance of 65.01 feet, to a point;  
Course No. 5: North 32°32'11" West, a distance of 98.40 feet, to a point;  
Course No. 6: North 20°05'21" East, a distance of 79.61 feet, to a point;  
Course No. 7: North 64°40'30" East, a distance of 36.01 feet, to a point;  
Course No. 8: North 11°04'19" West, a distance of 167.86 feet, to a point;  
Course No. 9: North 66°29'43" West, a distance of 51.93 feet, to a point;  
Course No. 10: North 47°26'30" East, a distance of 103.39 feet, to a point;  
Course No. 11: North 39°33'12" West, a distance of 99.33 feet, to a point;  
Course No. 12: North 23°21'33" West, a distance of 92.86 feet, to a point;  
Course No. 13: North 17°55'40" East, a distance of 203.96 feet, to a point, on the aforesaid Southerly Right of Way line of GREENBRIAR ROAD, and the POINT OF BEGINNING.

The lands thus described, contain 160,416,447 square feet, or 3,682.65 acres, more or less, in area.

TOGETHER WITH the following described parcel:

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; together with a portion of the Francis P. Fatio Grant, Section 43, Township 6 South, Range 27 East, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a Southwesterly prolongation thereof, a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13 (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South 42°44'52" West, along aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD No. 13, and the POINT OF BEGINNING.

From the POINT OF BEGINNING, thus described, run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°19'36" West, 104.28 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 4312.27 feet; run thence South 26°32'34" West, departing said Southwesterly right of way line, a distance of 254.81 feet; run thence North 87°40'31" West, a distance of 740 feet, more or less to a point on the Northeasterly "Mean High Water Line," of the St. Johns River (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 5,300 feet, more or less, to a point which lies South 42°44'52" West, 1,053 feet, more or less, from the POINT OF BEGINNING; run thence North 42°44'52" East, a distance of 1,053 feet, more or less, to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contains 108.93 acres, more or less, in area.

TOGETHER WITH the following described parcel:

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a southwesterly prolongation thereof, a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, ( a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South 42°44'52" West, along

aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD NO. 13; run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following nine (9) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of  $00^{\circ}15'41''$  to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}19'36''$  West, 104.28 feet;

Course No. 2: North  $63^{\circ}27'26''$  West, along last said tangency, a distance of 6,281.57 feet, to the point of curvature, of a curve leading northerly;

Course No. 3: thence Northerly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,503.66 feet, through a central angle of  $79^{\circ}01'54''$  to the right, an arc distance of 2,074.09 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $23^{\circ}56'30''$  West, 1,913.53 feet;

Course No. 4: North  $15^{\circ}34'27''$  East, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading northwesterly and the POINT OF BEGINNING:

Course No. 5: thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 1,391.25 feet, through a central angle of  $62^{\circ}09'52''$  to the left, an arc distance of 1,509.47 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $15^{\circ}30'29''$  West, 1,436.52 feet;

Course No. 6: North  $46^{\circ}35'25''$  West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading Westerly;

Course No. 7: thence Westerly, along and around the arc of a curve, being concave Southerly, and having a radius of 2,814.90 feet, through a central angle of  $42^{\circ}24'00''$  to the left, an arc distance of 2,083.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North  $67^{\circ}47'25''$  West 2,035.87 feet;

Course No. 8: North  $88^{\circ}59'25''$  West, along last said tangency, a distance of 2,754.72 feet, to the point of curvature of a curve leading Westerly;

Course No. 9: thence Westerly, along and around the arc of a curve, being concave Northerly, and having a radius of 1482.69 feet, through a central angle of  $10^{\circ}53'45''$  to the right, an arc distance of 281.96 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North  $83^{\circ}32'33''$  West 281.53 feet, to the Northeasterly corner of Lot 22, REMINGTON PARK, as shown on the plat thereof, recorded in Map Book 7, page 1 of the Public Records of St. Johns County, Florida, thence South  $40^{\circ}31'00''$  West, along the Easterly line of said Lot 22, REMINGTON PARK, 749 feet, more or less, to a point on the Northeasterly "Mean High Water Line", of the St. Johns River (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southerly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 2,330 feet, more or less, to a point on the Northwesterly boundary of those lands currently owned by John P. Hallowes, Jr., et al (St. Johns County Property Appraiser PIN 000900 0000), as described and recorded in Official Records Book 107, page 495 of the Public Records of said St. Johns County; run thence, along the boundary lines of last said lands the following five (5) Courses and Distances:

Course No. 1: North  $79^{\circ}20'10''$  East, a distance of 390 feet, more or less, to a point;

Course No. 2: North  $10^{\circ}08'19''$  East, a distance of 636.87 feet, to a point;

Course No. 3: South  $88^{\circ}06'31''$  East, a distance of 581.67 feet, to a point;

Course No. 4: South  $03^{\circ}40'34''$  East, a distance of 742.73 feet, to a point;

Course No. 5: South  $45^{\circ}25'02''$  West, a distance of 874 feet, more or less, to a point on said Northeasterly "Mean High Water Line", of the St. Johns River run thence Easterly, Northerly and Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 9,100 feet, more or less, to a point which lies South  $87^{\circ}27'59''$  West, 1,043 feet, more or less, from the POINT OF BEGINNING; run thence North  $52^{\circ}50'53''$  East, a distance of 525 feet, more or less, to a point; run thence South  $78^{\circ}19'23''$  East, a distance of 314.43 feet to a point; run thence South  $56^{\circ}39'18''$  East, a distance of 377.64 feet to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contain 295.02 acres, more or less, in area.

TOGETHER WITH

PARCEL I

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; all in St. Johns County, Florida, said parcel of

land being more particularly described as follows: For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, (also being the Westerly line of said Section 40) a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid Northeasterly Right of Way line of STATE ROAD No. 13, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 6144.14 feet to the POINT OF BEGINNING: run thence North 26°42'01" East, departing said Northeasterly Right of Way line, a distance of 249.39 feet, to a point; run thence South 63°14'24" East, a distance of 120.00 feet, to a point; run thence North 26°42'01" East, a distance of 223.42 feet, to a point; run thence North 11°17'57" East, a distance of 176.08 feet, to a point; run thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 219.00 feet, through a central angle of 09°27'56" to the left, an arc distance of 36.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 73°58'04" East, 36.14 feet; run thence South 78°42'03" East, along last said tangency, 264.08 feet the point of curvature of a curve leading Southeasterly; thence Easterly, around and along the arc of said curve, being concave Southwesterly, and having a radius of 531.00 feet, through a central angle of 15°24'03" to the right, an arc distance of 142.73 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 71°00'01" East, 142.30 feet; run thence South 63°17'59" East, along last said tangency, a distance of 404.36 feet; run thence North 26°42'01" East, a distance of 827.49 feet, to the point of curvature of a curve leading Northerly; thence Northerly and Northwesterly, around and along the arc of said curve, being concave Westerly, and having a radius of 25.00 feet, through a central angle of 80°40'40" to the left, an arc distance of 35.20 feet, said arc being subtended by a chord bearing and distance of North 13°38'19" West, 32.37 feet to the point of reverse curvature of last said curve with a curve leading Northwesterly; thence Northwesterly, around and along the arc of last said curve, being concave Northeasterly, and having a radius of 354.00 feet, through a central angle of 26°14'57" to the right, an arc distance of 162.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 40°51'10" West, 160.77 feet; run thence North 27°43'42" West, along last said tangency, a distance of 45.05 feet, to a point; run thence South 62°16'18" West, a distance of 313.00 feet, to the point of curvature of a curve leading Westerly; thence Westerly, around and along the arc of said curve, being concave Northerly, and having a radius of 479.00 feet, through a central angle of 59°19'51" to the right, an arc distance of 496.01 feet, arc being subtended by a chord bearing and distance of North 88°03'46" West, 474.15 feet to the point of reverse curvature of last said curve with a curve leading Westerly; thence Westerly, around and along the arc of last said curve, being concave Southerly, and having a radius of 250.00 feet, through a central angle of 89°56'25" to the left, an arc distance of 392.44 feet to the end last said curve, said arc being subtended by a chord bearing and distance of South 76°37'57" West, 353.37 feet; run thence North 69°17'58" West, a distance of 265.03 feet; thence Southwesterly, around and along the arc of a curve, being concave Northwesterly, and having a radius of 500.00 feet, through a central angle of 09°47'49" to the right, an arc distance of 85.49 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 25°34'49" West, 85.39 feet; run thence South 30°28'44" West, along last said tangency, a distance of 350.39 feet; run thence North 56°25'03" West, a distance of 314.88 feet; run thence South 45°28'44" West, a distance of 151.52 feet; run thence South 57°14'17" West, a distance of 100.62 feet; run thence South 53°38'43" West, a distance of 112.98 feet to a point situate on the Northeasterly right of way line of said STATE ROAD 13; run thence, along said Northeasterly right of way line of said STATE ROAD No. 13, the following two (2) Courses and Distances: Course No. 1: thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 1403.66 feet, through a central angle of 34°18'20" to the left, an arc distance of 840.43 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 46°18'17" East, 827.94 feet; Course No. 2: thence South 63°27'26" East, along last said tangency, a distance of 137.43 feet to the POINT OF BEGINNING.

The lands thus described, contains 1,327,284 square feet, or 30.47 acres, more or less, in area.

PARCEL 2

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South  $42^{\circ}44'52''$  West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a southwesterly prolongation thereof, a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, ( a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South  $42^{\circ}44'52''$  West, along aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD NO. 13; run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following five (5) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of  $00^{\circ}15'41''$  to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}19'36''$  West, 104.28 feet;

Course No. 2: North  $62^{\circ}27'26''$  West, along last said tangency, a distance of 4312.27 feet to the POINT OF BEGINNING.

Course No. 3: thence continue North  $62^{\circ}27'26''$  West, along last said tangency, a distance of 1969.29 feet, to the point of curvature, of a curve leading northerly;

Course No. 4: thence Northerly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,503.66 feet, through a central angle of  $79^{\circ}01'54''$  to the left, an arc distance of 2,074.09 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $23^{\circ}56'30''$  West, 1,913.53 feet;

Course No. 5: North  $15^{\circ}34'27''$  East, along last said tangency, a distance of 457.25 feet; run thence North  $56^{\circ}39'18''$  West, departing said right of way line, a distance of 377.64 feet; run thence North  $78^{\circ}19'23''$  West, a distance of 314.43 feet; run thence South  $52^{\circ}50'53''$  West, a distance of 525 feet, more or less, to a point on the Northeasterly "Mean High Water Line", of the St. Johns River, (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 4,430 feet, more or less to a point which lies South  $76^{\circ}56'58''$  West, 876 feet, more or less, from the POINT OF BEGINNING; run thence South  $87^{\circ}40'31''$  East, a distance of 740 feet, more or less; run thence North  $26^{\circ}32'34''$  East, a distance of 254.81 feet to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.





The lands thus described, contains 59.46 acres, more or less, in area.

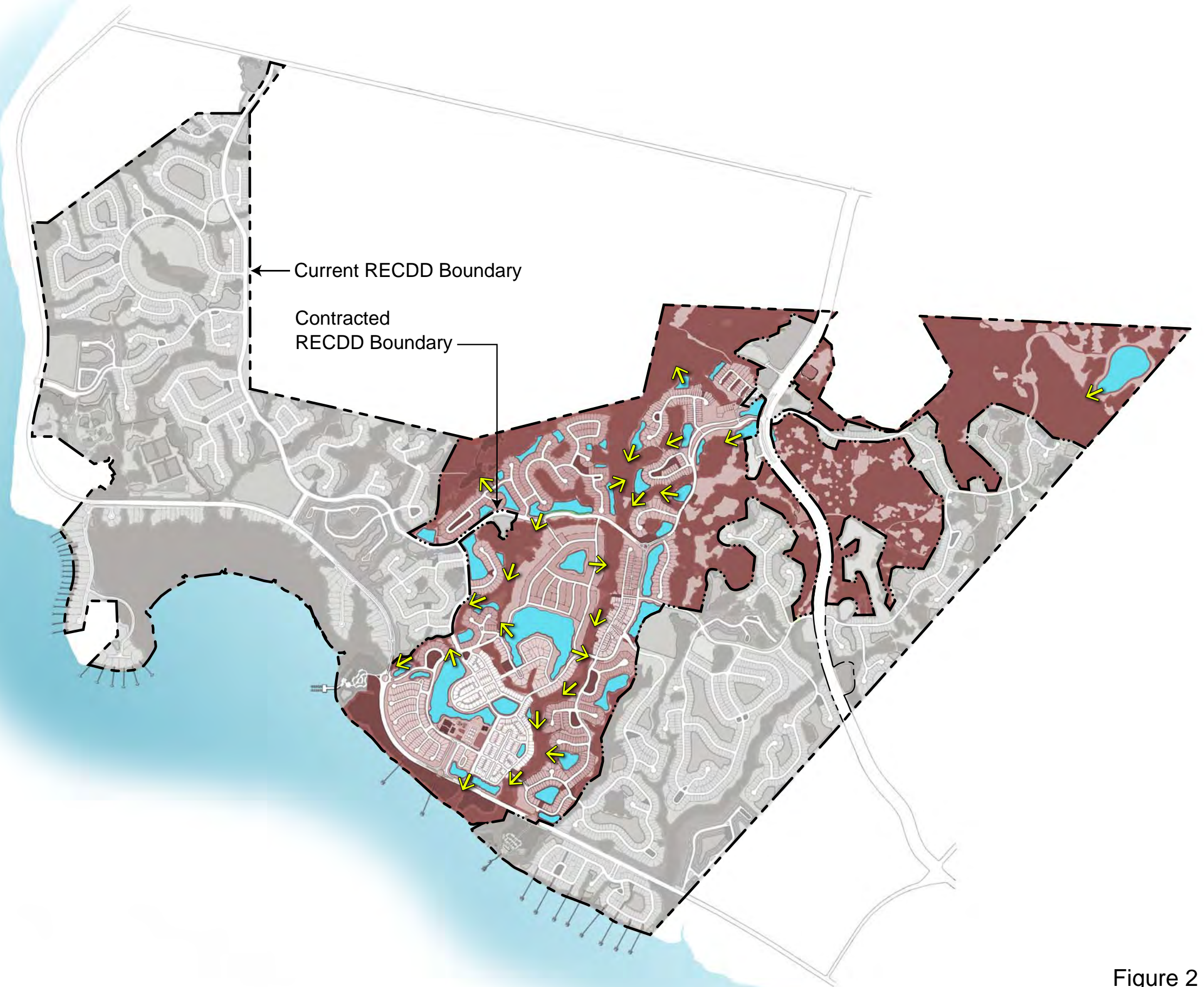
*Rulemaking Authority 190.004, 190.005 FS. Law Implemented 190.004, 190.005, 190.046 FS. History-New 11-1-06, Amended 9-6-11.*



## Conceptual CDD Plan

### LEGEND

-  Current RECDD Boundary
-  Current RECDD Boundary
-  Stormwater Pond
-  Stormwater Discharge



**PROSSER**

0 500' 1000' 2000' June 1, 2016 113094.60

Figure 2



*Detail of dimensional data  
around "Light Industry"  
and a part of CDD 2 North  
Parcel (Part Two)*

MAP SHOWING SKETCH OF  
GRAPHICALLY THE BOUNDARY LINES OF THE VARIOUS  
CDD PARCELS, AS SHOWN ON THE RIVERTOWN CONCEPTUAL CDD PLAN, PREPARED  
BY PROSSER, DATED MARCH 3, 2015, AND LEGAL DESCRIPTIONS TO ACCURATELY  
DESCRIBE THOSE CDD PARCELS.

NOTE: THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OF THE OVERALL PARCEL AND/OR OF THE VARIOUS CDD PARCELS SHOWN

TOTAL ACREAGE FIGURES  
RIVERS EDGE CDD  
PARCEL 1 = 1,168.77  
PARCEL 2 = 176.83  
PARCEL 3 = 285.04  
PARCEL 4 = 46.15  

---

TOTAL = 1,676.79

TOTAL ACREAGE FIGURES  
CDD 2

NORTH PARCEL 1	= 580.63
NORTH PARCEL 2	= 297.91
SOUTH PARCEL	= 105.18
<hr/>	
TOTAL	= 983.72

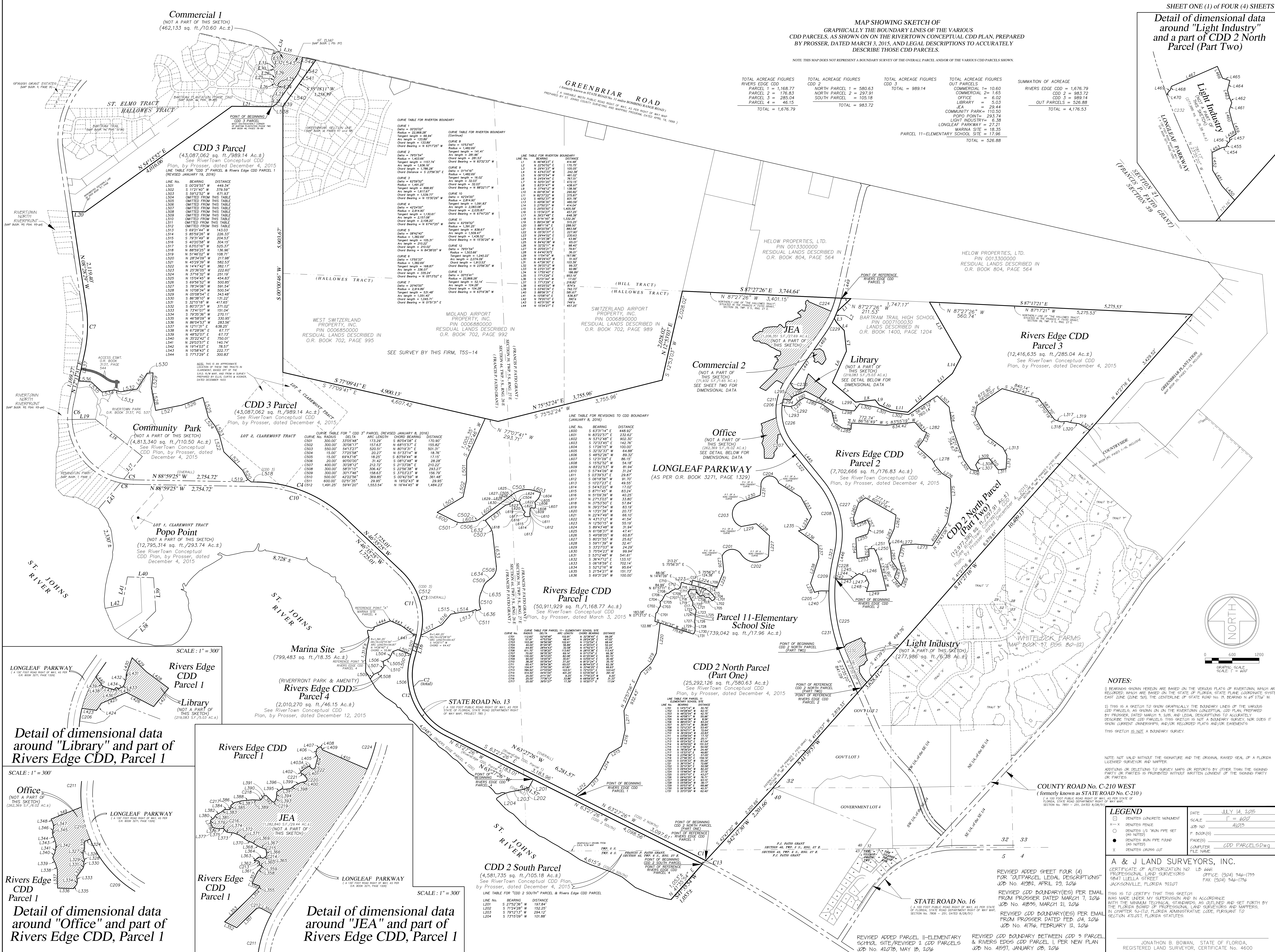
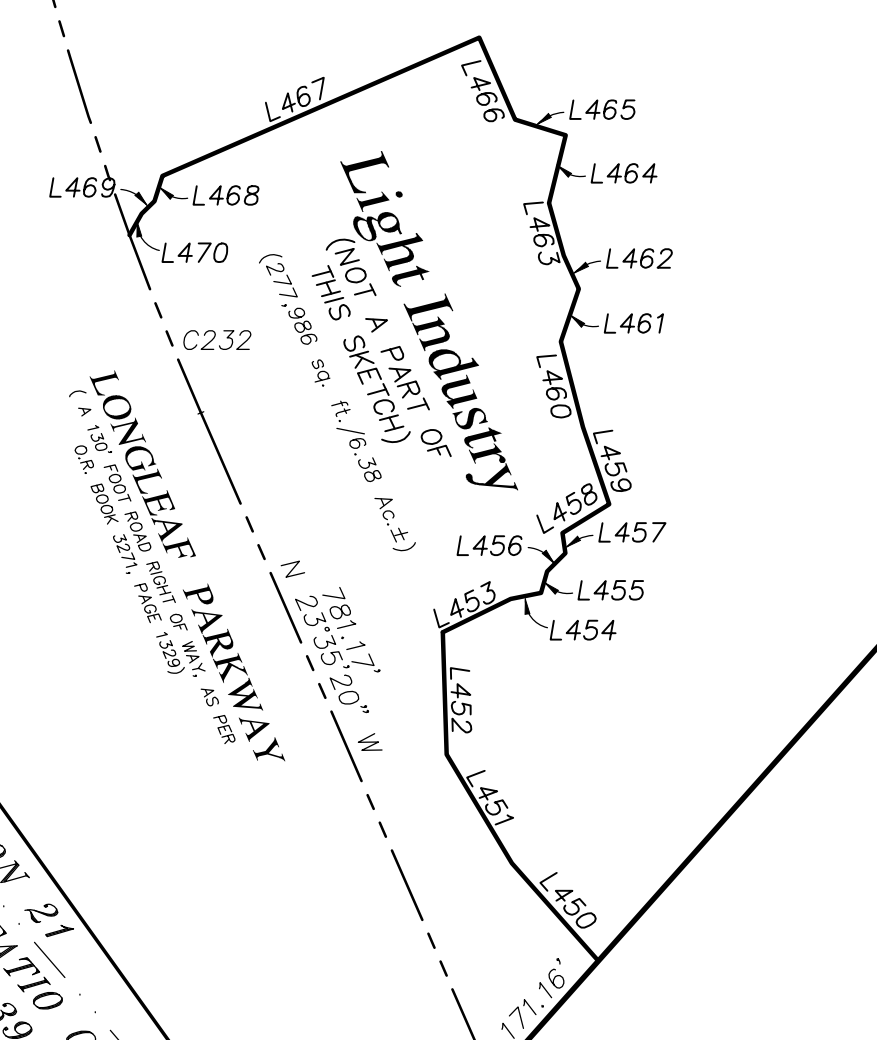
TOTAL ACREAGE FIGURES  
CDD 3  
TOTAL = 989.14

TOTAL ACREAGE FIGURES  
OUT PARCELS

COMMERCIAL 1=	10.60
COMMERCIAL 2=	1.65
OFFICE	= 6.02
LIBRARY	= 5.03
JEA	= 29.44

SUMMATION OF ACREAGE

RIVERS EDGE CDD =	1,676.79
CDD 2 =	983.72
CDD 3 =	989.14
OUT PARCELS =	526.88
<hr/> TOTAL =	4,176.53



*Detail of dimensional data  
around "Library" and part of  
Rivers Edge CDD, Parcel 1*

Office  
(NOT A PART OF  
THIS SKETCH)  
262,369 S.F./6.02 AC.±

**Rivers Edge CDD Parcel 1**

*Detail of dimensional data around "Office" and part of Rivers Edge CDD, Parcel 1*

*Detail of dimensional data  
around "JEA" and part of  
Rivers Edge CDD, Parcel 1*

**NOTES:**

BEARING/SOWN HEREON ARE BASED ON THE VARIOUS PLATS OF RIVERWORTH, WHICH ARE RECORDED, WHICH ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, EAST ZONE (ZONE 80), THE CENTERLINE OF STATE ROAD NO. 19, BEARING N 05 57'42" W.

2) THIS IS A SKETCH TO SHOW GRAPHICALLY THE BOUNDARY LINES OF THE VARIOUS PLOT PARCELS, AS SHOWN ON THE RIVERWORTH CONCEPTUAL OIL PLAN, PREPARED BY PROXY FROM MARCH 7, 2018, AND LEGAL DESCRIPTIONS TO ACCURATELY DESCRIBE THOSE OIL PARCELS. THIS SKETCH IS NOT A BOUNDARY SURVEY, NOR DOES IT SHOW CURRENT OWNERSHIPS, AND/OR RECORDED PLATS AND/OR EASEMENTS.

THIS SKETCH IS NOT A BOUNDARY SURVEY.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

<b>LEGEND</b> <input type="checkbox"/> DENOTES CONCRETE MONUMENT X-X DENOTES FENCE <input type="radio"/> DENOTES 1/2" IRON PIPE SET (AS NOTED) <input checked="" type="radio"/> DENOTES IRON PIPE FOUND (AS NOTED) X DENOTES CROSS CUT		DATE <u>JULY 14, 2015</u> SCALE <u>1" = 600'</u> JOB NO <u>41013</u> P. BOOK(S) _____ PAGE(S) _____ COMPUTER <u>CDD PARCELS.Dwg</u> FILE NAME _____	
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A & J LAND SURVEYORS, INC.  
 CERTIFICATE OF AUTHORIZATION NO. LB 6661  
 PROFESSIONAL LAND SURVEYORS  
 5847 LUELLA STREET  
 OFFICE: (904) 346-1733  
 FAX: (904) 346-1736

JACKSONVILLE, FLORIDA 32101

THIS IS TO CERTIFY THAT THIS SKETCH  
WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE  
WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY  
THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS,  
IN CHAPTER 63-170, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027, FLORIDA STATUTES.

JONATHAN B. BOWAN, STATE OF FLORIDA,  
REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600



















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<p>THE BOARD OF DIRECTORS OF</p>			

\_\_\_\_\_

© 2006 The Authors

Scale 1" =

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**EXHIBIT F**  
**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**SUMMARY OF COST OPINIONS**

<b>Improvement Plan Category</b>	<b>*2006 Improvement Plan Opinion of Costs (\$)</b>	<b>*2007 Initial Improvements Opinion of Costs (\$)</b>	<b>**Actual Improvement Plan Opinion of Costs (\$)</b>	<b>***Future Issuances by RECDD (\$)</b>	<b>Revised Improvement Plan Opinion of Costs (\$)</b>	<b>Future Issuance Notes</b>
Master Drainage & Stormwater Management	\$35,495,534.00	\$11,215,000.00	\$8,407,886.83	\$4,187,346.25	<b>\$12,595,233.08</b>	Stormwater improvements
Master Transportation	\$61,187,976.00	\$25,536,000.00	\$19,318,663.42	\$6,010,070.00	<b>\$25,328,733.42</b>	Orange Branch Trail/RiverTown Main Street
Master Utilities	\$18,848,978.00	\$13,973,500.00	\$11,362,074.49	\$0.00	<b>\$11,362,074.49</b>	
Master Landscape	\$7,582,178.00	\$1,833,000.00	\$1,621,458.28	\$4,020,287.50	<b>\$5,641,745.78</b>	OBT & Longleaf Entry Feature
Master Recreation	\$14,495,368.00	\$8,236,000.00	\$7,983,136.60	\$1,375,000.00	<b>\$9,358,136.60</b>	Pockets Parks (11)
Neighborhood Infrastructure	\$241,571,394.00	\$53,622,500.00	\$49,257,199.92	\$0.00	<b>\$49,257,199.92</b>	
<b>Total</b>	\$379,181,428.00	\$114,416,000.00	\$97,950,419.54	\$15,592,703.75	<b>\$113,543,123.29</b>	

\*From Supplemental Engineers Report dated November 8, 2007

\*\*Actual cost to date of projects completed by the Original Districts per GMS table 3-9-2016

\*\*\*Includes construction, design fees and contingency

**RIVERS EDGE  
COMMUNITY DEVELOPMENT DISTRICT  
ENGINEER'S REPORT  
SERIES 2016 BONDS (2016)**

**Prepared for:**

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

**Prepared by:**

**PROSSER, INC.  
13901 Sutton Park Drive South  
Suite 200  
Jacksonville, Florida 32224-0229**

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## **INTRODUCTION**

### ***The Development***

RiverTown is a 4,176.53-acre mixed-use master planned development (the “**Development**” or “RiverTown”) located along the east bank of the St. Johns River, approximately thirty-three (33) miles southwest of downtown Jacksonville in northwest St. Johns County, Florida. A map identifying the general location of the Development is attached as **Exhibit A**.

The Development is an approved Development of Regional Impact, approximately 3,995 acres of which is the RiverTown Planned Unit Development. The balance of the Development is located in the RiverTown PRD Reserve Area. Approved development within RiverTown generally consists of single and multi-family residential, commercial, retail, office, educational, light industrial, and various open space, recreational and park uses. The master development plan and the current expected land uses in the Development are further described in **Exhibit B** to this report.

In March 2014, Mattamy RiverTown, LLC, a Delaware limited liability company (the “**Master Developer**”), purchased from the original developer of RiverTown, The St. Joe Company, all of its remaining land and collateral rights in and became the Master Developer of RiverTown.

### ***The District***

The Rivers Edge Community Development District (“**Rivers Edge**” or the “**District**”) and the Main Street Community Development District (“**Main Street**,” and together with Rivers Edge, the “**Original Districts**”), were established by Rule 42FFF-1, *Florida Administrative Code* (the “**Rivers Edge Rule**”), adopted by the Florida Land and Water Adjudicatory Commission (“**FLWAC**”), and Ordinance No. 2006-40, adopted by the Board of County Commissioners in and for St. Johns County, Florida (the “**County**”), respectively. The Original Districts, local units of special-purpose governments, were established for purposes of, among other things, financing and managing the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within RiverTown.

After establishment, the Original Districts determined that it was in their individual and collective best interests to adopt a common capital improvement program, the result of which was the *Improvement Plan* dated October 17, 2006 (the “**Original Improvement Plan**”). Pursuant to an *Interlocal Agreement* dated July 30, 2007 (the “**Interlocal Agreement**”), the Original Districts also agreed to jointly exercise their powers and authority to efficiently finance, construct and acquire infrastructure comprising a portion of the Original Improvement Plan.

As a result of changes to the development plan for RiverTown, the Original Districts pursued merger in accordance with section 190.046(3), *Fla. Stat.* Effective September 6, 2011, Rule 42FFF-1.002, *Florida Administrative Code*, merged Main Street into and with Rivers Edge. The metes and bounds description of the District’s current boundary is attached hereto as **Exhibit C**. As the surviving entity, Rivers Edge assumed all indebtedness of, received title to all property owned by, and assumed the powers and authority of, Main Street, pursuant to the *Merger Agreement*, dated July 1, 2010, entered into by and between the Original Districts. The Notice of Merger was recorded in the St. Johns County Official Records, Book 3473, Page 1648.

On November 19, 2014, the Board of Supervisors for the District (the “**Board**”) adopted a resolution directing District staff to file a petition with FLWAC requesting adoption of an amendment to the Rivers Edge Rule revising the boundary to remove approximately 2,500 acres of land. The purpose of the contraction is to accommodate changes in market conditions and the development plan, as well as to finalize the “central core” of the Development extending along Orange Branch Trail from CR 244 (Longleaf Parkway) to the St. John River. A metes and bounds legal description of the land to remain in the contracted District boundary (the “**Revised District Lands**” and the contracted district boundary, the “**Revised District Boundary**”), conceptual plan reflecting the District’s pre- and post-amendment boundaries, and expected land uses on the Revised District Lands are attached as **Composite Exhibit D**.

## **PURPOSE AND SCOPE OF IMPROVEMENTS**

The District was established for the purpose of financing or acquiring, constructing, maintaining and operating all or a portion of the infrastructure necessary for community development within the District.

The Original District’s, in 2006, issued a total of three series of bond anticipation notes in the principal amount of \$10 million each and additionally issued its \$13,980,000, Series 2008A Bonds and its \$19,350,000, Series 2008B (the “Series 2008 Bonds”), the proceeds of which were used to finance a portion of the District infrastructure improvements constructed to date and as more specifically detailed in the Master Improvement Plan. The 2016 Amended and Restated Master Improvement Plan contains a description of the improvements associated with the master development of the Revised District Lands (“Master Improvement Plan”). The purpose of this 2016 Supplemental Report is to describe the portion of the Master Improvement Plan to be financed through the issuance of Capital Improvement Revenue Bonds, Series 2016 (“2016 Bonds”), incorporate the current development plan and to update the description of the specific infrastructure improvements and related costs necessary to complete the 2016 Project.

Specifically, the District proposes to design, install, construct and/or acquire improvements associated with the stormwater, drainage, entry features, parks and roadway facilities necessary to complete the next phase of the improvements set forth in the Master Improvement Plan (“2016 Project”). The 2016 Project is intended to connect the master roadway infrastructure (CR 244) that was previously constructed by the District with the main core residential development that has already been constructed. This work generally includes the completion of the construction of Orange Branch Trail, a minor collector roadway what will provide a more convenient and efficient route through the District to major community infrastructure. The Orange Branch Trail completion also includes installation of hardscape, including a new entry feature, landscape, and Welcome Center facility at the north end of Orange Branch Trail, which together provides a new gateway into the community.

A summary of cost elements for the 2016 Project is presented in Table 1 for each of the proposed improvements. The purpose of this report is to describe the improvements that will be financed through issuance of proposed Capital Improvement Revenue and Refunding Bonds, Series 2016. The bonds anticipated to be issued to fund the 2016 Project will likely be insufficient to fund the full 2016 Project. The remainder of the improvements identified herein will be financed or

constructed through a future District bond issue, the Master Developer and/or third party landowners.

Below is a detailed description of the improvements that make up the 2016 Project:

## **Roadway Improvements**

### *Minor Collector Roadways*

This master improvement consists of the collector roadways within the District that will allow smooth and efficient movement of all traffic onto the arterial roadways. Portions of these collector roadways have been constructed and additional collector roadways are currently in design and permitting.

Orange Branch Trail and RiverTown Main Street are the two minor collectors that will connect the existing developed lots near the St. Johns River to the northern entrance at County Road ("CR") 244. Orange Branch Trail begins at the new entry feature (discussed below) along CR 244 as a 4-lane divided roadway and merges into a two-lane roadway. Multi-use paths for pedestrians, bicyclist and golf carts will parallel the roadway. District maintained landscape and wetland preserve areas will border along the roadway and the landscaping will be irrigated with reclaimed water. This improvement also includes utility improvements that will serve as the major trunk line systems throughout the District. All permits from St. Johns County, St. Johns River Water Management District and JEA are in-place and the roadway is under construction at this time.

RiverTown Main Street will extend to the west from the roundabout being constructed north of the Garden District along Orange Branch Trail. This two-lane roadway will provide future access the remaining parts of the District.

## **Master Drainage Improvements**

The master drainage improvements for the Development and the Revised District Lands will be financed, designed and constructed by the District in accordance with the Conceptual Master Drainage Plan, which has been permitted by the St. Johns River Water Management District. This category represents all drainage work from the master infrastructure improvements. The District-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods.

In general, the stormwater runoff will be collected via curb and gutter within the roads and conveyed into the ponds via inlet structures and pipes. The primary form of treatment will be wet detention pursuant to accepted design criteria. The pond control structures will consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed such that post-development flow will generally mimic the flows from the site in a pre-development state. All areas within the District currently drain through onsite wetlands into the St. Johns River. As parcels within the District are developed, the detention ponds will temporally detain stormwater runoff for treatment and then gradually discharge water in the same receiving waters. Ponds have been designed to provide

attenuation of the 25 year/24-hour storm and provide treatment for a volume of runoff established by county, state and federal regulations.

This category includes stormwater collection systems (drainage inlets, pipes, etc.) and stormwater ponds that will support the collector and local roadways throughout the District. Specifically, this improvement includes stormwater systems to serve Orange Branch Trail, RiverTown Main Street and the pocket parks associated with the development of parcels 2, 5, 6, 9, 10 and 13 as shown on **Exhibit B**. Permits are in place for these stormwater systems with St. Johns County and the St. Johns River Water Management District and construction is under way.

## **Neighborhood Pocket Parks**

The District lands along the St. Johns River and existing preserved wetlands provide a unique experience for residents to engage in outdoor activities. In order to support the surrounding environmental benefits of the District, the Developer is designing neighborhood pocket parks that will consist of children's areas, recreational play fields, dog parks and trails. This category represents all work related to a minimum of 4 neighborhood pocket parks totaling approximately 10 acres along Orange Branch Trail and within parcels 2, 5, 6, 9, 10 and 13 as shown on Exhibit B. Work includes hardscape (pavers, benches, shade pavilions, play features, etc.), landscape and irrigation improvements to serve the community within this description.

## **Orange Branch Trail Entry Feature**

This category represents all work related to the community entry along Longleaf Pine Parkway and at the intersection of Orange Branch Trail. The entry will feature a number of icon monuments along with landscaping and irrigation along Longleaf Pine Parkway leading up to the main focal point at Orange Branch Trail. The main entry work will include the towers, walls, waterfall features, lake fountains, landscaping, irrigation and lighting and serve as a second access point into The District. All work related to the entry sequence is included within this description.

## **STATUS OF CONSTRUCTION**

The Master Developer is moving forward with significant improvements within the District. The following table outlines the existing and proposed unit counts by approximate acreage and units.

<b><u>Proposed Land Use</u></b>	<b><u>Approximate Acreage</u></b>	<b><u>Units</u></b>
Existing Single Family Residential	175	468
2016 Project Residential	300	648
Future Residential Development	160	345
Recreation	75	
Other (Open Space/Drainage/Conservation)	978	
Total Units RECDD	1,688	1,461

The following table outlines the current status of the projects underway and planned within the District:

<b>Rivers Edge CDD  Construction Project Status &amp; Permit Approvals  2016 Project</b>						
Project Description	Construction Completed to Date	Permit Status				
		Army Corps Of Engineers	St. Johns River WMD	St. Johns County DRC	FDEP Water & Sewer	FDOT
Orange Branch Trail	60%	X	X	X	X	N/A
RiverTown Main St.	50%	X	X	X	X	N/A
Master Drainage	30%	X	X	X	N/A	N/A
OBT Entry Feature	10%	N/A	X	X	N/A	N/A
CR 244 Landscape	0%	N/A	N/A	X	N/A	N/A
Neighborhood Pocket Parks	0%	X	X	X	X	N/A

## **OWNERSHIP & MAINTENANCE**

The following is a brief summary of the anticipated operation and maintenance responsibilities for 2016 Project.

Improvement Projects	Ownership	Maintenance Responsibility
Orange Branch Trail	St. Johns County	St. Johns County (CDD maintain landscape & irrigation)
RiverTown Main Street	St. Johns County	St. Johns County (CDD maintain landscape & irrigation)
Master Drainage	CDD	CDD
OBT Entry Feature	CDD	CDD
CR 244 Landscape	St. Johns	CDD
Pocket Parks	CDD	CDD

\*JEA will own and maintain the water, sewer *and* reuse facilities within the Development

## **BASIS FOR THE COST OPINION**

The improvements contemplated in this 2016 Report are currently in design and/or under construction. Prosser prepared opinions of probable costs based on the intent and status of each element as defined at its current level of design and construction. Opinions of cost are based on our experience with similar projects and represent a reasonable approximation pursuant to standard engineering practice. The cost numbers include several elements:



- Construction cost.
- Design fee including engineering, landscape and hardscape, architectural, and sub consultants such as surveyors, environmental consultants and geotechnical engineers.
- Contingency factor of 15%.
- Construction administration expenses.

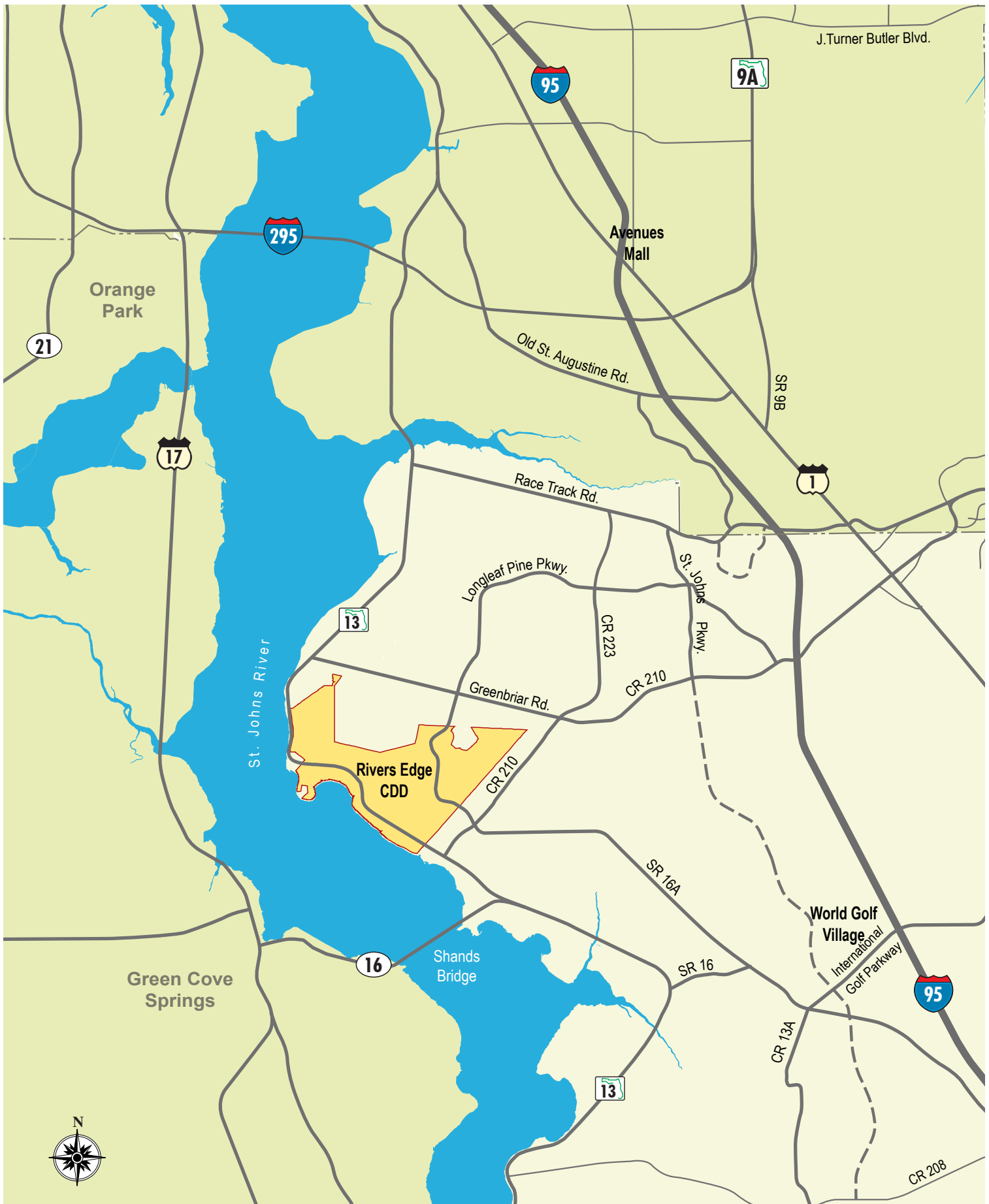
The exact location of some of the improvements may be changed during the course of approval and implementation. These changes will not diminish or alter the benefits to be received by the land, and any changes are expected to result in the land receiving the same or greater benefits at no additional cost to the landowners.

This 2016 Report has been prepared based upon both the previous and current regulatory criteria. Regulatory criteria will undoubtedly continue to evolve, and future changes may affect the implementation of this plan. If this occurs, future substantial changes should be addressed and included as addenda to the plan.

**TABLE I**  
**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**SUMMARY OF COST OPINIONS**  
September 23, 2016

<b>Improvement Plan Category</b>	<b>2016 Revised Improvement Plan Opinion of Costs (\$)</b>	<b>2016 Project* (\$)</b>	<b>2016 Notes</b>
Master Drainage & Stormwater Management	\$12,595,233.08	\$1,710,377.50	Stormwater Improvements
Master Transportation	\$25,328,733.42	\$3,822,721.25	Orange Branch Trail/RiverTown Main Street
Master Utilities	\$11,362,074.49		
Master Landscape	\$5,641,745.78	\$3,226,286.25	OBT & Longleaf Entry Feature
Master Recreation	\$9,358,136.60	\$625,000.00	Pockets Parks (5)
Neighborhood Infrastructure	\$49,257,199.92		
<b>Total Revised RECDD Master Improvement Opinion</b>	<b>\$113,543,123.29</b>	<b>\$9,384,385.00</b>	

\*Includes construction, design fees and contingency



LOCATION MAP

Exhibit A



## LEGEND

-  Existing Platted Lots
-  Multi-family/Townhomes
-  Single Family
-  SOLD/Under Contract
-  School Sites/Fire Station/Library
-  Recreation/Amenity Parcels
-  Commercial
-  Office
-  Light Industrial
-  Utility
-  Neighborhood Parks
-  Shared Dock
-  Community Dock
-  Existing Wetland
-  Wetland Buffer/Mitigation
-  Open Space

**PROSSER™**

0 500' 1000' 2000' November 10, 2015 113094.01



## Exhibit C

### Current Rivers Edge CDD Boundary

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the most Northeasterly corner of the plat BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, as recorded in Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, said point also being on the Southerly Right of Way line of GREENBRIAR ROAD, (a Variable Width Public Road Right of Way, as per Right of Way Map prepared by St. Johns County Surveying and Mapping Program, dated April 19, 1999, formerly known as STATE ROAD No. 11 and/or BOMBING RANGE ROAD), and run thence, along the aforesaid Southerly Right of Way line of GREENBRIAR ROAD, the following three (3) Courses and Distances:

Course No. 1: South 77°13'29" East, a distance of 732.72 feet, to a point;

Course No. 2: South 12°21'44" West, a distance of 17.00 feet, to a point;

Course No. 3: South 77°13'29" East, a distance of 218.82 feet, to a point, on the Westerly boundary line of GREENBRIAR SECTION ONE, as shown on the plat thereof, recorded in Map Book 14, pages 58 and 58 of the Public Records of St. Johns County, Florida; run thence, along the Westerly boundary line of said GREENBRIAR SECTION ONE, the following two (2) Courses and Distances:

Course No. 1: South 35°18'11" West, a distance of 1,258.39 feet, to a point;

Course No. 2: South 00°00'46" West, along aforesaid Westerly boundary, and then along a Southerly prolongation thereof, a distance of 5,903.67 feet, to the monumented Southwest corner of those lands described and recorded in that instrument recorded in Official Records Book 702, page 995 of the Public Records of said St. Johns County, Florida; run thence, South 77°09'41" East, along the Southerly line of said lands described and recorded in Official Records Book 702, page 995, and then along the Southerly line of lands described and recorded in Official Records Book 702, page 992, all in the Public Records of said St. Johns County, Florida, a distance of 4,900.13 feet, to a point; run thence North 75°52'24" East, continuing along the aforesaid Southerly line of lands described and recorded in Official Records Book 702, page 992, and then along the Southerly line of lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida, a distance of 3,755.96 feet, to the Southeast corner of said lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida; run thence North 12°53'03" East, along the Easterly line of said lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida, a distance of 2,028.02 feet, to the Southerly line of lands described and recorded in Official Records Book 807, page 564 of the Public Records of said St. Johns County, Florida; run thence South 87°27'26" East, along the Southerly line of aforesaid lands, a distance of 3,744.64 feet, to a point on the Westerly line of those lands described and recorded in Official Records Book 1400, page 1204 of the Public Records of said St. Johns County, Florida, and being the boundary line of BARTRAM TRAIL HIGH SCHOOL; run thence, along and around the boundaries of BARTRAM TRAIL HIGH SCHOOL, the following fifteen (15) Courses and Distances:

Course No. 1: South 46°48'23" West, a distance of 414.48 feet, to a point;

Course No. 2: South 22°50'52" West, a distance of 170.75 feet, to a point;

Course No. 3: South 29°41'23" East, a distance of 105.05 feet, to a point;

Course No. 4: South 43°43'33" East, a distance of 242.38 feet, to a point;

Course No. 5: South 06°15'54" East, a distance of 461.02 feet, to a point;

Course No. 6: South 24°04'44" West, a distance of 767.51 feet, to a point;

Course No. 7: South 50°01'20" East, a distance of 672.15 feet, to a point;

Course No. 8: North 83°31'47" East, a distance of 438.97 feet, to a point;

Course No. 9: South 37°49'12" East, a distance of 138.56 feet, to a point;

Course No. 10: South 66°18'34" East, a distance of 290.82 feet, to a point;

Course No. 11: South 82°37'22" East, a distance of 375.87 feet, to a point;

Course No. 12: North 48°52'37" East, a distance of 831.78 feet, to a point;

Course No. 13: North 49°06'30" East, a distance of 480.59 feet, to a point;

Course No. 14: North 27°50'21" East, a distance of 414.04 feet, to a point;

Course No. 15: North 29°55'50" West, a distance of 1,405.58 feet, to a point, lying on the Southerly line of the aforesaid lands, described and recorded in Official Records Book 807, page 564 of the Public Records of said St. Johns County; run thence, on the aforesaid Southerly line of said lands, the following two (2) Courses and Distances:

Course No. 1: South 87°27'26" East, a distance of 560.74 feet, to a point;

Course No. 2: South 87°17'21" East, a distance of 5,264.98 feet, to a point, on the Easterly monumented line of Section 39, the Francis P. Fatio Grant; run thence, along last said line, the following four (4) Courses and Distances:

Course No. 1: South 41°26'00" West (also being the Westerly line of Section 28) a distance of 6,287.87 feet, to a point, (a portion of this call is along the Westerly boundary line of WHITELOCK FARMS, as shown on the plat thereof, recorded in Map Book 37, pages 80 through 112 of the Public Records of said St. Johns County, Florida), said point being the intersection of Sections 28, 29 and 39;

Course No. 2: South 41°25'04" West (also being the Westerly boundary line of Tract "J", of aforesaid WHITELOCK FARMS, and the Westerly line of said Section 29) a distance of 2,321.16 feet, to a point;

Course No. 3: South 41°34'03" West (a portion of this call is along the Westerly boundary line of aforesaid WHITELOCK FARMS) a distance of 5,424.32 feet, to a point, at the intersection of Sections 39, 32 and 40;

Course No. 4: South 42°44'52" West (also being the Westerly line of said Section 40) a distance of 2,199.20 feet, to a point, on the Northeasterly Right of Way line of STATE ROAD No. 13 (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid Northeasterly Right of Way line of STATE ROAD No. 13, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 6144.14 feet; run thence North 26°42'01" East, departing said Northeasterly Right of Way line, a distance of 249.39 feet, to a point; run thence South 63°14'24" East, a distance of 120.00 feet, to a point; run thence North 26°42'01" East, a distance of 223.42 feet, to a point; run thence North 11°17'57" East, a distance of 176.08 feet, to a point; run thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 219.00 feet, through a central angle of 09°27'56" to the left, an arc distance of 36.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 73°58'04" East, 36.14 feet; run thence South 78°42'03" East, along last said tangency, 264.08 feet the point of curvature of a curve leading Southeasterly; thence Easterly, around and along the arc of said curve, being concave Southwesterly, and having a radius of 531.00 feet, through a central angle of 15°24'03" to the right, an arc distance of 142.73 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 71°00'01" East, 142.30 feet; run thence South 63°17'59" East, along last said tangency, a distance of 404.36 feet; run thence North 26°42'01" East, a distance of 827.49 feet, to the point of curvature of a curve leading Northerly; thence Northerly and Northwesterly, around and along the arc of said curve, being concave Westerly, and having a radius of 25.00 feet, through a central angle of 80°40'40" to the left, an arc distance of 35.20 feet, said arc being subtended by a chord bearing and distance of North 13°38'19" West, 32.37 feet to the point of reverse curvature of last said curve with a curve leading Northwesterly; thence Northwesterly, around and along the arc of last said curve, being concave Northeasterly, and having a radius of 354.00 feet, through a central angle of 26°14'57" to the right, an arc distance of 162.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 40°51'10" West, 160.77 feet; run thence North 27°43'42" West, along last said tangency, a distance of 45.05 feet, to a point; run thence South 62°16'18" West, a distance of 313.00 feet, to the point of curvature of a curve leading Westerly; thence Westerly, around and along the arc of said curve, being concave Northerly, and having a radius of 479.00 feet, through a central angle of 59°19'51" to the right, an arc distance of 496.01 feet, arc being subtended by a chord bearing and distance of North 88°03'46" West, 474.15 feet to the point of reverse curvature of last said curve with a curve leading Westerly; thence Westerly, around and along the arc of last said curve, being concave Southerly, and having a radius of 250.00 feet, through a central angle of 89°56'25" to the left, an arc distance of 392.44 feet to the end last said curve, said arc being subtended by a chord bearing and distance of South 76°37'57" West, 353.37 feet; run thence North 69°17'58" West, a distance of 265.03 feet; thence Southwesterly, around and along the arc of a curve, being concave Northwesterly, and having a radius of 500.00 feet, through a central angle of 09°47'49" to the right, an arc distance of 85.49 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 25°34'49" West, 85.39 feet; run thence South 30°28'44" West, along last said tangency, a distance of 350.39 feet; run thence North 56°25'03" West, a distance of 314.88 feet; run thence South 45°28'44"

West, a distance of 151.52 feet; run thence South 57°14'17" West, a distance of 100.62 feet; run thence South 53°38'43" West, a distance of 112.98 feet to a point situate on the Northeasterly Right of Way line of said STATE ROAD 13; run thence, along the Northeasterly Right of Way line of said STATE ROAD No. 13, the following seven (7) Courses and Distances:

Course No. 1: thence Northerly, around and along the arc of a curve, being concave Easterly, and having a radius of 1403.66 feet, through a central angle of 44°43'34" to the right, an arc distance of 1095.72 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 06°47'20" West, 1068.12 feet;

Course No. 2: North 15°34'27" East, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 3: thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 1,491.25 feet, through a central angle of 62°09'52" to the left, an arc distance of 1,617.97 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 15°30'29" West, 1,539.77 feet;

Course No. 4: North 46°35'25" West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading Westerly;

Course No. 5: thence Westerly, along and around the arc of a curve, being concave Southerly, and having a radius of 2,914.90 feet, through a central angle of 42°24'00" to the left, an arc distance of 2,157.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 67°47'25" West 2,108.20 feet;

Course No. 6: North 88°59'25" West, along last said tangency, a distance of 2,754.72 feet, to the Point of Curvature, of a curve leading northwesterly;

Course No. 7: thence Northwesterly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,382.69 feet, through a central angle of 08°42'40" to the right, an arc distance of 210.22 feet, to the Easterly line of lands described and recorded in Official Records Book 763, page 395 of the Public Records of said St. Johns County, Florida, last said arc being subtended by a chord bearing and distance of North 84°38'05" West, 210.02 feet; run thence North 39°27'48" East, along the aforesaid Easterly line of lands described and recorded in Official Records Book 763, page 395, and then along the Easterly line of lands described and recorded in Official Records Book 1106, page 977 of the Public Records of said St. Johns County, Florida, a distance of 648.38 feet, to the Northeast corner of said lands, described and recorded in Official Records Book 1106, page 977 of said Public Records; run thence North 51°41'45" West, along the Northerly line of last said lands, and then along the Northerly line of those lands described and recorded in Official Records Book 1156, page 464, and then Official Records Book 1370, page 122 of the Public Records of said St. Johns County, Florida, a distance of 1,332.26 feet, to the Northeast corner of those lands described and recorded in Official Records Book 1370, page 122 of the Public Records of St. Johns County, Florida; run thence South 89°24'8" West, along the Northerly line of last said lands, a distance of 515.25 feet, to the Easterly Right of Way line of aforesaid STATE ROAD No. 13; run thence, along the aforesaid Easterly Right of Way line of STATE ROAD No. 13, the following four (4) Courses and Distances:

Course No. 1: run thence Northerly, along and around the arc of a curve, being concave Easterly, and having a radius of 1,382.69 feet, through a central angle of 13°55'33" to the right, an arc distance of 336.07 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 05°13'52" East, 335.24 feet;

Course No. 2: North 12°11'31" East, along last said tangency, a distance of 1,169.27 feet, to the point of curvature, of a curve leading northerly;

Course No. 3: thence Northerly, along and around the arc of a curve, being concave Westerly, and having a radius of 2,914.89 feet, through a central angle of 20°40'00" to the left, an arc distance of 1,051.40 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 01°51'31" East, 1,045.71 feet;

Course No. 4: North 08°28'29" West, along last said tangency, a distance of 2,119.40 feet, to the Southerly line of those lands described and recorded in Official Records Book 878, page 1283 of the Public Records of said St. Johns County, Florida; run thence, along last said line, the following two (2) Courses and Distances:

Course No. 1: South 88°11'16" East, a distance of 288.50 feet, to a point;

Course No. 2: North 54°15'52" East, a distance of 4,016.06 feet, to a point on the Northerly line of the HALLOWES TRACT (also being the Southerly line of the ST. ELMO TRACT, and the Southerly line of aforesaid BARTRAM PLANTATION PHASE TWO); run thence, South 89°20'59" East, along last said line, a distance of 883.58 feet, to a point; thence, departing from said Northerly line of the HALLOWES TRACT (also being the Southerly line of ST. ELMO TRACT) run the following thirteen Courses and Distances, along the Easterly boundary of the aforesaid plat of BARTRAM PLANTATION PHASE TWO:

Course No. 1: North 05°30'37" East, a distance of 227.90 feet, to a point;  
Course No. 2: North 29°44'02" East, a distance of 230.63 feet, to a point;  
Course No. 3: North 21°25'38" East, a distance of 43.96 feet, to a point;  
Course No. 4: North 84°42'38" West, a distance of 65.01 feet, to a point;  
Course No. 5: North 32°32'11" West, a distance of 98.40 feet, to a point;  
Course No. 6: North 20°05'21" East, a distance of 79.61 feet, to a point;  
Course No. 7: North 64°40'30" East, a distance of 36.01 feet, to a point;  
Course No. 8: North 11°04'19" West, a distance of 167.86 feet, to a point;  
Course No. 9: North 66°29'43" West, a distance of 51.93 feet, to a point;  
Course No. 10: North 47°26'30" East, a distance of 103.39 feet, to a point;  
Course No. 11: North 39°33'12" West, a distance of 99.33 feet, to a point;  
Course No. 12: North 23°21'33" West, a distance of 92.86 feet, to a point;  
Course No. 13: North 17°55'40" East, a distance of 203.96 feet, to a point, on the aforesaid Southerly Right of Way line of GREENBRIAR ROAD, and the POINT OF BEGINNING.

The lands thus described, contain 160,416,447 square feet, or 3,682.65 acres, more or less, in area.

TOGETHER WITH the following described parcel:

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; together with a portion of the Francis P. Fatio Grant, Section 43, Township 6 South, Range 27 East, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a Southwesterly prolongation thereof, a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13 (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South 42°44'52" West, along aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD No. 13, and the POINT OF BEGINNING.

From the POINT OF BEGINNING, thus described, run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°19'36" West, 104.28 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 4312.27 feet; run thence South 26°32'34" West, departing said Southwesterly right of way line, a distance of 254.81 feet; run thence North 87°40'31" West, a distance of 740 feet, more or less to a point on the Northeasterly "Mean High Water Line," of the St. Johns River (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 5,300 feet, more or less, to a point which lies South 42°44'52" West, 1,053 feet, more or less, from the POINT OF BEGINNING; run thence North 42°44'52" East, a distance of 1,053 feet, more or less, to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contains 108.93 acres, more or less, in area.

TOGETHER WITH the following described parcel:

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a southwesterly prolongation thereof, a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, ( a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South 42°44'52" West, along



aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD NO. 13; run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following nine (9) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of  $00^{\circ}15'41''$  to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}19'36''$  West, 104.28 feet;

Course No. 2: North  $63^{\circ}27'26''$  West, along last said tangency, a distance of 6,281.57 feet, to the point of curvature, of a curve leading northerly;

Course No. 3: thence Northerly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,503.66 feet, through a central angle of  $79^{\circ}01'54''$  to the right, an arc distance of 2,074.09 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $23^{\circ}56'30''$  West, 1,913.53 feet;

Course No. 4: North  $15^{\circ}34'27''$  East, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading northwesterly and the POINT OF BEGINNING:

Course No. 5: thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 1,391.25 feet, through a central angle of  $62^{\circ}09'52''$  to the left, an arc distance of 1,509.47 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $15^{\circ}30'29''$  West, 1,436.52 feet;

Course No. 6: North  $46^{\circ}35'25''$  West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading Westerly;

Course No. 7: thence Westerly, along and around the arc of a curve, being concave Southerly, and having a radius of 2,814.90 feet, through a central angle of  $42^{\circ}24'00''$  to the left, an arc distance of 2,083.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North  $67^{\circ}47'25''$  West 2,035.87 feet;

Course No. 8: North  $88^{\circ}59'25''$  West, along last said tangency, a distance of 2,754.72 feet, to the point of curvature of a curve leading Westerly;

Course No. 9: thence Westerly, along and around the arc of a curve, being concave Northerly, and having a radius of 1482.69 feet, through a central angle of  $10^{\circ}53'45''$  to the right, an arc distance of 281.96 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North  $83^{\circ}32'33''$  West 281.53 feet, to the Northeasterly corner of Lot 22, REMINGTON PARK, as shown on the plat thereof, recorded in Map Book 7, page 1 of the Public Records of St. Johns County, Florida, thence South  $40^{\circ}31'00''$  West, along the Easterly line of said Lot 22, REMINGTON PARK, 749 feet, more or less, to a point on the Northeasterly "Mean High Water Line", of the St. Johns River (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southerly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 2,330 feet, more or less, to a point on the Northwesterly boundary of those lands currently owned by John P. Hallowes, Jr., et al (St. Johns County Property Appraiser PIN 000900 0000), as described and recorded in Official Records Book 107, page 495 of the Public Records of said St. Johns County; run thence, along the boundary lines of last said lands the following five (5) Courses and Distances:

Course No. 1: North  $79^{\circ}20'10''$  East, a distance of 390 feet, more or less, to a point;

Course No. 2: North  $10^{\circ}08'19''$  East, a distance of 636.87 feet, to a point;

Course No. 3: South  $88^{\circ}06'31''$  East, a distance of 581.67 feet, to a point;

Course No. 4: South  $03^{\circ}40'34''$  East, a distance of 742.73 feet, to a point;

Course No. 5: South  $45^{\circ}25'02''$  West, a distance of 874 feet, more or less, to a point on said Northeasterly "Mean High Water Line", of the St. Johns River run thence Easterly, Northerly and Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 9,100 feet, more or less, to a point which lies South  $87^{\circ}27'59''$  West, 1,043 feet, more or less, from the POINT OF BEGINNING; run thence North  $52^{\circ}50'53''$  East, a distance of 525 feet, more or less, to a point; run thence South  $78^{\circ}19'23''$  East, a distance of 314.43 feet to a point; run thence South  $56^{\circ}39'18''$  East, a distance of 377.64 feet to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contain 295.02 acres, more or less, in area.

TOGETHER WITH

PARCEL I

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; all in St. Johns County, Florida, said parcel of

land being more particularly described as follows: For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, (also being the Westerly line of said Section 40) a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid Northeasterly Right of Way line of STATE ROAD No. 13, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 6144.14 feet to the POINT OF BEGINNING; run thence North 26°42'01" East, departing said Northeasterly Right of Way line, a distance of 249.39 feet, to a point; run thence South 63°14'24" East, a distance of 120.00 feet, to a point; run thence North 26°42'01" East, a distance of 223.42 feet, to a point; run thence North 11°17'57" East, a distance of 176.08 feet, to a point; run thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 219.00 feet, through a central angle of 09°27'56" to the left, an arc distance of 36.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 73°58'04" East, 36.14 feet; run thence South 78°42'03" East, along last said tangency, 264.08 feet the point of curvature of a curve leading Southeasterly; thence Easterly, around and along the arc of said curve, being concave Southwesterly, and having a radius of 531.00 feet, through a central angle of 15°24'03" to the right, an arc distance of 142.73 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 71°00'01" East, 142.30 feet; run thence South 63°17'59" East, along last said tangency, a distance of 404.36 feet; run thence North 26°42'01" East, a distance of 827.49 feet, to the point of curvature of a curve leading Northerly; thence Northerly and Northwesterly, around and along the arc of said curve, being concave Westerly, and having a radius of 25.00 feet, through a central angle of 80°40'40" to the left, an arc distance of 35.20 feet, said arc being subtended by a chord bearing and distance of North 13°38'19" West, 32.37 feet to the point of reverse curvature of last said curve with a curve leading Northwesterly; thence Northwesterly, around and along the arc of last said curve, being concave Northeasterly, and having a radius of 354.00 feet, through a central angle of 26°14'57" to the right, an arc distance of 162.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 40°51'10" West, 160.77 feet; run thence North 27°43'42" West, along last said tangency, a distance of 45.05 feet, to a point; run thence South 62°16'18" West, a distance of 313.00 feet, to the point of curvature of a curve leading Westerly; thence Westerly, around and along the arc of said curve, being concave Northerly, and having a radius of 479.00 feet, through a central angle of 59°19'51" to the right, an arc distance of 496.01 feet, arc being subtended by a chord bearing and distance of North 88°03'46" West, 474.15 feet to the point of reverse curvature of last said curve with a curve leading Westerly; thence Westerly, around and along the arc of last said curve, being concave Southerly, and having a radius of 250.00 feet, through a central angle of 89°56'25" to the left, an arc distance of 392.44 feet to the end last said curve, said arc being subtended by a chord bearing and distance of South 76°37'57" West, 353.37 feet; run thence North 69°17'58" West, a distance of 265.03 feet; thence Southwesterly, around and along the arc of a curve, being concave Northwesterly, and having a radius of 500.00 feet, through a central angle of 09°47'49" to the right, an arc distance of 85.49 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 25°34'49" West, 85.39 feet; run thence South 30°28'44" West, along last said tangency, a distance of 350.39 feet; run thence North 56°25'03" West, a distance of 314.88 feet; run thence South 45°28'44" West, a distance of 151.52 feet; run thence South 57°14'17" West, a distance of 100.62 feet; run thence South 53°38'43" West, a distance of 112.98 feet to a point situate on the Northeasterly right of way line of said STATE ROAD 13; run thence, along said Northeasterly right of way line of said STATE ROAD No. 13, the following two (2) Courses and Distances: Course No. 1: thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 1403.66 feet, through a central angle of 34°18'20" to the left, an arc distance of 840.43 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 46°18'17" East, 827.94 feet; Course No. 2: thence South 63°27'26" East, along last said tangency, a distance of 137.43 feet to the POINT OF BEGINNING.

The lands thus described, contains 1,327,284 square feet, or 30.47 acres, more or less, in area.

PARCEL 2

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South  $42^{\circ}44'52''$  West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a southwesterly prolongation thereof, a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, ( a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South  $42^{\circ}44'52''$  West, along aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD NO. 13; run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following five (5) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of  $00^{\circ}15'41''$  to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}19'36''$  West, 104.28 feet;

Course No. 2: North  $62^{\circ}27'26''$  West, along last said tangency, a distance of 4312.27 feet to the POINT OF BEGINNING.

Course No. 3: thence continue North  $62^{\circ}27'26''$  West, along last said tangency, a distance of 1969.29 feet, to the point of curvature, of a curve leading northerly;

Course No. 4: thence Northerly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,503.66 feet, through a central angle of  $79^{\circ}01'54''$  to the left, an arc distance of 2,074.09 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $23^{\circ}56'30''$  West, 1,913.53 feet;

Course No. 5: North  $15^{\circ}34'27''$  East, along last said tangency, a distance of 457.25 feet; run thence North  $56^{\circ}39'18''$  West, departing said right of way line, a distance of 377.64 feet; run thence North  $78^{\circ}19'23''$  West, a distance of 314.43 feet; run thence South  $52^{\circ}50'53''$  West, a distance of 525 feet, more or less, to a point on the Northeasterly "Mean High Water Line", of the St. Johns River, (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 4,430 feet, more or less to a point which lies South  $76^{\circ}56'58''$  West, 876 feet, more or less, from the POINT OF BEGINNING; run thence South  $87^{\circ}40'31''$  East, a distance of 740 feet, more or less; run thence North  $26^{\circ}32'34''$  East, a distance of 254.81 feet to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contains 59.46 acres, more or less, in area.

*Rulemaking Authority 190.004, 190.005 FS. Law Implemented 190.004, 190.005, 190.046 FS. History-New 11-1-06, Amended 9-6-11.*

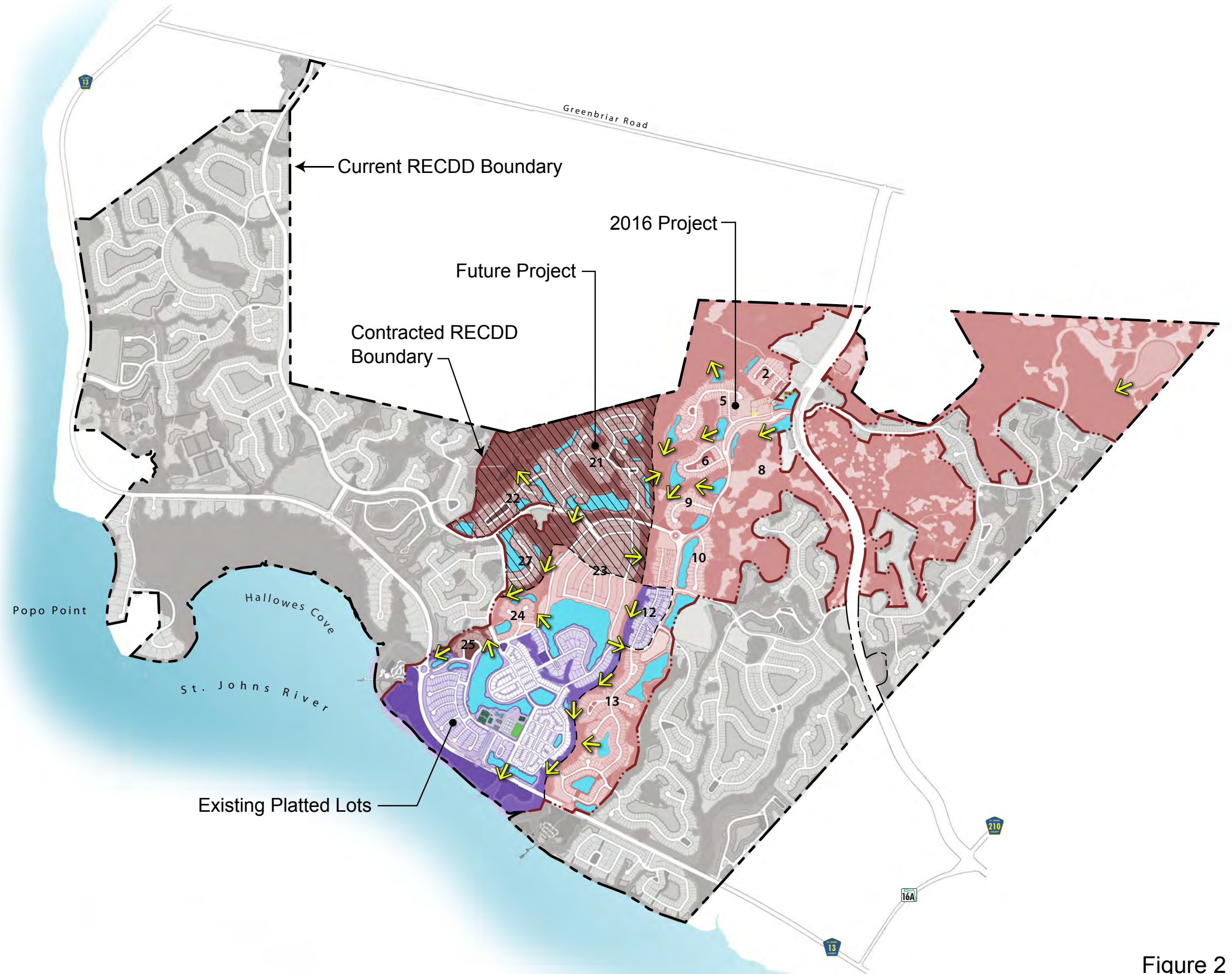
# RIVERTOWN

mattamyHOMES

## Conceptual CDD Plan 2016 Project

### LEGEND

- Current RECDD Boundary
- Contracted RECDD Boundary
- Future Project
- 2016 Project
- Existing Platted Lots
- Stormwater Pond
- Stormwater Discharge



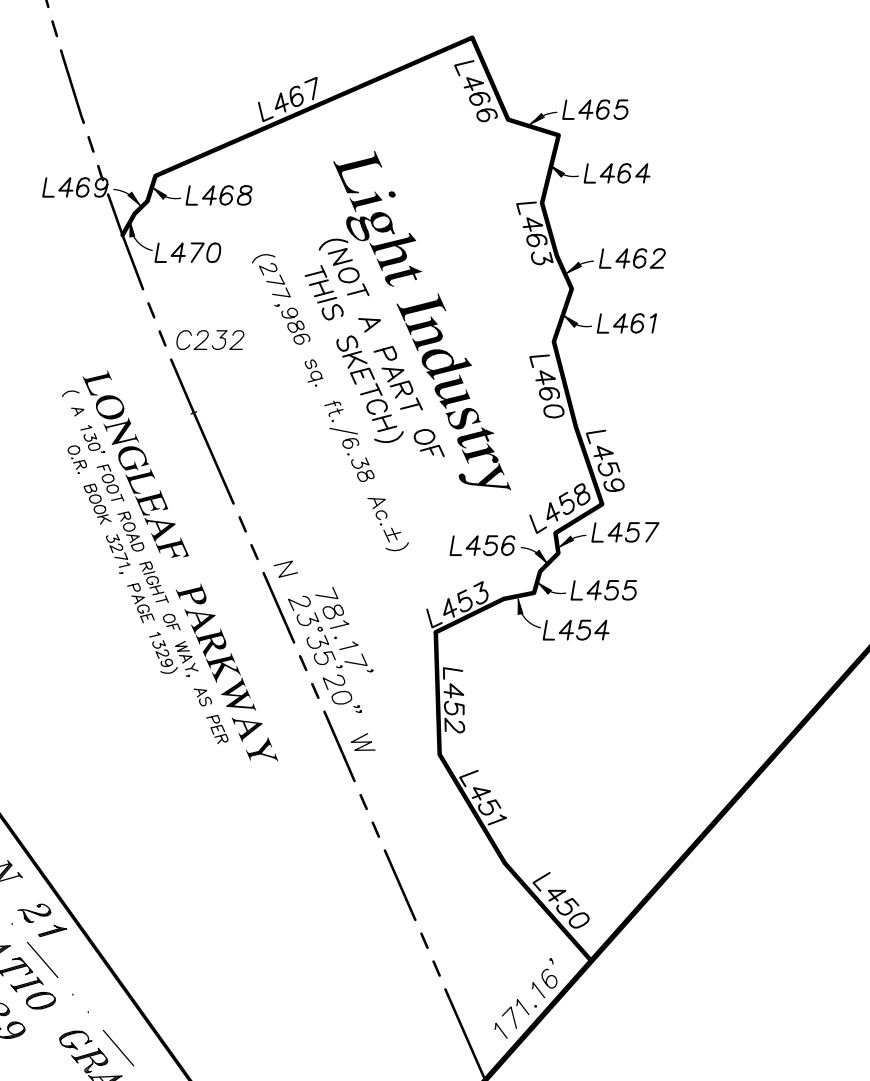
**PROSSER**

0 500' 1000' 2000' May 26, 2016 113094.60

Figure 2



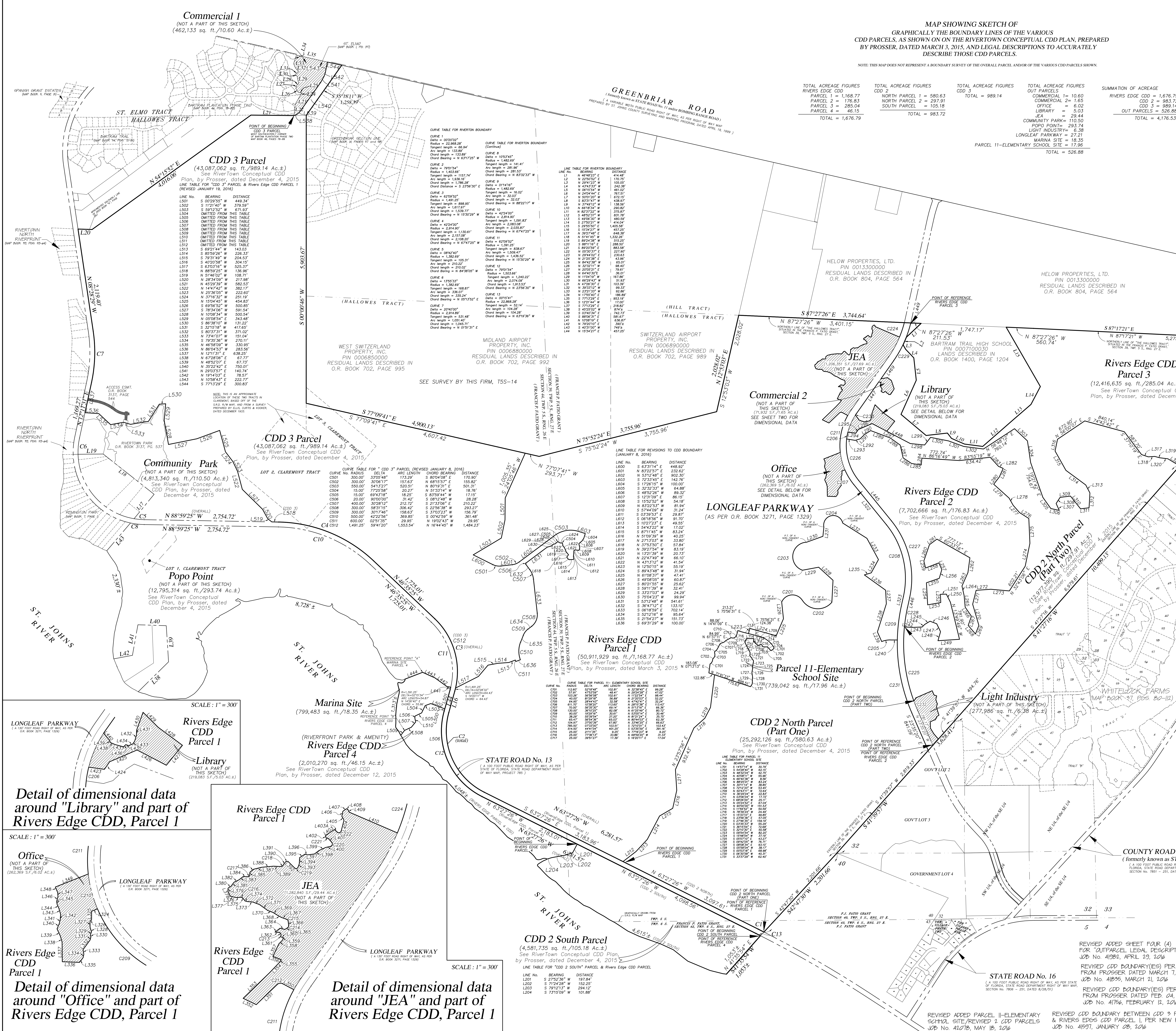
# Detail of dimensional data around "Light Industry" and a part of CDD 2 North Parcel (Part Two)



## MAP SHOWING SKETCH OF GRAPHICALLY THE BOUNDARY LINES OF THE VARIOUS CDD PARCELS, AS SHOWN ON THE RIVERTOWN CONCEPTUAL CDD PLAN, PREPARED BY PROSSER, DATED MARCH 3, 2015, AND LEGAL DESCRIPTIONS TO ACCURATELY DESCRIBE THOSE CDD PARCELS.

NOTE: THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OF THE OVERALL PARCEL AND/OR OF THE VARIOUS CDD PARCELS SHOWN.

TOTAL ACREAGE FIGURES RIVERS EDGE CDD	TOTAL ACREAGE FIGURES CDD 2	TOTAL ACREAGE FIGURES CDD 3	TOTAL ACREAGE FIGURES OUT PARCELS	SUMMATION OF ACREAGE
PARCEL 1 = 1,168.77 PARCEL 2 = 176.83 PARCEL 3 = 285.04 PARCEL 4 = 46.15 TOTAL = 1,676.79	NORTH PARCEL 1 = 580.63 NORTH PARCEL 2 = 287.81 SOUTH PARCEL = 105.18 TOTAL = 973.62	TOTAL = 989.14	COMMERCIAL 1 = 10.60 COMMERCIAL 2 = 1.65 OFFICE = 6.02 LIBRARY = 5.03 JEAN = 28.44 COMMUNITY PARK = 293.74 LIGHT INDUSTRY = 6.38 LONGLEAF PARKWAY = 27.21 MARINA SITE = 18.35 PARCEL 11--ELEMENTARY SCHOOL SITE = 17.96 TOTAL = 526.88	RIVERS EDGE CDD = 1,676.79 CDD 2 = 973.62 CDD 3 = 989.14 OUT PARCELS = 526.88 TOTAL = 4,176.53



### NOTES:

- 1) BEARINGS SHOWN HEREIN ARE BASED ON THE VARIOUS PLATS OF RIVERTOWN, WHICH ARE RECORDED, WHICH ARE BASED ON THE STATE OF FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (ZONE 30), THE CENTERLINE OF STATE ROAD NO. 13, BEARINGS N 69° 37' 24\"/>

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

### LEGEND

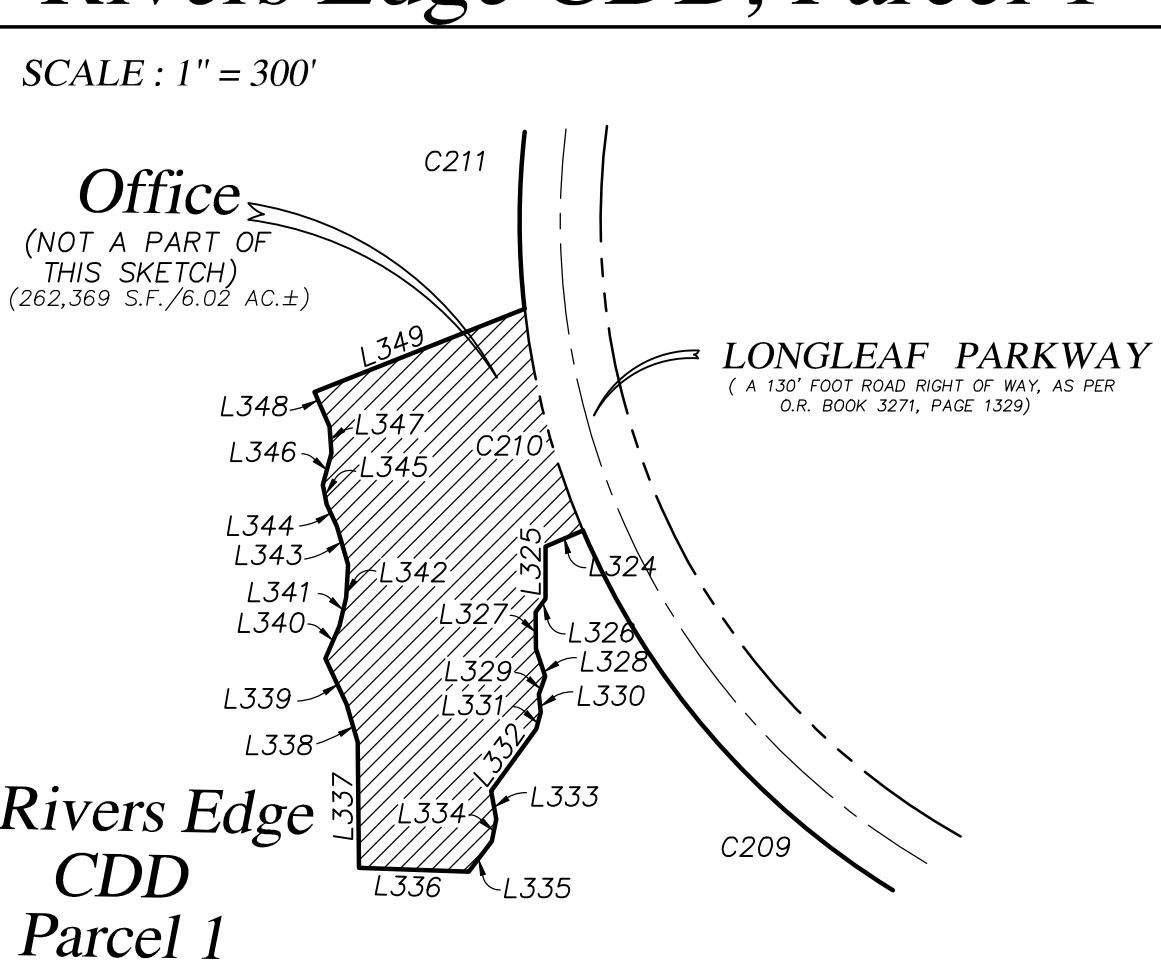
- ☐ DENOTES CONCRETE MONUMENT
- X—X— DENOTES FENCE
- DENOTES 1/4\"/>

DATE: JULY 14, 2015  
SCALE: 1\"/>

THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 6J-12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 476.01, FLORIDA STATUTES.

JONATHAN B. BOWAN, STATE OF FLORIDA,  
REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4600

## Detail of dimensional data around "Library" and part of Rivers Edge CDD, Parcel 1



## Detail of dimensional data around "Office" and part of Rivers Edge CDD, Parcel 1



## Detail of dimensional data around "JEA" and part of Rivers Edge CDD, Parcel 1

















## **EXHIBIT B**

***Master Special Assessment Methodology Report dated May 18, 2016***

**Rivers Edge**  
**Community Development District**  
St. Johns County, Florida

**Master Special Assessment Methodology Report**

**May 18, 2016**

**Prepared by**  
**Governmental Management Services, LLC**

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## **1.0 Introduction**

### **1.1 Purpose**

This report ("Report") provides a master assessment methodology for the Rivers Edge Community Development District ("CDD", "Rivers Edge" or "District") to certain properties within the Revised District Lands (as defined below) and for allocating the benefit derived from the Restated Improvement Plan (herein the Restated Improvement Plan or "CIP") as described in the Master Engineers Report (hereinafter defined) and resultant par amount of bonds that would be required by the District to fund the CIP infrastructure improvements not constructed to date. The District's issuance of bonds and corresponding assessments to secure such bonds provides funding for the infrastructure improvements that will allow the development of the property within the District. The methodology allocates this debt to properties based upon the special benefits each property receives from the infrastructure program. Generally, by this Report, the District intends to (i) affirm current 2008A Assessments (hereinafter defined) levied on certain platted properties in the Revised District Boundary (hereinafter defined) as set forth in the 2008A Assessment Roll attached hereto as Table 8; and (ii) levy a new master assessment lien over certain undeveloped property in the Revised District Boundary as set forth in the Master Assessment Roll attached hereto as Table 9. This report is designed to conform to the requirements of Chapters 170 and 190, Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

### **1.2 Background**

RiverTown (the "Development" or "RiverTown") is a Development of Regional Impact ("DRI") designed as a highly amenitized mix-use community, located within unincorporated St. Johns County. The land uses within the Districts are consistent with the St. Johns County and State of Florida Land Use Comprehensive Plans. The RiverTown development consists of approximately 4,170

acres in St. Johns County. In March 2014, Mattamy RiverTown, LLC, a Delaware limited liability company (the "Master Developer"), purchased from the original developer, The St. Joe Company, all of its remaining land and collateral rights in RiverTown and became the master developer of RiverTown.

The District and the Main Street Community Development District ("Main Street," and together with Rivers Edge, the "Original Districts"), were established by Rule 42FFF-1, Florida Administrative Code (the "Rivers Edge Rule"), adopted by the Florida Land and Water Adjudicatory Commission ("FLWAC"), and Ordinance No. 2006-40, adopted by the Board of County Commissioners in and for St. Johns County, Florida (the "County"), respectively. The Original Districts, local units of special-purpose government, were established for purposes of, among other things, financing and managing the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within RiverTown. After establishment, the Original Districts determined that it was in their individual and collective best interests to (i) adopt a common capital improvement program, the result of which was the Improvement Plan dated October 27, 2006 (the "Original Improvement Plan"); and (ii) both finance portions of the Original Improvement Plan, as agreed to pursuant to an Interlocal Agreement dated July 30, 2007 (the "Interlocal Agreement").

As a result of changes to the development plan for RiverTown, the Original Districts pursued merger in accordance with section 190.046(3), Fla. Stat. Effective September 6, 2011, Rule 42FFF-1.002, Florida Administrative Code, merged Main Street into and with Rivers Edge. As the surviving entity, Rivers Edge has assumed all indebtedness of, received title to all property owned by, and assumed the powers and authority of Main Street, pursuant to the Merger Agreement, dated July 1, 2010, entered into by and between the Original Districts.

On November 19, 2014, the Board of Supervisors for the District (the "Board") authorized the filing of a petition with FLWAC revising the District boundary to remove approximately 2,499.74 acres of land (the "Removed Lands"), leaving approximately 1,676.79 acres in the contracted District boundary (the "Revised District Lands" and the contracted district boundary, the "Revised District Boundary"). The

purpose of the contraction is to accommodate changes in market conditions and the development plan, as well as to finalize the "central core" of the Development extending along Orange Branch Trail from CR 244 (Longleaf Parkway) to the St. John River.

The Development currently lies completely within the boundaries of District, but once amended, the Revised District Lands will contain a planned development of 1,461 total residential units. The Removed Lands are planned to be developed under the terms of the RiverTown DRI and may fall under the boundaries of one or more community development districts yet to be formed.

The District and Main Street have, collectively, previously issued three series of Bond Anticipation Notes ("BANS") and the Capital Improvement Revenue Bonds, Series 2008A ("2008A Bonds") and Series 2008B ("2008B Bonds"), to finance a portion of the District's Original Improvement Plan. The BANS and 2008B Bonds are no longer outstanding. The 2008A Bonds currently remain outstanding and are payable and secured by special assessments levied in accordance with the Master Special Assessment Methodology Report, dated March 13, 2007 (the "Original Master Assessment Report"), as supplemented by the Supplemental Special Assessment Methodology Report, dated February 15, 2008 (the "2008 Supplemental Report," and together with the Original Master Assessment Report, the "2008 Assessment Report")(the "2008A Assessments").

This District plans on issuing new Capital Improvement Revenue Bonds, in one or more Series (the "Bonds"), to (i) currently refund and redeem a portion of the 2008A Bond debt (the "Refunding") and (ii) finance the acquisition and/or construction of all or a portion of the CIP to complete the development of the Revised District Lands.

The Original Master Assessment Report previously adopted by the District was based on a comprehensive development plan, which included various product types that are no longer contemplated by the Master Developer. As the development plan has changed and the District boundaries are anticipated to contract, the District no longer desires to utilize the Original Master Assessment Report methodology for future bond issues. This Report is reflective of the current CIP,

development program, and anticipated boundary contraction.

The assessment methodology is a four-step process, as follows:

1. The District Engineer must first determine the costs for all the District's improvements needed for the build-out of the community.
2. The District Engineer determines the assessable acres that benefit from the District's infrastructure improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the District's infrastructure improvements.
4. The calculated amount is initially divided equally among the benefited properties on a prorated developable acreage basis. Ultimately, as land is platted, this amount will be allocated to each of the benefited properties based on certain benefits accruing to each parcel.

### **1.3 Pledge of the Existing 2008A Assessments**

The 2008A Assessments were levied pursuant to the 2008 Assessment Report and are currently outstanding in the principal amount of \$11,895,000. Upon the District's Refunding of a portion of the 2008A Bonds through the issuance of Bonds, the 2008A Assessments shall remain as follows: (i) those 2008A Assessments levied against the unplatted lands described in the Master Assessment Roll attached hereto as **Table 9**, shall be released; and (ii) those 2008A Assessments levied against the 468 platted lots in the Revised District Boundary, as described in the 2008A Assessment Roll attached hereto as Table 8, shall remain a lien on such real property and continue to be pledged to pay debt service on that portion of the 2008A Bonds that will remain outstanding following the Refunding.

### **1.4 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its border as well as general benefits to the public at large.

However, as discussed within this report, the general benefits



are incidental in nature and are readily distinguishable from the special and peculiar benefits that accrue to properties within the District. The infrastructure program of the District enables properties within its boundaries to be developed. Without the District's program, there would be no infrastructure to support development of land within the District. Without these improvements, state law would prohibit development of properties within the District.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the District's infrastructure. However, these are incidental to the District's infrastructure program, which is designed solely to provide special benefits peculiar to property within the District. Properties outside the District do not depend upon the District's CIP as defined herein to obtain, or to maintain, their development entitlements. This fact alone clearly distinguishes the special benefits which properties within the District receive compared to those lying outside of the District boundaries. Even though the exact value of the benefits provided by the District CIP is difficult to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

## **2.0 The Restated Improvement Plan for Rivers Edge**

### **2.1 Engineering Report**

The revised estimated infrastructure costs for the Revised District Lands to be funded by the District are determined by the District Engineer in the Amended and Restated Master Improvement Plan for the Rivers Edge Community Development District dated May 31, 2016 (the "Master Engineer's Report"). Only infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes, was included in these estimates.

### **2.2 Restated Improvement Plan**

The proposed CIP infrastructure improvements to serve the development consist of certain roadway improvements, stormwater improvements, landscape, hardscape and signage improvements, parks and recreational facilities,

master potable water/ wastewater/ reuse improvements and neighborhood infrastructure. The community infrastructure that will be constructed will represent a system of improvements that, with certain exceptions described, will provide benefits to all lands within the District.

The total costs for the public infrastructure that will be provided by the District are calculated by adding the construction costs to the costs for design and permitting related to such construction and contingent funds. At the time of this writing, the total costs of the District's CIP, according to the Master Engineer's Report, were projected at \$113,543,123. Included in the total CIP is \$97,950,420 of infrastructure already constructed and in service. An additional \$15,592,704 of infrastructure is needed and planned to be constructed to complete the development program.

### **3.0 Financing Program for Rivers Edge**

#### **3.1 Overview**

As noted above, the District has embarked on a program of capital improvements, which will facilitate the development of the Revised District Lands. Construction of certain improvements have been funded by the Developer and acquired by the District under an agreement between the District and the Developer, other improvements have been funded by other governmental entities and some have been funded directly by the District.

For the determination of the benefit to landowners within the District the financing plan for the District utilizes the issuance of Capital Improvement Revenue Bonds, in one or more series, in the principal amount of \$155,010,000 to fund all of the CIP, as shown in Table 3. At this time the portion of the 2008A Bonds that will not be tendered and will remain outstanding is secured by the 2008A Assessments levied on the 468 platted lots located in the Revised District Boundary. The remaining undeveloped lands in the Revised District Boundary will be unencumbered by the 2008A Assessment lien after the tendering of the 2008A Bonds that are associated with such lands.

### **3.2 Types of Capital Improvement Revenue Bonds for Benefit Determination**

The Bonds may not exceed thirty years. Bonds will be repaid with principal installments commencing on each May 1 after the expiration of any capitalized interest period, with interest paid semiannually every May 1 and November 1.

Sources and uses of funding and capitalized interest calculations are presented in Table 4 in the Appendix. This table provides for the benefit calculation considering the financing of all the CIP.

The District to date has utilized the issuance of BANs in 2006 and 2007, 2008A Bonds and 2008B Bonds along with contributions from the Developer and local governmental entities. At this time the only Bonds outstanding are the 2008A Bonds, of which a portion is planned to be tendered. The tendered bonds are associated with unplatted lands within the Revised District Boundary. The District plans to issue new Bonds, in one or more series, for the unplatted lands that will complete the CIP for the Revised District Lands. In the event that the CIP cannot be completed with the funds from the new Bond issues the Master Developer will be required to complete the CIP.

Please note that the structure of future Bonds is preliminary and may change due to modifications to the development program, market conditions, timing of infrastructure installation and other factors. Such changes may include a bond issue to fund a portion of the CIP in one or more series of bonds. The District maintains complete flexibility as to the structure of financing.

## **4.0 Assessment Methodology**

### **4.1 Overview**

Bonds provide the District with funds to finance the CIP outlined in *Section 2.2*. These improvements lead to special and general benefits, with special benefits accruing generally to the properties within the boundaries of the District and

general benefits accruing to areas outside the District and being only incidental in nature. The debt incurred in financing infrastructure construction and/or acquisition will be paid off by assessing properties that derive special and peculiar benefits from the proposed projects.

## **4.2 Improvement Plan as a Total System**

The District is undertaking provision of the public infrastructure, which will serve the development within the District. The CIP is an integrated system of facilities. For example, a total system not only consists of the first mile of roadway or utility piping but also the last feet. All landowners benefit from the first mile of roadway benefit. In addition, all landowners benefit from the last feet of roadway pavement. Therefore, all the developable property within the District benefiting from the CIP benefit from both the Master and Neighborhood Improvements described in the Master Engineer's Report. The CIP works as a total system, and each portion of the system provides special benefits for each land use, according to the development program.

## **4.3 Assigning Debt**

The current development plans for the District consist of infrastructure to support the development of approximately 1,461 housing units. However, the planned unit numbers and land use types may change.

The infrastructure provided by the District include roadway improvements, potable water/ wastewater/ reuse improvements, stormwater systems, landscaping/ hardscape/ signage, community recreation facilities and neighborhood infrastructure. All residential development within the District will benefit from all infrastructure improvement categories as the improvements provide basic infrastructure to all residential lands within the Districts and benefit all residential lands within the Districts as an integrated system of improvements.

As the provision of the above listed improvements by the District will make the lands in the District developable, the

land will become more valuable to its owners. The increase in the value of the land provides the logical benefit of improvements that accrues to the developable parcels within the Revised District Boundaries.

The master assessments lien will be levied on all assessable lands within the Revised District Boundaries identified in the Master Assessment Roll attached hereto as Table 9, as based on the approved DRI master development plan, on an equal acreage basis within each parcel, because at that juncture, every acre benefits equally from the CIP. As Bonds are issued the District will adopt assessment resolutions and supplemental assessment methodology reports applicable to specific lands within the District. As lands are platted, the assessments will be allocated to the platted lots within each specific assessment area in accordance with the methodology described herein.

The debt incurred by the Districts to fund the CIP is allocated to the properties receiving special benefits on the basis of development intensity and density. The responsibility for the repayment of the Districts debt through assessments will ultimately be distributed in proportion to the special benefit particular to the land within the Districts, as it may be classified within each of the land use categories. For the purpose of determining the special benefit accruing to the lands within Districts, the proposed public infrastructure improvement costs have been allocated to each land use based upon the allocation of infrastructure components. Ultimately the issuance of Bonds will determine the level of actual debt assigned to each property assessment area.

#### **4.4 Lienability Test: Special and Peculiar Benefit to the Property**

As first discussed in Section 1.3, Special Benefits and General Benefits, improvements undertaken by the District creates special and peculiar benefits to certain properties within the District boundaries. Improvements made by the District benefit properties within the Districts and accrue to all assessable properties based upon the allocation of the specific infrastructure components.

Improvements undertaken by the District can be shown creating special and peculiar benefits to the properties. The special and peculiar benefits resulting from each

improvement undertaken by the District are:

- a. Roadway Improvements result in special and peculiar benefits such as the added use of the properties, added enjoyment of the properties, and increased marketability of the properties.
- b. Stormwater Improvements result in special and peculiar benefits such as the added enjoyment of the properties, and increased marketability and value of the properties.
- c. Parks and Recreational Facility Improvements result in special and peculiar benefits such as the added use of the properties, added enjoyment of the properties, and increased marketability of the properties. The improvements also eliminate the need for individual owners to build duplicate facilities.
- d. Utility – Potable Water/ Wastewater/ Reuse Improvements result in special and peculiar benefits such as the added use of the properties, added enjoyment of the properties, and increased marketability and value of the properties.
- e. Neighborhood Infrastructure Improvements result in special and peculiar benefits such as the added enjoyment of the property, and increased marketability and value of the properties.
- f. Landscape/ Hardscape/ Irrigation improvements result in special and peculiar benefits such as the added enjoyment of the property, and increased marketability and value of the properties.

These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value. However, each is more valuable than the cost of, or the actual assessment levied for, the improvement or debt allocated to the individual parcel of land.

#### **4.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**

A reasonable estimate of the proportion of special and

peculiar benefits received by the planned units in the Revised District Boundaries from the CIP is delineated in Table 5 (expressed as Allocation of Benefit).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the properties derived from the acquisition and or construction of the District improvements (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the properties according to reasonable estimates of the special and peculiar benefits provided consistent with the land use.

Accordingly, no acre or parcel of property within the boundaries of the District will be assessed for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property. Further, the debt allocation will not be affected.

In accordance with the benefit allocation in Table 5, a Total Benefit per Unit has been calculated for various product types in the development program. This amount represents the preliminary anticipated per unit debt allocation, assuming all anticipated units are built and sold in the planned development and the entire proposed infrastructure program is developed or acquired and financed by the District.

#### **4.6 True Up Mechanism**

In order to assure that debt will not build up on the unsold acres, and to assure that the requirements that the non-ad valorem special assessments will be constitutionally lienable on the properties will continue to be met, the District shall determine the following:

To assure that there will always be sufficient development potential remaining in the undivided property to assure payment of debt service after a plat or site plan approval, the following test will be applied. The debt per developable acre remaining on the unplatted land is never allowed to increase above its maximum debt per developable acre level. Initially, the maximum level of debt per developable acre is calculated as the total amount of unallocated debt



for the District improvement program (\$155,010,000) divided by the number of unplatted, developable acres in the District. In this case, the District's 468 platted lots have a benefit of \$50,796,780 so the remaining developable acres in the revised District is 460 acres divided by the remaining benefit of \$104,213,220 equaling \$226,550 per acre. Thus if the debt level for the remaining developable acres is \$226,550 per acre, every time a plat or site plan approval is presented, the debt on the land remaining after the plat or site plan approval must remain at or below \$226,550 per developable acre. If not, the Master Developer agrees that the District will require a density reduction payment so that the \$226,550 per acre debt level is not exceeded.

Thus, the debt allocation methodology provided is really a process by which the District can allocate debt to particular parcels of land at the time of plat/or site plan approval. The procedures also assure that the debt will not build up on the unsold properties creating potential assessment issues.

#### **4.7 Bond Sizing**

As mentioned in Section 2.1, the District's CIP is estimated at \$113,543,123 and may be financed through the issuance of one or more series of Bonds. The proceeds from these Bonds may:

- (A) Fund the Districts proposed infrastructure;
- (B) provide for capitalized interest;
- (C) fund the debt service reserve fund ; and
- (D) cover the costs of issuance for the bonds.

The proposed Bond issue structure in connection with the funding of the Districts Infrastructure is a proposed Bond issued in one or more Series with annual amortization of principal and interest not to exceed a 30-year period. Table 4 shows the estimated uses for an estimated Bond that would fund the entire CIP. However, the District only intends to issue Bonds for the Refunding of a portion of the 2008A Bonds and to finance the acquisition and/or construction of all or portions of the CIP not yet complete. All assumptions related to the Bond or series of Bonds is preliminary and subject to modification.

#### **4.8 Reasonable Allocation of Benefit**

The assessment methodology allocates debt to specific categories of land use types based upon an estimated benefit that each category receives from the development of the District Infrastructure. It is reasonable to measure benefit upon platted land from the District's improvements by considering certain characteristics accruing to each category of land use, such as average lot size, type of vertical construction located on the parcel, and the average amount of District's roadway usage associated with the improved parcel of land. Each of these characteristics impacts the amount of benefit received from the construction of the District's Infrastructure.

Table 2 in the Appendix provides a equivalent residential unit ("ERU") benefit for each land type as determined in the Original Master Assessment Report. The allocated benefit for each land use is used to calculate the debt allocation as the Total Par Debt Per Unit, along with the maximum annual assessments per unit, as both shown in Table 5. For illustrative purposes during platting a lot may have a front footage of 53', which would be assigned an ERU equal to a 50' lot or .87 ERU. The range of front footage attributable to a product type of 50' would range from 50' to 59' and likewise for a 63' lot the ERU would be 1 and the range for 60' would be from 60' to 69'

Table 7 in the appendix provides for an analysis of the debt assessment assigned to developed and platted lots. As noted previously the 2008A/B Bonds were assigned initially to 468 platted lots and such assignments are less than the actual benefit received, as shown both hereunder and under the Original Master Assessment Report.

#### **4.9 Processing Site Plan Revisions at the Districts Level**

Although the District does not process plats, site plans or revisions for the Master Developer, they do have an important role to play during the course of platting and planning. Whenever a plat or site plan or revision is processed, the District must allocate a portion of its debt to the platted lots according to the methodology included within this Report. In addition, the District must also prevent any buildup of debt on unsold lands. Otherwise, the land could be fully

conveyed without all of the debt being allocated. To prevent this, at each plat or site plan approval or revision, the Master Developer acknowledges that the District will determine the amount of debt per developable acre, which is allocated for the proposed plat or site plan approval or revision. If the debt per the development program for the proposed site plat or site plan is less than the initial level of assigned debt, then the Master Developer agrees to make a density reduction payment up to the initial level of assigned debt on the unplatted acreage.

Table 9 is the Master Assessment Roll for the District's proposed financing program and indicates the initial benefit along with the assigned master assessments. Table 8 is the 2008A Assessment Roll for the District's 468 platted lots, which shows the benefit per platted lot along with the actual assigned debt and assessments.

**TABLE 1**  
**Rivers Edge Community Development District**  
**Master Development Plan**

<b>Land Use and Product Type</b>	<b>Platted Units</b>		<b>Planned Units</b>	<b>Total Units</b>
Townhomes	0		59	59
Single Family - 30' Lot	21		0	21
Single Family - 40' Lot	57		305	362
Single Family - 50' Lot	184		373	557
Single Family - 60', Lot	81		0	81
Single Family - 70', Lot	103		147	250
Single Family - 80' Lot	21		109	130
Single Family - 90' Lot	1		0	1
Total	<u>468</u>	(4)	<u>993</u>	<u>1,461</u> (1)

**Notes:**

- 1.) This is based on revised District Boundaries of the Rivers Edge CDD.
- 2.) Front footage of lot is assigned at platting.
- 3.) Planned units product mix will be determined during planning and dependent upon actual unit type appropriate front footage will be assigned. It is anticipated that the mix will be in the 40' to 60' range.
- 4.) The platted lots are already subject to the 2008A debt assessments and will not be part of the master assessment lien as revised.

**Prepared By**  
**Governmental Management Services, LLC**

<p align="center"><b>TABLE 2</b>  <b>Rivers Edge Community Development District</b>  <b>Equivalent Residential Unit ("ERU") Benefit</b>  <b>per Unit</b></p>
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<u>Land Use and Product Type</u>	<u>ERU per Unit</u>
Townhomes	0.85
Single Family - 30' Lot	0.62
Single Family - 40' Lot	0.74
Single Family - 50' Lot	0.87
Single Family - 60' Lot	1.00
Single Family - 70' Lot	1.20
Single Family - 80' Lot	1.33
Single Family - 90' Lot	1.47
Single Family - 100' Lot	1.60
Custom Lots	1.94
Apartments	0.62
Condos	0.71

**Notes:**

1.) This is based on Master Special Assessment Methodology Report dated March 13, 2007.

**Prepared By**  
**Governmental Management Services, LLC**

**TABLE 3**  
**Rivers Edge Community Development District**  
**Improvement Plan Infrastructure Cost to Date and Estimates to Complete**

IMPROVEMENT CATEGORY	ACTUAL COSTS TO DATE OF PROJECTS COMPLETED BY DISTRICT
Master Transportation	\$19,318,663
Neighborhood Infrastructure	\$49,257,200
Master Drainage & Stormwater Management	\$8,407,887
Master Utilities	\$11,362,074
Master Recreation	\$7,983,137
Master Landscape	\$1,621,459

ESTIMATED COSTS TO COMPLETE IMPROVEMENT PLAN
\$6,010,070
\$0
\$4,187,346
\$0
\$1,375,000
\$4,020,288

IMPROVEMENT PLAN TOTAL COSTS
\$25,328,733
\$49,257,200
\$12,595,233
\$11,362,074
\$9,358,137
\$5,641,747

TOTAL	\$97,950,420
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\$15,592,704
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\$113,543,124
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Provided By: Prosser, Inc. report dated 3/16/16

Prepared by: Governmental Management Services, LLC

**Table 4**  
**Rivers Edge Community Development District**  
**Bond Financing Estimate for Benefit Determination**  
**Estimated Par**

	<b>Par Amount of Bonds</b>
Construction Improvement plan	\$113,543,124
Debt Service Reserve Fund	\$11,145,564
Capitalized Interest	\$25,671,543
Cost of Issuance	\$4,649,764
Rounding	\$5
<b>Total Par</b>	<b>\$155,010,000</b>

<b>Principal Amortization Installments</b>	<b>30</b>
<b>Average Coupon</b>	<b>6.00%</b>
<b>Estimated Par Amount</b>	<b>\$155,010,000</b>
<b>Maximum Annual Debt Service</b>	<b>\$11,145,219</b>

- 1.) Based on maximum annual debt service.
- 2.) Includes 30 months of capitalized interest.
- 3.) Includes underwriters discount, original issue discount and cost of issuance.

Provided by: MBS Capital Markets, LLC

Prepared By  
Governmental Management Services, LLC



**TABLE 5**  
**Rivers Edge Community Development District**  
**Revised Master Methodology**  
**Allocation of Benefit**

<u>Development Type :</u>	<u>Number of Units</u>	<u>ERU Value</u>	<u>Total ERU's</u>	<u>% of ERU's</u>	<u>Total Benefit</u>	<u>Benefit Per Unit</u>
Townhomes	59	0.85	50.15	3.66%	\$5,670,091	\$96,103
Single Family - 30' Lot	21	0.62	13.02	0.95%	\$1,472,075	\$70,099
Single Family - 40' Lot	362	0.74	267.88	19.54%	\$30,287,218	\$83,666
Single Family - 50' Lot	557	0.87	484.59	35.35%	\$54,789,021	\$98,364
Single Family - 60' Lot	81	1.00	81.00	5.91%	\$9,158,073	\$113,063
Single Family - 70' Lot	250	1.20	300.00	21.88%	\$33,918,790	\$135,675
Single Family - 80' Lot	130	1.33	172.90	12.61%	\$19,548,529	\$150,373
Single Family - 90' Lot	1	1.47	1.47	0.11%	\$166,202	\$166,202
<b>Total</b>	<u>1,461</u>		<u>1,371</u>	<u>100%</u>	<u>\$155,010,000</u>	

(1) Exclusive of financing cost as which per Florida Statutes are defined as a benefit and may be considered in benefit determination.

(2) This table is reflective of the benefit per development type based upon the contracted District.

**TABLE 6**  
**Rivers Edge Community Development District**  
**Revised Master Assessment Methodology**  
**Maximum Annual Assessments**

<u>Development Type :</u>	<u>Number of Units</u>	<u>Net Annual Per Unit Assessments</u>	<u>Net Annual Assessments</u>	<u>Gross Annual Assessments</u>	<u>Gross Annual Per Unit Assessments (1)</u>
Townhomes	59	\$6,909.82	\$407,680	\$433,702	\$7,350.88
Single Family - 30' Lot	21	\$5,040.11	\$105,842	\$112,598	\$5,361.81
Single Family - 40' Lot	362	\$6,015.61	\$2,177,651	\$2,316,650	\$6,399.59
Single Family - 50' Lot	557	\$7,072.41	\$3,939,331	\$4,190,777	\$7,523.84
Single Family - 60' Lot	81	\$8,129.20	\$658,465	\$700,495	\$8,648.09
Single Family - 70' Lot	250	\$9,755.04	\$2,438,761	\$2,594,427	\$10,377.71
Single Family - 80' Lot	130	\$10,811.84	\$1,405,539	\$1,495,255	\$11,501.96
Single Family - 90' Lot	1	\$11,949.93	\$11,950	\$12,713	\$12,712.69
<b>Total</b>	<u>1,461</u>		<u><b>\$11,145,219</b></u>	<u><b>\$11,856,616</b></u>	

(1) Includes gross up for early payment discount of 4% and 2% collection costs.

**Prepared By**  
**Governmental Management Services, LLC**

**TABLE 7**  
**Rivers Edge Community Development District**  
**Debt Assessment Assigned to Developed**  
**Units Compared to Benefit**

<b><u>Development Type :</u></b>	<b><u>Max Debt Benefit per Unit</u></b>	<b><u>Actual Assigned Debt 2008A per Unit</u></b>	<b><u>Actual Assigned Debt 2008B per Unit</u></b>	<b><u>Total Assigned Debt 2008A/B per Unit</u></b>	<b><u>Excess Benefit per Unit</u></b>
Single Family - 30' Lot	\$70,099	\$11,005	\$16,472	\$27,477	\$42,622
Single Family - 40' Lot	\$83,666	\$13,283	\$19,881	\$33,164	\$50,502
Single Family - 50' Lot	\$98,364	\$15,561	\$23,291	\$38,852	\$59,512
Single Family - 60', Lot	\$113,063	\$17,838	\$26,701	\$44,539	\$68,524
Single Family - 70', Lot	\$135,675	\$21,373	\$31,993	\$53,366	\$82,309
Single Family - 80' Lot	\$150,373	\$23,760	\$35,566	\$59,326	\$91,047
Single Family - 90' Lot	\$166,202	\$26,147	\$42,711	\$68,858	\$97,344

**Notes:**

- 1.) This schedule reflects debt benefit per platted lot type in accordance with this report and compares the actual debt assigned for the first 468 platted lots.
- 2.) The 2008B debt is no longer outstanding but for this table it is included in order to determine the excess benefit for a platted lot by product type.

**TABLE 8**  
**RIVERS EDGE CDD**  
**SERIES 2008A ASSESSMENT ROLL**

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000702-0010	001	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0020	002	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0030	003	50'	98,364	1	1,219.19	15,560.65	-
000702-0040	004	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0050	005	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0060	006	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0070	007	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0080	008	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0090	009	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0100	010	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0110	011	50'	98,364	1	1,219.19	15,560.65	-
000702-0120	012	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0130	013	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0140	014	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0150	015	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0160	016	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0170	017	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0180	018	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0190	019	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0200	020	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0210	021	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0220	022	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0230	023	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0240	024	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0250	025	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0260	026	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0270	027	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0280	028	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0290	029	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0300	030	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0310	031	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0320	032	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0330	033	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0340	034	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0350	035	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0360	036	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0370	037	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0380	038	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0390	039	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0400	040	40'	83,666	1	1,040.73	13,282.96	11,820.35

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000702-0410	041	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0420	042	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0430	043	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0440	044	50'	98,364	1	1,219.19	15,560.65	-
000702-0450	045	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0460	046	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0470	047	70'	135,675	1	1,674.61	21,373.25	19,019.81
000702-0480	048	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0490	049	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0500	050	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0510	051	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0520	052	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0530	053	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0540	054	70'	135,675	1	1,674.61	21,373.25	-
000702-0550	055	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0560	056	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0570	057	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0580	058	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0590	059	50'	98,364	1	1,219.19	15,560.65	-
000702-0600	060	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0610	061	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0620	062	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0630	063	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0640	064	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0650	065	70'	135,675	1	1,674.61	21,373.25	13,882.76
000702-0660	066	70'	135,675	1	1,674.61	21,373.25	19,019.81
000702-0670	067	70'	135,675	1	1,674.61	21,373.25	19,019.81
000702-0680	068	70'	135,675	1	1,674.61	21,373.25	19,019.81
000702-0690	069	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0700	070	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0710	071	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0720	072	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0730	073	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-0740	074	70'	135,675	1	1,674.61	21,373.25	19,019.81
000702-0750	075	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0760	076	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0770	077	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0780	078	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0790	079	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0800	080	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0810	081	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0820	082	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0830	083	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0840	084	30'	70,099	1	862.27	11,005.26	9,793.43
000702-0850	085	30'	70,099	1	862.27	11,005.26	9,793.43

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000702-0860	086	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0870	087	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-0880	088	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0890	089	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0900	090	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-0910	091	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-1190	119	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-1200	120	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-1210	121	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-1220	122	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-1230	123	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-1240	124	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-1250	125	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1260	126	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1270	127	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1280	128	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1290	129	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1300	130	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1310	131	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1320	132	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1330	133	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1340	134	30'	70,099	1	862.27	11,005.26	9,793.43
000702-1450	145	70'	135,675	1	1,674.61	21,373.25	19,019.81
000702-1460	146	60'	113,063	1	1,397.64	17,838.35	15,874.12
000702-1470	147	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-1480	148	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-5000	500	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5010	501	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5020	502	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5030	503	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5040	504	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5050	505	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5060	506	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5070	507	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5080	508	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5090	509	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-5100	510	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5110	511	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5120	512	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5130	513	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5140	514	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5150	515	50'	98,364	1	1,219.19	15,560.65	13,847.25
000702-5160	516	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5170	517	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5180	518	40'	83,666	1	1,040.73	13,282.96	11,820.35

<b>Account #</b>	<b>LOT #</b>	<b>LOT SIZE</b>	<b>MAX DEBT BENEFIT</b>	<b>TOTAL DEBT UNITS</b>	<b>ORIGINAL SERIES 2008A DEBT ASMT</b>	<b>SERIES 2008A PAR DEBT</b>	<b>BALANCE SERIES 2008A DEBT</b>
000702-5190	519	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5200	520	40'	83,666	1	1,040.73	13,282.96	11,820.35
000702-5210	521	40'	83,666	1	1,040.73	13,282.96	11,820.35
000704-0010	001	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0020	002	90'	166,202	1	2,048.63	26,147.00	23,267.91
000704-0030	003	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0040	004	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0050	005	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0060	006	40'	83,666	1	1,040.73	13,282.96	11,820.35
000704-0070	007	40'	83,666	1	1,040.73	13,282.96	11,820.35
000704-0080	008	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0090	009	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0100	010	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0110	011	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0120	012	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0130	013	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0140	014	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0150	015	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0160	016	60'	113,063	1	1,397.64	17,838.35	15,874.12
000704-0170	017	60'	113,063	1	1,397.64	17,838.35	15,874.12
000704-0180	018	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0190	019	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0200	020	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0210	021	60'	113,063	1	1,397.64	17,838.35	15,874.12
000704-0220	022	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0230	023	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0240	024	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0250	025	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0260	026	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0270	027	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0280	028	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0290	029	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0300	030	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0310	031	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0320	032	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0330	033	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0340	034	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0350	035	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0360	036	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0370	037	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0380	038	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0390	039	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0400	040	60'	113,063	1	1,397.64	17,838.35	15,874.12
000704-0410	041	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0420	042	70'	135,675	1	1,674.61	21,373.25	19,019.81



Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000704-0430	043	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0440	044	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0450	045	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0460	046	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0470	047	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0480	048	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0490	049	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0500	050	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0510	051	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0520	052	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0530	053	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0540	054	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0550	055	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0560	056	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0570	057	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0580	058	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0590	059	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0600	060	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0610	061	50'	98,364	1	1,219.19	15,560.65	13,847.25
000704-0620	062	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0630	063	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0640	064	80'	150,373	1	1,861.63	23,760.28	21,143.99
000704-0650	065	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0660	066	70'	135,675	1	1,674.61	21,373.25	19,019.81
000704-0670	067	70'	135,675	1	1,674.61	21,373.25	19,019.81
000706-0890	89	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-0900	90	60'	113,063	1	1,397.64	17,838.35	12,087.95
000706-0910	91	60'	113,063	1	1,397.64	17,838.35	12,087.95
000706-0920	92	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-0930	93	60'	113,063	1	1,397.64	17,838.35	12,087.95
000706-0940	94	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-0950	95	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-0960	96	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-0970	97	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-0980	98	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-0990	99	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1000	100	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1010	101	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1020	102	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-1030	103	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1040	104	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-1050	105	60'	113,063	1	1,397.64	17,838.35	-
000706-1060	106	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1070	107	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1080	108	60'	113,063	1	1,397.64	17,838.35	12,043.87

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000706-1090	109	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-1100	110	50'	98,364	1	1,219.19	15,560.65	9,930.10
000706-1110	111	50'	98,364	1	1,219.19	15,560.65	9,876.17
000706-1120	112	50'	98,364	1	1,219.19	15,560.65	9,876.17
000706-1130	113	50'	98,364	1	1,219.19	15,560.65	9,930.10
000706-1140	114	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-1150	115	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1160	116	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-1170	117	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-1180	118	60'	113,063	1	1,397.64	17,838.35	-
000706-1190	119	50'	98,364	1	1,219.19	15,560.65	9,930.10
000706-1200	120	50'	98,364	1	1,219.19	15,560.65	9,876.17
000706-1210	121	50'	98,364	1	1,219.19	15,560.65	-
000706-1220	122	50'	98,364	1	1,219.19	15,560.65	9,976.53
000706-1230	123	50'	98,364	1	1,219.19	15,560.65	-
000706-1240	124	50'	98,364	1	1,219.19	15,560.65	9,876.17
000706-1250	125	50'	98,364	1	1,219.19	15,560.65	9,930.10
000706-1260	126	50'	98,364	1	1,219.19	15,560.65	9,930.10
000706-1270	127	50'	98,364	1	1,219.19	15,560.65	9,930.10
000706-1280	128	50'	98,364	1	1,219.19	15,560.65	9,876.17
000706-1290	129	50'	98,364	1	1,219.19	15,560.65	-
000706-1300	130	50'	98,364	1	1,219.19	15,560.65	9,876.17
000706-1310	131	50'	98,364	1	1,219.19	15,560.65	9,876.12
000706-1320	132	50'	98,364	1	1,219.19	15,560.65	9,976.53
000706-1330	133	50'	98,364	1	1,219.19	15,560.65	9,976.53
000706-1340	134	50'	98,364	1	1,219.19	15,560.65	-
000706-1350	135	50'	98,364	1	1,219.19	15,560.65	9,876.17
000706-1360	136	50'	98,364	1	1,219.19	15,560.65	-
000706-1370	137	50'	98,364	1	1,219.19	15,560.65	-
000706-1380	138	50'	98,364	1	1,219.19	15,560.65	9,930.10
000706-1390	139	60'	113,063	1	1,397.64	17,838.35	12,043.87
000706-1400	140	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1410	141	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1420	142	70'	135,675	1	1,674.61	21,373.25	-
000706-1430	143	70'	135,675	1	1,674.61	21,373.25	13,116.90
000706-1440	144	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1450	145	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1460	146	70'	135,675	1	1,674.61	21,373.25	13,044.90
000706-1470	147	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1480	148	70'	135,675	1	1,674.61	21,373.25	19,019.81
000706-1490	149	70'	135,675	1	1,674.61	21,373.25	-
000706-1500	150	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1510	151	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1520	152	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1530	153	70'	135,675	1	1,674.61	21,373.25	12,961.73

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000706-1540	154	60'	113,063	1	1,397.64	17,838.35	11,992.09
000706-1550	155	60'	113,063	1	1,397.64	17,838.35	12,043.86
000706-1560	156	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1570	157	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1580	158	70'	135,675	1	1,674.61	21,373.25	19,019.81
000706-1590	159	70'	135,675	1	1,674.61	21,373.25	-
000706-1600	160	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1610	161	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1620	162	70'	135,675	1	1,674.61	21,373.25	12,961.73
000706-1630	163	70'	135,675	1	1,674.61	21,373.25	-
000706-1640	164	60'	113,063	1	1,397.64	17,838.35	11,992.09
000707-0010	1	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0020	2	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0030	3	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0040	4	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0050	5	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0060	6	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0070	7	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0080	8	70'	135,675	1	1,674.61	21,373.25	19,019.81
000707-0090	9	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0100	10	70'	135,675	1	1,674.61	21,373.25	19,019.81
000707-0110	11	80'	150,373	1	1,861.63	23,760.28	21,143.99
000707-0140	12	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0150	13	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0160	14	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0170	15	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0180	16	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0190	17	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0200	18	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0210	19	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0220	20	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0230	21	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0240	22	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0250	23	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-0260	24	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0270	25	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0280	26	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0290	27	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0300	28	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0310	29	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0320	30	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0330	31	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0340	32	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0350	33	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0360	34	50'	98,364	1	1,219.19	15,560.65	13,847.25

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000707-0370	35	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0380	36	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0390	37	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0400	38	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0410	39	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0420	40	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0430	41	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0440	42	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0450	43	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0460	44	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0470	45	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0480	46	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0490	47	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0500	48	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0510	49	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0520	50	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0530	51	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0540	52	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0550	53	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0560	54	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0570	55	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0580	56	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0590	57	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0600	58	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0610	59	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0620	60	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0630	61	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0640	62	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0650	63	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0660	64	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0670	65	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0680	66	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0690	67	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0700	68	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0710	69	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0720	70	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0730	71	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0740	72	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0750	73	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0760	74	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0770	75	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0780	76	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0790	77	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0800	78	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0810	79	50'	98,364	1	1,219.19	15,560.65	13,847.25

<b>Account #</b>	<b>LOT #</b>	<b>LOT SIZE</b>	<b>MAX DEBT BENEFIT</b>	<b>TOTAL DEBT UNITS</b>	<b>ORIGINAL SERIES 2008A DEBT ASMT</b>	<b>SERIES 2008A PAR DEBT</b>	<b>BALANCE SERIES 2008A DEBT</b>
000707-0820	80	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0830	81	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0840	82	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0850	83	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0860	84	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0870	85	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0880	86	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0890	87	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0900	88	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0910	89	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0920	90	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0930	91	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0940	92	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0950	93	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0960	94	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0970	95	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0980	96	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-0990	97	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1000	98	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1010	99	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1020	100	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1030	101	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1040	102	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1050	103	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1060	104	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1070	105	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1080	106	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1090	107	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1100	108	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1110	109	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1120	110	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1130	111	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1140	112	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1150	113	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1160	114	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1170	115	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1180	116	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1190	117	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1200	118	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1210	119	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1220	120	50'	98,364	1	1,219.19	15,560.65	13,847.25
000707-1230	121	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1240	122	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1250	123	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1260	124	60'	113,063	1	1,397.64	17,838.35	15,874.12

<b>Account #</b>	<b>LOT #</b>	<b>LOT SIZE</b>	<b>MAX DEBT BENEFIT</b>	<b>TOTAL DEBT UNITS</b>	<b>ORIGINAL SERIES 2008A DEBT ASMT</b>	<b>SERIES 2008A PAR DEBT</b>	<b>BALANCE SERIES 2008A DEBT</b>
000707-1270	125	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1280	126	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1290	127	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1300	128	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1310	129	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1320	130	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1330	131	60'	113,063	1	1,397.64	17,838.35	15,874.12
000707-1340	132	60'	113,063	1	1,397.64	17,838.35	15,874.12
000708-0010	1	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0020	2	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0030	3	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0040	4	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0050	5	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0060	6	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0070	7	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0080	8	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0090	9	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0100	10	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0110	11	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0120	12	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0130	13	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0140	14	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0150	15	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0160	16	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0170	17	80'	150,373	1	1,861.63	23,760.28	21,143.99
000708-0180	18	80'	150,373	1	1,861.63	23,760.28	21,143.99
000708-0190	19	80'	150,373	1	1,861.63	23,760.28	21,143.99
000708-0200	20	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0210	21	80'	150,373	1	1,861.63	23,760.28	21,143.99
000708-0220	22	80'	150,373	1	1,861.63	23,760.28	21,143.99
000708-0230	23	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0240	24	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0250	25	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0260	26	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0270	27	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0280	28	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0290	29	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0300	30	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0310	31	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0320	32	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0330	33	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0340	34	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0350	35	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0360	36	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0370	37	70'	135,675	1	1,674.61	21,373.25	19,019.81

Account #	LOT #	LOT SIZE	MAX DEBT BENEFIT	TOTAL DEBT UNITS	ORIGINAL SERIES 2008A DEBT ASMT	SERIES 2008A PAR DEBT	BALANCE SERIES 2008A DEBT
000708-0380	38	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0390	39	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0400	40	80'	150,373	1	1,861.63	23,760.28	21,143.99
000708-0410	41	80'	150,373	1	1,861.63	23,760.28	21,143.99
000708-0420	42	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0430	43	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0440	44	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0450	45	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0460	46	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0470	47	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0480	48	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0490	49	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0500	50	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0510	51	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0520	52	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0530	53	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0540	54	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0550	55	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0560	56	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0570	57	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0580	58	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0590	59	70'	135,675	1	1,674.61	21,373.25	19,019.81
000708-0600	60	80'	150,373	1	1,861.63	23,760.28	21,143.99
<b>TOTAL PLATTED LOTS</b>			<b>50,796,780</b>	<b>468</b>	<b>628,596.77</b>	<b>8,022,862.76</b>	<b>6,593,817.80</b>



**TABLE 9**  
**Rivers Edge Community Development District**  
**Master Assessment Roll**  
**Bulk Lands**

<u>Account # / Parcel ID</u>	<u>Maximum Debt Benefit</u>	<u>Series 2008A Annual Debt Assessment</u>	<u>Series 2008A Par Debt</u>	<u>Series 2008A Par Debt After 5/1/16 Call</u>	<u>Series 2008A Par Debt After Tender (2)</u>
000700-0000					
001170-0010					
000700-0000					
001170-0010					
Total (1)	<u>\$104,213,220</u>	<u>\$466,743</u>	<u>\$5,957,137</u>	<u>\$5,301,182</u>	<u>\$0</u>

(1) Individual parcels are in process of complete legal description workup and assignment of new parcel IDs to reflect adjustments for platted lots and possible other conveyances. Attached is the legal description of the revised boundaries of the District to which the Master Assessment Roll applies less plats as noted.

(2) The District is in the process of tendering bonds related to the undeveloped lands. After such tender process it is anticipated the amount of Series 2008A debt related to the undeveloped lands will be \$0.

Prepared by Governmental Management Services, LLC

**A & J Land Surveyors, Inc.**

5847 Luella Street  
Jacksonville, Florida 32207  
Telephone (904) 346-1733 Fax (904) 346-1736  
Jon Bowan, PLS Jeff Ward, PLS

RiverTown  
Rivers Edge CDD  
Parcel 1  
Legal Description

June 14, 2016

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and in the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, COMMENCE at the intersection of the northerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), with the easterly monumented line of said Frances P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and run thence, along the aforesaid said northerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 22,968.28 feet, through a central angle of  $00^{\circ}20'02''$  to the left, an arc distance of 133.89 feet, to point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}17'25''$  West, 133.89 feet;

Course No. 2: run thence, North  $63^{\circ}27'26''$  West, along last said tangency, a distance of 3,097.61, to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, and departing from aforesaid northerly Right of Way line of STATE ROAD No. 13, run the following ten (10) courses and distances:

Course No. 1: run thence, North  $52^{\circ}12'30''$  East, a distance of 337.34 feet, to a point;

Course No. 2: run thence, North  $43^{\circ}00'14''$  East, a distance of 340.19 feet, to a point;

Course No. 3: run thence, North  $27^{\circ}38'47''$  East, a distance of 540.78 feet, to a point;

Course No. 4: run thence, North  $59^{\circ}45'43''$  East, a distance of 312.12 feet, to a point;

Course No. 5: run thence, North 12°39'39" East, a distance of 376.82 feet, to a point;

Course No. 6: run thence, North 03°30'59" West, a distance of 427.45 feet, to a point;

Course No. 7: run thence, North 23°57'56" East, a distance of 932.43 feet, to a point;

Course No. 8: run thence, North 48°02'01" East, a distance of 302.22 feet, to a point;

Course No. 9: run thence, North 27°34'13" East, a distance of 248.54 feet, to a point;

Course No. 10: run thence, North 07°09'39" East, a distance of 674.95 feet, to a point; on the southerly line of "Parcel 11- Elementary School Site", as per the Sketch and Legal prepared by this Firm, dated April 28, 2016; run thence, along the southerly and westerly boundary of said "Parcel 11 - Elementary School Site", the following sixteen (16) courses and distances:

Course No. 1: run thence, North 71°41'33" West, a distance of 122.88 feet,

Course No. 2: run thence, North 07°13'13" East, a distance of 183.08 feet, to the point of a non tangential curve, leading northerly;

Course No. 3: run thence, northerly, along and around the arc of a curve, being concave northwesterly, and having a radius of 112.60 feet, through a central angle of 52°18'48" to the left, an arc distance of 102.81 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 32°38'45" East, 99.28 feet;

Course No. 4: run thence, northeasterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 57.91 feet, through a central angle of 47°53'59" to the right, an arc distance of 48.41 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 29°24'28" East, 47.02 feet;

Course No. 5: run thence, northerly, along and around the arc of a curve, being concave westerly, and having a radius of 103.26 feet, through a central angle of 56°56'08" to the right, an arc distance of 102.61 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 11°22'54" East, 98.44 feet;

Course No. 6: run thence, northerly, along and around the arc of a curve, being concave southeasterly, and having a radius of 40.00 feet, through a central angle of 81°29'18" to the right, an arc distance of 56.89 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 21°20'03" East, 52.22 feet;

Course No. 7: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 64.95 feet, through a central angle of 28°44'43" to the left, an arc distance of 32.58 feet, to the point of compound curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 47°42'41" East, 32.24 feet;

Course No. 8: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 611.70 feet, through a central angle of 10°38'20" to the left, an arc distance of 113.60 feet, to the point

of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 28°15'38" East, 113.43 feet;

Course No. 9: run thence, northeasterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 70.00 feet, through a central angle of 56°35'30" to the right, an arc distance of 69.14 feet, to the point of reverse curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North 51°13'16" East, 66.36 feet;

Course No. 10: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 130.00 feet, through a central angle of 36°10'25" to the left, an arc distance of 82.08 feet, to the point of reverse curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North 61°25'49" East, 80.72 feet;

Course No. 11: run thence, northeasterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 90.00 feet, through a central angle of 19°29'16" to the right, an arc distance of 30.61 feet, to the point of tangency, of a tangential curve, last said arc being subtended by a chord bearing and distance of North 53°05'14" East, 30.46 feet;

Course No. 12: run thence, North 61°37'11" East, along a non tangential line to last said curve, a distance of 84.99 feet, to the point of curvature, of a non tangential curve;

Course No. 13: run thence, northeasterly, along and around the arc of a curve, being concave southerly, and having a radius of 38.29 feet, through a central angle of 55°39'54" to the right, an arc distance of 37.20 feet, to the point of reverse curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North 81°21'24" East, 35.75 feet;

Course No. 14: run thence, easterly, along and around the arc of a curve, being concave northerly, and having a radius of 65.47 feet, through a central angle of 56°54'36" to the left, an arc distance of 65.03 feet, to the point of curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North 80°44'03" East, 62.39 feet;

Course No. 15: run thence, northerly, along and around the arc of a curve, being concave westerly, and having a radius of 104.97 feet, through a central angle of 37°00'39" to the left, an arc distance of 67.80 feet, to the point of a non tangential line, last said arc being subtended by a chord bearing and distance of North 33°46'25" East, 66.63 feet;

Course No. 16: run thence, North 14°41'09" East, along a non tangential line to last said curve, a distance of 88.06 feet, to a point which lies 62.00 feet southerly of, the most northerly line of that 53 foot wide easement dedicated to Peoples Gas System, and recorded in Official Records Book 3150, page 578 of the public records of St. Johns County, Florida, and also being the northerly line of that 53 foot wide easement dedicated to JEA, and recorded in Official Records Book 3131, page 483 of the public records of said St. Johns County; run thence, parallel with and concentric to, and 62 feet southerly of the northerly line of last said easements, the following two (2) courses and distances:

Course No. 1: run thence, easterly, along and around the arc of a curve, being concave northerly, and having a radius of 785.50 feet, through a central angle of

07°33'00" to the left, an arc distance of 103.51 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 72°10'01" East, 103.43 feet;

Course No. 2: run thence, South 75°56'31" East, along last said tangency, a distance of 124.38 feet, to a point; departing from last said line, run thence, the following twenty-three (23) courses and distances:

Course No. 1: run thence, North 14°03'30" East, a distance of 108.94 feet, to a point;

Course No. 2: run thence, South 74°33'07" East, a distance of 562.46 feet, to a point;

Course No. 3: run thence, North 23°01'26" East, a distance of 378.93 feet, to a point;

Course No. 4: run thence, North 05°59'33" West, a distance of 343.45 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 5: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 239.56 feet, through a central angle of 124°52'14" to the right, an arc distance of 522.09 feet, to the point of reverse curvature, of a curve continuing easterly, last said arc being subtended by a chord bearing and distance of North 85°05'05" East, 424.73 feet;

Course No. 6: run thence easterly, along and around the arc of a curve, being concave northerly, and having a radius of 376.68 feet, through a central angle of 107°24'34" to the left, an arc distance of 706.15 feet, to a point, last said arc being subtended by a chord bearing and distance of South 86°11'06" East, 607.19 feet;

Course No. 7: run thence, North 02°54'47" East, along a non-tangent line, a distance of 451.50 feet, to a point;

Course No. 8: run thence, North 47°44'50" West, a distance of 397.82 feet, to a point;

Course No. 9: run thence, South 79°35'12" West, a distance of 338.27 feet, to a point of curvature, of a non-tangent curve, leading northerly;

Course No. 10: run thence northerly, along and around the arc of a curve, being concave easterly, and having a radius of 295.05 feet, through a central angle of 158°05'24" to the right, an arc distance of 814.09 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North 08°21'00" East, 579.34 feet;

Course No. 11: run thence, North 70°01'49" East, along last said non-tangent line, a distance of 358.05 feet, to a point;

Course No. 12: run thence, North 05°42'53" East, a distance of 192.02 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 13: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 197.27 feet, through a central angle of 178°06'21" to the right, an arc distance of 613.22 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North 78°15'46" East, 394.49 feet;

Course No. 14: run thence, South 57°46'35" East, a distance of 587.65 feet, to a point;

Course No. 15: run thence, South 28°33'27" East, a distance of 495.97 feet, to a point;

Course No. 16: run thence, South 28°39'55" West, a distance of 310.12 feet, to a point;

Course No. 17: run thence, South 73°27'16" West, a distance of 147.61 feet, to a point;

Course No. 18: run thence, South 54°17'33" East, a distance of 536.88 feet, to a point;

Course No. 19: run thence, South 03°08'19" East, a distance of 279.38 feet, to a point;

Course No. 20: run thence, South 17°38'48" West, a distance of 605.51 feet, to a point;

Course No. 21: run thence, South 24°09'05" East, a distance of 216.50 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 22: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 465.00 feet, through a central angle of 22°32'24" to the right, an arc distance of 182.93 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 79°19'39" East, 181.75 feet;

Course No. 23: run thence, South 89°24'09" East, a distance of 141.88 feet, to a point on the westerly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence, along the aforesaid westerly Right of Way line of LONFLEAF PARKWAY, the following five (5) courses and distances:

Course No. 1: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,565.00 feet, through a central angle of 11°16'52" to the right, an arc distance of 701.92 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 06°44'14" East, 700.79 feet;

Course No. 2: run thence, North 12°22'39" East, along last said tangency, a distance of 204.31 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 3: run thence northwesterly, along and around the arc of a curve, being concave westerly, and having a radius of 1,735.00 feet, through a central angle of 51°25'49" to the left, an arc distance of 1,557.38 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 13°20'15" West 1,505.62;

Course No. 4: run thence, North 39°03'09" West, along last said tangency, a distance of 1,068.36 feet, to the point of curvature, of a curve leading westerly;

Course No. 5: run thence westerly, along and around the arc of a curve, being concave easterly, and having a radius of 1,265.00 feet, through a central angle of 15°54'10" to the right, an arc distance of 351.11 feet, to a point, last said arc being subtended by a chord bearing and distance of North 31°06'05" West, 349.98; thence departing from aforesaid westerly Right of Way line of LONFLEAF PARKWAY, run the following twenty-six (26) courses and distances:

Course No. 1: run thence, South 66°51'00" West, a distance of 65.97 feet, to a point;

Course No. 2: run thence, South 00°02'15" East, a distance of 83.71 feet, to a point;

Course No. 3: run thence, South 35°56'30" West, a distance of 27.17 feet, to a point;

Course No. 4: run thence, South 00°48'28" East, a distance of 58.67 feet, to a point;

Course No. 5: run thence, South 18°24'01" East, a distance of 47.05 feet, to a point;

Course No. 6: run thence, South 19°55'18" West, a distance of 30.75 feet, to a point;

Course No. 7: run thence, South 06°16'42" East, a distance of 28.92 feet, to a point;

Course No. 8: run thence, South 14°46'00" West, a distance of 27.90 feet, to a point;

Course No. 9: run thence, South 36°03'53" West, a distance of 123.44 feet, to a point;

Course No. 10: run thence, South 10°33'15" East, a distance of 46.29 feet, to a point;

Course No. 11: run thence, South 11°39'46" West, a distance of 35.89 feet, to a point;

Course No. 12: run thence, South 37°05'50" West, a distance of 61.55 feet, to a point;

Course No. 13: run thence, North 88°04'53" West, a distance of 177.04 feet, to a point;

Course No. 14: run thence, North 00°35'10" West, a distance of 202.84 feet, to a point;

Course No. 15: run thence, North 16°20'03" West, a distance of 63.72 feet, to a point;

Course No. 16: run thence, North 24°49'34" West, a distance of 80.52 feet, to a point;

Course No. 17: run thence, North 23°04'32" East, a distance of 57.35 feet, to a point;

Course No. 18: run thence, North 13°04'55" East, a distance of 46.98 feet, to a point;

Course No. 19: run thence, North 03°23'30" East, a distance of 52.43 feet, to a point;

Course No. 20: run thence, North 15°57'50" West, a distance of 64.18 feet, to a point;

Course No. 21: run thence, North 25°07'14" West, a distance of 39.25 feet, to a point;

Course No. 22: run thence, North 10°34'06" West, a distance of 32.35 feet, to a point;

Course No. 23: run thence, North 15°09'53" East, a distance of 52.65 feet, to a point;

Course No. 24: run thence, North  $04^{\circ}00'11''$  West, a distance of 42.88 feet, to a point;

Course No. 25: run thence, North  $23^{\circ}48'46''$  West, a distance of 60.92 feet, to a point;

Course No. 26: run thence, North  $68^{\circ}28'38''$  East, a distance of 363.83 feet, to a point on the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, said point also being on the arc of a curve, leading northeasterly; run thence, northeasterly, along aforesaid westerly Right of Way line of LONGLEAF PARKWAY, along and around the arc of a curve, having a radius of 1,265.00 feet, through a central angle of  $35^{\circ}32'39''$  to the right, an arc distance of 784.76 feet, to a point, last said arc being subtended by a chord bearing and distance of North  $11^{\circ}23'02''$  East, 772.23 feet; thence departing from aforesaid westerly Right of Way line of LONGLEAF PARKWAY, run the following seventy-two (72) courses and distances:

Course No. 1: run thence, North  $62^{\circ}03'17''$  West, a distance of 128.04 feet, to the point of curvature, of a curve leading southwesterly;

Course No. 2: run thence southwesterly, along and around the arc of a curve, concave southerly, and having a radius of 50.00 feet, through a central angle of  $71^{\circ}44'07''$  to the left, an arc distance of 62.60 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South  $82^{\circ}04'40''$  West, 58.59 feet;

Course No. 3: run thence, South  $46^{\circ}12'36''$  West, along last said tangency, a distance of 297.15 feet, to a point;

Course No. 4: run thence, North  $64^{\circ}16'24''$  West, a distance of 149.45 feet, to a point;

Course No. 5: run thence, North  $46^{\circ}01'50''$  East, a distance of 377.74 feet, to a point;

Course No. 6: run thence, North  $43^{\circ}38'06''$  East, a distance of 144.51 feet, to a point;

Course No. 7: run thence, North  $33^{\circ}25'24''$  East, a distance of 35.98 feet, to a point;

Course No. 8: run thence, North  $69^{\circ}09'18''$  West, a distance of 91.66 feet, to a point;

Course No. 9: run thence, North  $25^{\circ}27'24''$  East, a distance of 142.66 feet, to a point;

Course No. 10: run thence, North  $43^{\circ}57'15''$  East, a distance of 57.69 feet, to a point;

Course No. 11: run thence, North  $11^{\circ}15'00''$  East, a distance of 25.00 feet, to a point;

Course No. 12: run thence, North  $79^{\circ}03'58''$  West, a distance of 27.28 feet, to a point;

Course No. 13: run thence, North  $10^{\circ}56'02''$  East, a distance of 17.72 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 14: run thence northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 25.00 feet, through a central angle of  $97^{\circ}31'32''$  to the left, an arc distance of 42.55 feet, to the point of



tangency of last said curve, said arc being subtended by a chord bearing and distance of North 37°49'44" West, 37.60 feet;

Course No. 15: run thence, North 86°35'30" West, along last said tangency, a distance of 38.41 feet, to a point;

Course No. 16: run thence, North 52°51'56" East, a distance of 65.64 feet, to a point;

Course No. 17: run thence, South 75°46'44" East, a distance of 50.75 feet, to a point;

Course No. 18: run thence, North 57°24'33" East, a distance of 34.90 feet, to the point of curvature, of a curve leading northerly;

Course No. 19: run thence northerly, along and around the arc of a curve, being concave westerly, and having a radius of 20.00 feet, through a central angle of 63°16'24" to the left, an arc distance of 22.09 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 25°46'21" East, 20.98 feet;

Course No. 19: run thence, North 05°51'51" West, along last said tangency, a distance of 49.19 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 20: run thence northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 20.00 feet, through a central angle of 64°38'41", an arc distance of 22.57 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 38°11'12" West, 21.39 feet;

Course No. 21: run thence, North 70°30'32" West, along last said tangency, a distance of 59.89 feet;

Course No. 22: run thence, North 61°15'17" West, a distance of 43.50 feet, to a point;

Course No. 23: run thence, North 57°54'44" West, a distance of 57.24 feet, to a point;

Course No. 24: run thence, North 69°57'02" West, a distance of 54.94 feet, to a point;

Course No. 25: run thence, North 54°31'31" West, a distance of 105.93 feet, to a point;

Course No. 26: run thence, North 69°16'29" West, a distance of 74.36 feet, to a point;

Course No. 27: run thence, North 85°42'11" West, a distance of 54.27 feet, to a point;

Course No. 28: run thence, North 74°00'29" West, a distance of 25.50 feet, to a point;

Course No. 29: run thence, North 39°35'13" West, a distance of 39.79 feet, to the point of curvature, of a curve leading westerly;

Course No. 30: run thence westerly, along and around the arc of a curve, being concave southerly, and having a radius of 20.00 feet, through a central angle of 54°50'25" to the left, an arc distance of 19.14 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 67°00'26" West, 18.42 feet;

Course No. 31: run thence, South 85°34'22" West, along last said tangency, a distance of 49.18 feet, to a point;

Course No. 32: run thence, North 76°32'47" West, a distance of 61.55 feet, to a point;

Course No. 33: run thence, North 25°15'01" West, a distance of 57.80 feet, to a point;

Course No. 34: run thence, North 03°19'52" East, a distance of 30.31 feet, to a point;

Course No. 35: run thence, North 57°10'46" East, a distance of 37.08 feet, to a point;

Course No. 36: run thence, North 36°22'57" East, a distance of 51.30 feet, to a point;

Course No. 37: run thence, North 64°49'11" East, a distance of 54.86 feet, to a point;

Course No. 38: run thence, North 51°33'01" East, a distance of 56.52 feet, to a point;

Course No. 39: run thence, South 85°33'51" East, a distance of 44.63 feet, to the point of curvature, of a curve leading northerly;

Course No. 40: run thence northerly, along and around the arc of a curve, being concave northwesterly, and having a radius of 20.00 feet, through a central angle of 89°39'58" to the left, an arc distance of 31.30 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 49°36'10" East, 28.20 feet;

Course No. 41: run thence, North 04°46'10" East, along last said tangency, a distance of 29.28 feet, to a point;

Course No. 42: run thence, North 51°07'26" East, a distance of 46.75 feet, to a point;

Course No. 43: run thence, North 75°56'25" East, a distance of 85.45 feet, to a point;

Course No. 44: run thence, North 84°36'51" East, a distance of 122.32 feet, to a point;

Course No. 45: run thence, South 87°02'14" East, a distance of 77.58 feet, to the point of curvature, of a curve leading northeasterly;

Course No. 46: run thence northeasterly, along and around the arc of a curve, being concave northerly, and having a radius of 20.00 feet, through a central angle of 55°58'16" to the left, an arc distance of 19.54 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 64°58'38" East, 18.77 feet;

Course No. 47: run thence, North 36°59'30" East, along last said tangency, a distance of 51.37 feet, to a point;

Course No. 48: run thence, North 77°19'55" East, a distance of 23.77 feet, to a point;

Course No. 49: run thence, South 45°18'27" East, a distance of 99.34 feet, to the point of curvature, of a curve leading northeasterly;

Course No. 50: run thence northeasterly, along and around the arc of a curve, being concave northerly, and having a radius of 20.00 feet, through a central

angle of  $114^{\circ}30'15''$  to the left, an arc distance of 39.97 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North  $77^{\circ}26'25''$  East, 33.64 feet;

Course No. 51: run thence, North  $20^{\circ}11'18''$  East, along last said tangency, a distance of 38.40 feet, to a point;

Course No. 52: run thence, North  $03^{\circ}21'10''$  East, a distance of 63.91 feet, to a point;

Course No. 53: run thence, North  $56^{\circ}53'28''$  East, a distance of 65.60 feet, to a point;

Course No. 54: run thence, South  $73^{\circ}28'38''$  East, a distance of 26.32 feet, to a point;

Course No. 55: run thence, North  $82^{\circ}37'42''$  East, a distance of 72.75 feet, to a point;

Course No. 56: run thence, North  $52^{\circ}45'31''$  East, a distance of 57.68 feet, to a point;

Course No. 57: run thence, North  $65^{\circ}19'11''$  East, a distance of 76.69 feet, to a point;

Course No. 58: run thence, North  $77^{\circ}39'44''$  East, a distance of 49.62 feet, to the point of curvature, of a curve leading northerly;

Course No. 59: run thence northerly, along and around the arc of a curve, being concave westerly, and having a radius of 25.00 feet, through a central angle of  $118^{\circ}37'08''$  to the left, an arc distance of 51.76 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North  $18^{\circ}21'10''$  East, 43.00 feet;

Course No. 60: run thence, North  $40^{\circ}57'24''$  West, along last said tangency, a distance of 46.60 feet, to the point of curvature, of a curve leading westerly;

Course No. 61: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 25.01 feet, through a central angle of  $66^{\circ}30'15''$  to the left, an arc distance of 29.03 feet, to a point of cusp of last said curve, said arc being subtended by a chord bearing and distance of North  $74^{\circ}13'21''$  West, 27.43 feet;

Course No. 62: run thence, North  $17^{\circ}56'51''$  West, along last said tangency, a distance of 28.66 feet, to a point;

Course No. 63: run thence, North  $56^{\circ}05'43''$  East, a distance of 113.15 feet, to a point;

Course No. 64: run thence, South  $45^{\circ}09'37''$  East, a distance of 37.73 feet, to the point of curvature, of a curve leading easterly;

Course No. 65: run thence easterly, along and around the arc of a curve, being concave northerly, and having a radius of 25.00 feet, through a central angle of  $120^{\circ}17'00''$  to the left, an arc distance of 52.48 feet, to a point, last said arc being subtended by a chord bearing and distance of North  $74^{\circ}41'53''$  East, 43.36 feet;

Course No. 66: run thence, North  $14^{\circ}33'23''$  East, along last said tangency, a distance of 114.32 feet;

Course No. 67: run thence, North  $29^{\circ}49'05''$  West, a distance of 44.48 feet, to a point;

Course No. 68: run thence, North 10°57'14" East, a distance of 52.73 feet, to a point;

Course No. 69: run thence, North 54°43'50" East, a distance of 46.17 feet, to a point;

Course No. 70: run thence, South 60°18'14" East, a distance of 16.70 feet, to a point;

Course No. 71: run thence, South 24°50'58" East, a distance of 29.22 feet, to a point;

Course No. 72: run thence, South 66°41'19" E, a distance of 538.80 feet, to a point, on the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, last said point also being on the arc of a curve, leading northerly; run thence, northerly, along and around the arc of a curve, and also being the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, last said arc being concave northwesterly, and having a radius of 2,135.00 feet, through a central angle of 08°24'20" to the left, an arc distance of 313.21 feet, to a point on the northerly line of the "Hallowes Tract", situated in the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, last said arc being subtended by a chord bearing and distance of North 18°27'50" East, 312.93 feet; run thence North 87°27'26" West, along last said line, (and also being the northerly boundary of "RiverTown"), a distance of 3,401.15 feet, to a point on the easterly line of those lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida; run thence, South 12°53'03" West, along the aforesaid easterly line of said lands, a distance of 2,028.02 feet, to the southeast corner of said lands described and recorded in Official Records Book 702, page 89; run thence along the southerly line of said lands described and recorded in Official Records Book 702, page 989 and then along the southerly line of lands described and recorded in Official Records Book 702, page 992, all in the Public Records of said St. Johns County, Florida, the following two (2) courses and distances:

Course No. 1: run thence, South 75°52'24" West, a distance of 3,755.96 feet, to a point;

Course No. 2: run thence, North 77°07'41" West, a distance of 293.71 feet, to a point; run thence, the following fifty-seven (57) courses and distances:

Course No. 1: run thence, South 24°05'46" West, a distance of 1,005.35 feet, to a point;

Course No. 2: run thence, South 00°29'55" West, a distance of 449.34 feet, to a point;

Course No. 3: run thence, South 11°21'40" West, a distance of 379.59 feet, to a point;

Course No. 4: run thence, South 59°12'52" West, a distance of 671.93 feet, to a point;

Course No. 5: run thence, South 63°31'14" East, a distance of 448.92 feet, to a point, on the arc of a curve, leading southeasterly;

Course No. 6: run thence, southeasterly, along and around the arc of a curve, being concave northeasterly, and having a radius of 300.00 feet, through a central angle of 33°05'48" to the left, an arc distance of 173.29 feet, to the point

of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 80°04'08" East, 170.90 feet;

Course No. 7: run thence, North 83°22'57" East, along last said tangency, a distance of 232.62 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 8: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of 30°06'17" to the left, an arc distance of 157.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North 68°15'57" East, 155.82 feet;

Course No. 9: run thence, North 53°12'48" East, along last said tangency, a distance of 902.30 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 10: run thence, northeasterly, along and around the arc of a curve, being concave southerly, and having a radius of 550.00 feet, through a central angle of 54°13'27" to the right, an arc distance of 520.51 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North 80°19'31" East, 501.31 feet;

Course No. 11: run thence, South 72°33'45" East, along last said tangency, a distance of 142.76 feet, to a point;

Course No. 12: run thence, South 17°26'15" West, a distance of 100.00 feet, to a point;

Course No. 13: run thence, South 32°32'33" West, a distance of 64.88 feet, to a point;

Course No. 14: run thence, South 48°52'26" West, a distance of 89.32 feet, to a point;

Course No. 15: run thence, South 12°31'09" East, a distance of 86.15 feet, to a point;

Course No. 16: run thence, South 15°52'52" West, a distance of 54.18 feet, to a point;

Course No. 17: run thence, North 83°22'53" West, a distance of 81.94 feet, to a point;

Course No. 18: run thence, South 57°44'09" West, a distance of 31.24 feet, to a point;

Course No. 19: run thence, South 03°39'53" East, a distance of 29.87 feet, to a point;

Course No. 20: run thence, South 06°18'56" West, a distance of 91.70 feet, to a point;

Course No. 21: run thence, South 10°27'23" East, a distance of 49.55 feet, to a point;

Course No. 22: run thence, South 54°43'22" West, a distance of 17.02 feet, to a point;

Course No. 23: run thence, South 87°11'45" West, a distance of 83.24 feet, to a point;

Course No. 24: run thence, North 51°09'39" West, a distance of 40.25 feet, to a point;

Course No. 25: run thence, North  $27^{\circ}13'03''$  West, a distance of 33.80 feet, to a point;

Course No. 26: run thence, North  $37^{\circ}53'50''$  East, a distance of 57.84 feet, to a point;

Course No. 27: run thence, North  $39^{\circ}27'54''$  West, a distance of 83.19 feet, to a point;

Course No. 28: run thence, North  $13^{\circ}21'39''$  West, a distance of 20.73 feet, to a point;

Course No. 29: run thence, North  $22^{\circ}47'49''$  West, a distance of 66.10 feet, to a point;

Course No. 30: run thence, North  $43^{\circ}13'12''$  West, a distance of 41.54 feet, to a point;

Course No. 31: run thence, North  $12^{\circ}50'15''$  West, a distance of 55.19 feet, to the point of curvature, of a curve, leading northwesterly;

Course No. 32: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 15.00 feet, through a central angle of  $77^{\circ}25'58''$  to the left, an arc distance of 20.27 feet, to the point of tangency, of last said curve, last said arc being subtended by a chord bearing and distance of North  $51^{\circ}33'14''$  West, 18.76 feet;

Course No. 33: run thence, South  $89^{\circ}43'48''$  West, along last said tangency, a distance of 31.94 feet, to a point;

Course No. 34: run thence, North  $61^{\circ}08'37''$  West, a distance of 47.41 feet, to the point of curvature, of a curve, leading westerly;

Course No. 35: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 15.00, through a central angle of  $69^{\circ}43'18''$  to the left, an arc distance of 18.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South  $83^{\circ}59'44''$  West, 17.15 feet;

Course No. 36: run thence, South  $49^{\circ}08'05''$  West, along last said tangency, a distance of 60.87 feet, to a point;

Course No. 37: run thence, South  $80^{\circ}21'55''$  West, a distance of 25.62 feet, to a point;

Course No. 38: run thence, South  $59^{\circ}11'39''$  West, a distance of 32.41 feet, to a point;

Course No. 39: run thence, South  $33^{\circ}27'03''$  West, a distance of 24.29 feet, to a point;

Course No. 40: run thence, South  $75^{\circ}04'23''$  West, a distance of 99.94 feet, to a point;

Course No. 41: run thence, South  $53^{\circ}12'48''$  West, a distance of 541.61 feet, to the point of curvature, of a curve, leading southerly;

Course No. 42: run thence, southerly, along and around the arc of a curve, being concave easterly, and having a radius of 20.00 feet, through a central angle of  $90^{\circ}00'00''$  to the left, an arc distance of 31.42 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South  $08^{\circ}12'48''$  West, 28.28 feet;

Course No. 43: run thence, South  $36^{\circ}47'12''$  East, a distance of 133.10 feet, to the point of curvature, of a curve, leading southeasterly;

Course No. 44: run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 400.00 feet, through a central angle of  $30^{\circ}28'12''$  to the right, an arc distance of 212.72 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South  $21^{\circ}33'06''$  East, 210.22 feet;

Course No. 45: run thence, South  $06^{\circ}18'59''$  East, along last said tangency, a distance of 702.14 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 46: run thence, southwesterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of  $58^{\circ}31'15''$  to the right, an arc distance of 306.42 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South  $22^{\circ}56'38''$  West, 293.27 feet;

Course No. 47: run thence, South  $52^{\circ}12'16''$  West, along last said tangency, a distance of 95.64 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 48: run thence, southwesterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 300.00 feet, through a central angle of  $30^{\circ}17'46''$  to the left, an arc distance of 158.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South  $37^{\circ}03'23''$  West, 156.79 feet;

Course No. 49: run thence, South  $21^{\circ}54'27''$  West, along last said tangency, a distance of 151.73 feet, to the point of curvature, of a curve, leading southerly;

Course No. 50: run thence, Southerly, along and around the arc of a curve, being concave easterly, and having a radius of 500.00 feet, through a central angle of  $42^{\circ}22'56''$  to the left, an arc distance of 369.85 feet, to a point, last said arc being subtended by a chord bearing and distance of South  $00^{\circ}42'59''$  West, 361.48 feet;

Course No. 51: run thence, South  $69^{\circ}31'29''$  West, departing from last said arc, a distance of 100.00 feet, to a point, on the arc of a curve, leading northerly;

Course No. 52: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 600.00 feet, through a central angle of  $02^{\circ}51'35''$  to the right, an arc distance of  $02^{\circ}51'35''$  to the right, an arc distance of 29.95 feet, to a point, last said arc being subtended by a chord bearing and distance of North  $19^{\circ}02'43''$  West, 29.95 feet;

Course No. 53: run thence, South  $69^{\circ}21'44''$  West, departing from last said arc, a distance of 143.03 feet, to a point;

Course No. 54: run thence, South  $85^{\circ}59'26''$  West, a distance of 226.33 feet, to a point;

Course No. 55: run thence, South  $79^{\circ}31'49''$  West, a distance of 204.53 feet, to a point;

Course No. 56: run thence, South  $40^{\circ}20'58''$  West, a distance of 304.15 feet, to a point;

Course No. 57: run thence, South 63°03'16" West, a distance of 525.37 feet, to a point on the northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid northeasterly Right of Way line of STATE ROAD No. 13, the following four (4) courses and distances:

Course No. 1: run thence, southerly, along and around the arc of a curve, being concave westerly, and having a radius of 1,491.25 feet, through a central angle of 02°28'32" to the left, an arc distance of 64.43 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 14°20'11" West, 64.43 feet;

Course No. 2: run thence, South 15°34'27" West, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading southeasterly;

Course No. 3: run thence southeasterly, along and around the arc of a curve, being concave northeasterly, and having a radius of 1,403.66 feet, through a central angle of 79°01'54" to the left, an arc distance of 1,936.16 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 23°56'30" East, 1,786.28 feet;

Course No. 4: run thence, South 63°27'26" East, along last said tangency, a distance of 3,183.96 feet, to the POINT OF BEGINNING.

The lands thus described contains 50,911,929 square feet, or 1,168.77 Acres, more or less, in area.

#### TOGETHER WITH

RiverTown  
Rivers Edge CDD  
Parcel 2  
Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, COMMENCE at the intersection of the easterly line of said Francis P. Fatio Grant, Section 39, with the easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following two (2) courses and distances:

Course No. 1: run thence, North 23°35'20" West, a distance of 781.17 feet, to the point of curvature, of a curve leading northerly;

Course No. 2: run thence Northerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,435.00 feet, through a central angle of



29°11'47" to the right, an arc distance of 1,750.38 feet, to the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of North 08°59'27" West, a distance of 1,731.50 feet.

From the POINT OF BEGINNING thus described, and thence departing from the Right of Way line of LONG LEAF PARKWAY, run the following fifty-seven (57) courses and distances:

Course No. 1: run thence, South 86°51'22" East, a distance of 165.43 feet, to a point;

Course No. 2: run thence, North 87°27'25" East, a distance of 197.94 feet, to a point;

Course No. 3: run thence, North 45°01'16" East, a distance of 74.55 feet, to a point;

Course No. 4: run thence, North 59°03'17" East, a distance of 128.09 feet, to a point;

Course No. 5: run thence, South 68°51'10" East, a distance of 146.06 feet, to a point;

Course No. 6: run thence, South 25°57'32" East, a distance of 180.71 feet, to a point;

Course No. 7: run thence, South 15°57'23" West, a distance of 191.82 feet, to a point;

Course No. 8: run thence, North 86°22'14" East, a distance of 442.64 feet, to a point;

Course No. 9: run thence, North 13°49'49" West, a distance of 781.90 feet, to a point;

Course No. 10: run thence, North 26°34'55" West, a distance of 186.59 feet, to a point;

Course No. 11: run thence, South 88°47'09" West, a distance of 122.09 feet, to a point;

Course No. 12: run thence, South 02°39'03" East, a distance of 168.85 feet, to a point;

Course No. 13: run thence, South 79°47'07" West, a distance of 272.38 feet, to a point;

Course No. 14: run thence, North 03°20'11" West, a distance of 453.06 feet, to a point;

Course No. 15: run thence, North 70°43'23" East, a distance of 279.33 feet, to a point;

Course No. 16: run thence, North 16°19'31" East, a distance of 187.60 feet, to a point;

Course No. 17: run thence, North 24°19'13" West, a distance of 149.38 feet, to a point;

Course No. 18: run thence, South 68°51'10" West, a distance of 292.13 feet, to a point;

Course No. 19: run thence, North 13°38'12" West, a distance of 149.11 feet, to a point;

Course No. 20: run thence, North 18°53'56" East, a distance of 352.75 feet, to a point;  
Course No. 21: run thence, North 53°24'47" East, a distance of 191.55 feet, to a point;  
Course No. 22: run thence, South 60°33'16" East, a distance of 777.13 feet, to a point;  
Course No. 23: run thence, South 07°26'12" West, a distance of 305.56 feet, to a point;  
Course No. 24: run thence, South 23°58'41" West, a distance of 302.77 feet, to a point;  
Course No. 25: run thence, South 12°32'16" East, a distance of 202.43 feet, to a point;  
Course No. 26: run thence, South 05°17'38" East, a distance of 238.14 feet, to a point;  
Course No. 27: run thence, South 34°38'38" East, a distance of 224.18 feet, to a point;  
Course No. 28: run thence, South 19°14'38" West, a distance of 200.00 feet, to a point;  
Course No. 29: run thence, South 40°23'07" East, a distance of 230.60 feet, to a point;  
Course No. 30: run thence, North 21°48'57" East, a distance of 189.20 feet, to a point;  
Course No. 31: run thence, North 16°20'18" West, a distance of 453.02 feet, to a point;  
Course No. 32: run thence, North 13°50'18" East, a distance of 293.96 feet, to a point;  
Course No. 33: run thence, North 86°03'49" East, a distance of 302.70 feet, to a point;  
Course No. 34: run thence, South 84°52'58" East, a distance of 380.67 feet, to a point;  
Course No. 35: run thence, North 32°43'06" East, a distance of 602.21 feet, to a point;  
Course No. 36: run thence, North 11°37'37" East, a distance of 479.70 feet, to a point;  
Course No. 37: run thence, North 02°28'12" West, a distance of 509.85 feet, to a point;  
Course No. 38: run thence, North 57°27'54" West, a distance of 225.81 feet, to a point;  
Course No. 39: run thence, North 41°14'43" West, a distance of 198.93 feet, to a point;  
Course No. 40: run thence, North 29°31'46" West, a distance of 167.20 feet, to a point;  
Course No. 41: run thence, North 47°51'57" West, a distance of 426.59 feet, to a point;  
Course No. 42: run thence, North 37°53'43" East, a distance of 187.83 feet, to a point;

Course No. 43: run thence, North 24°23'32" East, a distance of 192.89 feet, to a point;

Course No. 44: run thence, North 66°49'00" West, a distance of 104.59 feet, to a point;

Course No. 45: run thence, North 42°22'42" West, a distance of 252.67 feet, to a point;

Course No. 46: run thence, South 83°55'19" West, a distance of 634.42 feet, to a point;

Course No. 47: run thence, North 86°16'49" West, a distance of 772.74 feet, to a point;

Course No. 48: run thence, South 05°28'53" West, a distance of 140.09 feet, to a point;

Course No. 49: run thence, North 81°41'28" West, a distance of 199.18 feet, to a point;

Course No. 50: run thence, North 56°24'07" West, a distance of 208.85 feet, to a point;

Course No. 51: run thence, North 12°57'19" West, a distance of 269.86 feet, to a point;

Course No. 52: run thence, North 54°27'25" West, a distance of 251.38 feet, to a point;

Course No. 53: run thence, North 69°27'53" West, a distance of 427.89 feet, to a point;

Course No. 54: run thence, South 57°34'36" West, a distance of 146.07 feet, to a point;

Course No. 55: run thence, South 46°11'24" West, a distance of 132.45 feet, to a point;

Course No. 56: run thence, South 73°06'24" West, a distance of 101.89 feet, to a point;

Course No. 57: run thence, North 81°15'37" West, a distance of 178.41 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida, said point also being on the arc of a curve leading southeasterly; run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following five (5) courses and distances:

Course No. 1: run thence southeasterly, along and around the arc of a curve, having a radius of 1,135.00 feet, through a central angle of 45°49'15" to the left, an arc distance of 907.69 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of South 16°08'32" East, 883.69 feet;

Course No. 2: run thence, South 39°03'09" East, along last said tangency, a distance of 1,068.36 feet, to the point of curvature, of a curve leading southerly;

Course No. 3: run thence southerly, along and around the arc of a curve, being concave westerly, and having a radius of 1,865.00 feet, through a central angle of 51°25'48" to the right, an arc distance of 1,674.07 feet, to the point of tangency

of last said curve, said arc being subtended by a chord bearing and distance of South 13°20'15" East, 1,618.43 feet;

Course No. 4: run thence South 12°22'39" West, along last said tangency, a distance of 204.31 feet, to the point of curvature, of a curve leading southerly;

Course No. 5: run thence, southerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,435.00 feet, through a central angle of 06°46'13" to the left, an arc distance of 405.90 feet, to the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of South 08°59'33" West, 405.66 feet.

The lands thus described contains 7,702,666 square feet, or 176.83 acres, more or less, in area.

TOGETHER WITH

RiverTown  
Rivers Edge CDD  
Parcel 3  
Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the intersection of the northerly monumented line of the "Hallowes Tract", situated in the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, with the easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following three (3) courses and distances:

Course No. 1: run thence, South 12°29'01" West, along last said tangency, a distance of 25.01 feet, to the point of curvature, of a curve leading southerly;

Course No. 2: run thence southerly, along and around the arc of a curve, being concave westerly, and having a radius of 2,265.00 feet, through a central angle of 21°01'35" to the right, an arc distance of 831.21 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 24°43'43" West, 826.55 feet;

Course No. 3: run thence, South 35°10'21" West, along last said tangency, a distance of 451.89 feet, to a point; run thence, the following twenty-one (21) Courses and Distances:

Course No. 1: run thence, North 80°40'52" East, a distance of 135.19 feet, to a point;

Course No. 2: run thence, South 54°29'03" East, a distance of 98.14 feet, to a point;

Course No. 3: run thence, South 18°29'38" East, a distance of 181.64 feet, to a point;

Course No. 4: run thence, South 32°47'00" West, a distance of 114.35 feet, to a point;

Course No. 5: run thence, South 36°48'10" West, a distance of 25.21 feet, to a point;

Course No. 6: run thence, South 89°52'11" West, a distance of 34.21 feet, to a point;

Course No. 7: run thence, North 33°16'42" West, a distance of 20.12 feet, to a point;

Course No. 8: run thence, North 59°04'57" West, a distance of 39.75 feet, to a point of curvature, of a curve leading westerly;

Course No. 9: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 27.00 feet, through a central angle of 99°46'32" to the left, an arc distance of 47.00 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 64°21'38" West, 41.28 feet;

Course No. 10: run thence, South 63°47'22" West, along last said tangency, a distance of 35.64 feet, to a point;

Course No. 11: run thence, North 60°45'13" West, a distance of 46.00 feet, to a point;

Course No. 12: run thence, North 10°46'45" West, a distance of 15.93 feet, to a point;

Course No. 13: run thence, North 43°39'57" East, a distance of 18.00 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 14: run thence, Northwesterly, along and around the arc of a curve, being concave westerly, and having a radius of 25.14 feet, through a central angle of 71°07'07" to the left, an arc distance of 31.20 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 07°45'39" East, a distance of 29.24 feet;

Course No. 15: run thence, North 31°58'14" West, along last said tangency, a distance of 62.40 feet, to a point;

Course No. 16: run thence, North 04°54'22" West, a distance of 12.89 feet, to a point;

Course No. 17: run thence, North 15°06'27" East, a distance of 73.07 feet, to a point;

Course No. 18: run thence, South 85°11'06" West, a distance of 7.37 feet, to a point;

Course No. 19: run thence, South 35°10'24" West, a distance of 13.90 feet, to a point;

Course No. 20: run thence, North 54°49'43" West, a distance of 16.38 feet, to a point;

Course No. 21: run thence, North 74°25'32" West, a distance of 21.23 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY; run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following two (2) Courses and Distances:

Course No. 1: run thence, South 35°10'21" West, a distance of 796.57 feet, to the point of curvature, of a curve leading southerly;

Course No. 2: run thence southerly, along and around the arc of a curve, being concave easterly, and having a radius of 1,135.00 feet, through a central angle of 01°52'43" to the left, an arc distance of 37.21 feet, to a point, last said arc being subtended by a chord bearing and distance of South 34°14'00" West, 37.21 feet; thence departing from aforesaid easterly Right of Way line of LONGLEAF PARKWAY, run the following forty-four (44) courses and distances:

Course No. 1: run thence, South 39°31'38" East, a distance of 95.44 feet, to a point;

Course No. 2: run thence, South 20°04'17" East, a distance of 23.59 feet, to a point;

Course No. 3: run thence, South 66°22'21" East, a distance of 55.52 feet, to a point;

Course No. 4: run thence, South 75°38'36" East, a distance of 88.02 feet, to a point;

Course No. 5: run thence, North 44°33'25" East, a distance of 31.09 feet, to a point;

Course No. 6: run thence, South 73°01'28" East, a distance of 32.05 feet, to a point;

Course No. 7: run thence, North 68°20'59" East, a distance of 44.36 feet, to a point;

Course No. 8: run thence, North 34°52'01" East, a distance of 34.02 feet, to a point;

Course No. 9: run thence, North 16°26'59" East, a distance of 63.84 feet, to a point;

Course No. 10: run thence, North 02°50'58" East, a distance of 54.85 feet, to a point;

Course No. 11: run thence, North 19°50'06" East, a distance of 192.04 feet, to a point;

Course No. 12: run thence, South 45°19'40" West, a distance of 220.69 feet, to a point;

Course No. 13: run thence, South 53°28'01" East, a distance of 307.94 feet, to a point;

Course No. 14: run thence South 38°54'02" West, a distance of 262.98 feet, to a point;

Course No. 15: run thence, South 62°26'40" East, a distance of 546.97 feet, to a point;

Course No. 16: run thence, South 84°14'30" East, a distance of 293.57 feet, to a point;

Course No. 17: run thence, North 38°21'30" East, a distance of 198.18 feet, to a point;

Course No. 18: run thence, South 78°55'42" East, a distance of 374.19 feet, to a point;

Course No. 19: run thence, South 70°08'51" East, a distance of 334.88 feet, to a point;

Course No. 20: run thence, South 82°37'22" East, a distance of 405.56 feet, to a point;

Course No. 21: run thence, North 56°48'12" East, a distance of 760.14 feet, to a point;

Course No. 22: run thence, South 46°49'47" East, a distance of 365.43 feet, to a point;

Course No. 23: run thence, South 08°21'43" East, a distance of 450.94 feet, to a point;

Course No. 24: run thence, South 19°21'42" East, a distance of 754.67 feet, to a point;

Course No. 25: run thence, South 35°33'27" East, a distance of 280.59 feet, to a point;

Course No. 26: run thence, South 77°40'11" East, a distance of 178.16 feet, to a point;

Course No. 27: run thence, North 24°47'28" West, a distance of 155.66 feet, to a point;

Course No. 28: run thence, North 33°07'50" East, a distance of 149.27 feet, to a point;

Course No. 29: run thence, North 82°41'58" East, a distance of 213.86 feet, to a point;

Course No. 30: run thence, South 38°23'17" East, a distance of 332.83 feet, to a point;

Course No. 31: run thence, North 83°17'12" East, a distance of 176.85 feet, to a point;

Course No. 32: run thence, North 03°17'30" East, a distance of 303.94 feet, to a point;

Course No. 33: run thence, North 27°42'41" West, a distance of 184.93 feet, to a point;

Course No. 34: run thence, North 53°31'56" West, a distance of 505.15 feet, to a point;

Course No. 35: run thence, North 29°20'18" West, a distance of 455.13 feet, to a point;

Course No. 36: run thence, North 12°00'41" East, a distance of 246.00 feet, to a point;

Course No. 37: run thence, North 56°00'07" East, a distance of 672.90 feet, to a point;

Course No. 38: run thence, South 74°42'42" East, a distance of 840.14 feet, to a point;

Course No. 39: run thence, South 37°10'19" East, a distance of 587.70 feet, to a point;

Course No. 40: run thence, South 71°09'39" East, a distance of 145.31 feet, to a point;

Course No. 41: run thence, North 86°27'14" East, a distance of 133.42 feet, to a point;

Course No. 42: run thence, South 75°15'23" East, a distance of 108.54 feet, to a point;

Course No. 43: run thence, South 82°55'52" East, a distance of 166.38 feet, to a point;

Course No. 44: run thence, South 58°52'20" East, a distance of 282.11 feet, to a point on the monumented easterly line of said Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida; run thence along said easterly line of said Francis P. Fatio Grant, Section 39, (and also being the monumented westerly line of Section 28, Township 5 South, Range 27 East, and also being the monumented westerly line of COUNTRYSIDE, as shown on the plat thereof, recorded in Map Book 40, pages 1 through 16, of the Public Records of St. Johns County, Florida); run thence, North 41°27'16" East, along last said line, a distance of 3,429.52 feet, to a point on the aforesaid northerly line of Rivertown, and also being the northerly line of "The Hallows Tract", situated in aforesaid Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; run thence, along last said line, the following two (2) courses and distances:

Course No. 1: run thence, North 87°17'21" West, a distance of 5,275.53 feet, to a point;

Course No. 2: run thence, N 87°27'26" West, a distance of 560.74 feet, to a point, being the most northeasterly corner of BARTRAM TRAIL HIGH SCHOOL, as described in that instrument, recorded in Official Records Book 1400, page 1204, of the Public Records of St. Johns County, Florida; run thence, along the boundaries of aforesaid lands described and recorded in Official Records Book 1400, page 1204 of said Public Records, the following fifteen (15) courses and distances:

Course No. 1: run thence, South 29°55'50" East, a distance of 1,405.58 feet, to a point;

Course No. 2: run thence, South 27°50'21" West, a distance of 414.04 feet, to a point;

Course No. 3: run thence, South 49°06'30" West, a distance of 480.59 feet, to a point;

Course No. 4: run thence, South 48°52'37" West, a distance of 831.78 feet, to a point;

Course No. 5: run thence, North 82°37'22" West, a distance of 375.87 feet, to a point;

Course No. 6: run thence, North 66°18'34" West, a distance of 290.82 feet, to a point;

Course No. 7: run thence, North 37°49'12" West, a distance of 138.56 feet, to a point;

Course No. 8: run thence, South 83°31'47" West, a distance of 438.97 feet, to a point;

Course No. 9: run thence, North 50°01'20" West, a distance of 672.15 feet, to a point;

Course No. 10: run thence, North 24°04'44" East, a distance of 767.51 feet, to a point;

Course No. 11: run thence, North 06°15'54" West, a distance of 461.02 feet, to a point;



Course No. 12: run thence, North 43°43'33" West, a distance of 242.38 feet, to a point;

Course No. 13: run thence, North 29°41'23" West, a distance of 105.05 feet, to a point;

Course No. 14: run thence, North 22°50'52" East, a distance of 170.75 feet, to a point;

Course No. 15: run thence, North 46°48'23" East, a distance of 414.48 feet, to a point on the aforesaid northerly line of "The Hallows Tract", situated in aforesaid Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and also being the northwesterly corner of said BARTRAM TRAIL HIGH SCHOOL; run thence North 87°27'26" West, along the northerly line of said "Hallows Tract", Section 39, a distance of 211.53 feet, to a point on the easterly Right of Way line of LONGLEAF PARKWAY, and the POINT OF BEGINNING.

The lands thus described contains 12,416,635 square feet, or 285.04 Acres, more or less, in area.

#### LESS AND EXCPET THE FOLLOWING PLATS:

- a) Plat of RIVERTOWN MAIN STREET DISTRICT-SECTION 1, as recorded in Map Book 63, pages 36 through 46 of the Public Records of St. Johns County.
- b) Plat of RIVERTOWN MAIN STREET DISTRICT-SECTION 2, as recorded in Map Book 64, pages 28 through 37 of the Public Records of St. Johns County.
- c) Plat of RIVERTOWN MAIN STREET DISTRICT-SECTION 2-A, as recorded in Map Book 66, pages 41 through 44 of the Public Records of St. Johns County.
- d) Plat of RIVERTOWN LAKES UNIT 1, as recorded in Map Book 69, pages 100 through 107 of the Public Records of St. Johns County.
- e) Plat of RIVERTOWN LAKES UNIT 2, as recorded in Map Book 67, pages 8 through 13 of the Public Records of St. Johns County.
- f) Plat of RIVERTOWN BOULEVARD and KENDALL CROSSING DRIVE EXTENSION, as recorded in Map Book 67, pages 33 through 35 of the Public Records of St. Johns County.
- g) Plat of RIVERTOWN LANDINGS, as recorded in Map Book 69, pages 20 through 39 of the Public Records of St. Johns County.

**EXHIBIT C**  
**Engineer's Certificate of Completion (dated May 27, 2021)**

**CERTIFICATE OF DISTRICT ENGINEER  
COMPLETION OF CONSTRUCTION  
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2016 PROJECT, AS AMENDED**

May 27, 2021

Board of Supervisors  
Rivers Edge Community Development District ("District")

U.S. Bank, National Association, as Trustee,

This Certificate is furnished in connection with the \$10,765,000 Rivers Edge Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2016 (together, the "Series 2016 Bonds") issued pursuant to that certain *Master Trust Indenture* dated November 1, 2006 (the "Master Indenture"), as supplemented by the *Third Supplemental Trust Indenture*, dated October 1, 2016 (the "Third Supplemental Indenture," and together with the Master Indenture, the "Indenture"), both by and between the District, as successor to the Main Street Community Development District, and U.S. Bank National Association.

The Series 2016 Bonds were issued to finance of the costs of the Series 2016 Project. The Series 2016 Project is more fully described in the *Amended and Restated Improvement Plan for the Rivers Edge Community Development District*, dated May 31, 2016 ("Amended Improvement Plan"). A copy of the Amended Improvement Plan is attached hereto as **Exhibit A** and is incorporated herein by reference. This Certificate is furnished in accordance with Section 503(d) of the Master Indenture and Chapter 170, *Florida Statutes*, and intended to evidence the completion of the Series 2016 Project, as amended, as undertaken by the District. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Indenture.

The undersigned, acting on behalf of PROSSER, Inc., as District Engineer, hereby certifies that:

- I. As of the date hereof, the Series 2016 Project, as amended, and all components thereof have been acquired or constructed and are capable of performing the functions for which they were intended.
- II. The Series 2016 Project, as amended, has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Series 2016 Project have been paid for and acknowledgment of such payments has been obtained from all contractors and suppliers or the Developer provided reasonable assurances of past payment for such labor, services, materials and supplies.
- III. All other facilities necessary in connection with the Series 2016 Project, as amended, have been constructed, acquired, and installed in accordance with the

specifications therefore and all Costs and expenses incurred in connection therewith have been paid or the Developer provided reasonable assurances of past payment for such Costs and expenses.

- IV. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2016 Project, as amended, are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- V. There is a balance of Zero Dollars 00/100 Cents (\$0.00) remaining in the Series 2016 Acquisition and Construction Account. There are no remaining unpaid Costs of the Series 2016 Project, as amended, as those terms are used in the Indenture.
- VI. The full amount of funds remaining in the Series 2016 Acquisition and Construction Account, currently estimated at \$0.00, is not necessary for the payment of any remaining enhancement or deferred costs of the improvements.
- VII. The Date of Completion of the Series 2016 Project, as amended, shall be the date of this Certificate stated above.


This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

PROSSER, Inc.

  
Ryan P. Stillwell, P.E.  
Principal

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Ryan P. Stillwell, P.E., of PROSSER, Inc., District Engineer of the Rivers Edge Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did ☐ or did not ☒ take the oath.

  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



## **EXHIBIT D**

### **Final Assessment Lien Roll**

(Will add exhibit to final copy)

## **EXHIBIT E**

### **Deferred Costs Acknowledgement and Release**

#### **ACKNOWLEDGEMENT AND RELEASE**

This Acknowledgement and Release is made and entered into as of the 28 day of June, 2021, by and between:

**Rivers Edge Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida (the "District"), and

**Martamy Jacksonville, LLC**, a Delaware limited liability company, as successor in interest to Martamy RiverTown, LLC, and the developer of lands within the boundaries of the District (the "Developer").

#### **RECITALS**

**WHEREAS**, the District was established by Rule 42FFF, Florida Administrative Code, effective November 1, 2006 (the "Establishing Rule"), for the purpose of providing infrastructure improvements, facilities and services to the lands within the District as provided in Chapter 190, Florida Statutes; and

**WHEREAS**, effective as of September 6, 2011, the Main Street Community Development District ("Main Street") merged into and with the District, and the District became the sole surviving entity pursuant to a *Merger Agreement* between the District and Main Street dated July 1, 2010 ("Merger Agreement") and the proceedings of the Florida Land and Water Adjudicatory Commission meeting on August 2, 2011, at which meeting the merger of the District and Main Street was approved and the Establishing Rule was amended; and

**WHEREAS**, pursuant to the terms of the Merger Agreement, the District assumed all of the rights and obligations of Main Street and has taken such actions as were required to evidence such assumption, including but not limited to entering into an *Assumption Agreement* between U.S. Bank National Association ("Trustee") and the District dated September 6, 2011, evidencing the assumption of the District to all obligations of Main Street; and

**WHEREAS**, on October 31, 2016, the District duly authorized and issued \$10,765,000 Rivers Edge Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2016 (the "Series 2016 Bonds") for the purpose of, in part, funding the construction, installation, and acquisition of public infrastructure, improvements, and services of the Series 2016 Project, as defined therein; and

**WHEREAS**, the Series 2016 Bonds were issued pursuant to that certain *Master Trust Indenture*, between Main Street and U.S. National Bank Association, dated November 1, 2006 (the "Master Indenture"), as supplemented by the *Third Supplemental Trust Indenture* between the District and the Trustee, dated October 1, 2016 (the "Third Supplemental Indenture" and, together with the Master Indenture, the "Indenture"); and

**WHEREAS**, the Developer is the successor in interest to Mattamy RiverTown, LLC, which was designated as developer under the Indenture at the time of issuance of the Series 2016 Bonds, and has represented to the District it has the rights, obligations and responsibilities of Mattamy RiverTown LLC as it relates to the matters contained herein; and

**WHEREAS**, the Indenture provides for the recovery of "Deferred Costs," as defined therein; and

**WHEREAS**, the District is in the process of certifying the completion of the Series 2016 Project, as defined under the Indenture, and desires to obtain an acknowledgement and release from the Developer that there are no Deferred Costs due and waiving any further claims for payment under the Indenture or for Deferred Costs, and the Developer desires to provide such a release.

**NOW THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. DEFERRED COSTS.** The Developer hereby acknowledges to the District that there are currently no Deferred Costs due to the Developer under the Indenture. Accordingly, Developer releases all claims it presently has or may have in the future to any Deferred Costs.

**SECTION 3. RELEASE.** The Developer hereby acknowledges receipt of all payments due and owing under the Trust Indenture for work product, infrastructure, or land conveyance, or any other acquisition; certifies that there are no outstanding requests for payment and that there is no disagreement as to the appropriateness of any such payments; and further waives and releases any claim, entitlement, or right to any additional payments under the Acquisition Agreement and Indenture.


**SECTION 4. EFFECTIVENESS.** The Releases contained in Sections 2 and 3 shall take effect upon execution of this Acknowledgement and Release.

*[Signatures on following page]*

ATTEST

MATTAMY JACKSONVILLE, LLC

  
\_\_\_\_\_  
Jacob E. Bisset  
[print name]


  
\_\_\_\_\_  
By: Cliff Nelson  
[print name]  
Its: V.P.  
[print title]

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of June 2021, by Cliff Nelson of Mattamy Jacksonville, LLC, who is personally known to me or who has produced as identification, and did [ ] or did not [ ] take the oath;



Naweed Zaerzadeh  
Notary Public  
State of Florida  
Comm# HH120682  
Expires 4/22/2025

  
\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: Naweed Zaerzadeh  
Commission No.: HH120682  
My Commission Expires: 4/22/25

ATTEST:

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
By:

\_\_\_\_\_  
Its: Chairman

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as Chairman of **Rivers Edge Community Development District**, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ☐ ] or did not [ ☐ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



## *SEVENTH ORDER OF BUSINESS*

**River's Edge  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2020**

**Rivers Edge Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2020**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Rivers Edge Community Development District  
St. Johns County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of Rivers Edge Community Development District as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

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To the Board of Supervisors  
Rivers Edge Community Development District

### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Rivers Edge Community Development District, as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

### **Other Matters**

#### *Required Supplementary Information*

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

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated June 28, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Rivers Edge Community Development District's internal control over financial reporting and compliance.

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

June 28, 2021

**Rivers Edge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

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

**OVERVIEW OF THE FINANCIAL STATEMENTS**

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

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

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Assets, liabilities, and net position are reported for all Governmental activities.

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

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

**Rivers Edge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

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

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

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

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2020.

- ◆ The District's total assets and deferred outflows of resources exceeded total liabilities by \$54,366,432 (net position). Net investment in capital assets was \$53,268,589, restricted net position was \$309,083 and unrestricted net position was \$788,760.
- ◆ Governmental activities revenues totaled \$4,484,246 while governmental activities expenses totaled \$5,604,594.

**Rivers Edge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

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

**Net Position**

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Current assets	\$ 1,125,312	\$ 380,162
Restricted assets	1,111,597	1,151,678
Capital assets, net	<u>75,117,421</u>	<u>77,246,421</u>
Total Assets	<u>77,354,330</u>	<u>78,778,261</u>
Deferred Outflows of Resources	<u>384,774</u>	<u>407,408</u>
Current liabilities	1,323,740	1,123,627
Non-current liabilities	<u>22,048,932</u>	<u>22,575,262</u>
Total Liabilities	<u>23,372,672</u>	<u>23,698,889</u>
Net investment in capital assets	53,268,589	55,112,565
Net position - restricted	309,083	57,582
Net position - unrestricted	<u>788,760</u>	<u>316,633</u>
Total Net Position	<u><u>\$ 54,366,432</u></u>	<u><u>\$55,486,780</u></u>

The increase in current assets is related to the increase in cash in the current year.

The decrease in restricted assets is related to expenditures exceeding revenues in the Debt Service Fund in the current year.

The decrease in capital assets is primarily the result of current year depreciation.

The decrease in total liabilities is mainly the result of the principal payments made in the current year.

The decrease in net position is mainly the result of depreciation on capital assets in the current year.



**Rivers Edge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

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

<b>Change in Net Position</b>		
	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Program Revenues		
Charges for services	\$ 3,456,194	\$ 3,031,796
Grants and contributions	3,561	5,436
General Revenues		
Investment earnings	15,830	37,750
Miscellaneous	1,008,661	327,190
Total Revenues	<u>4,484,246</u>	<u>3,402,172</u>
Expenses		
General government	180,417	190,825
Physical environment	3,161,811	2,792,145
Culture/recreation	1,125,600	1,033,569
Interest and other charges	1,136,766	1,152,728
Total Expenses	<u>5,604,594</u>	<u>5,169,267</u>
Change in Net Position	(1,120,348)	(1,767,095)
Net Position - Beginning of Year	<u>55,486,780</u>	<u>57,253,875</u>
Net Position - End of Year	<u>\$ 54,366,432</u>	<u>\$ 55,486,780</u>

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

The increase in miscellaneous revenues is related to the increase in cost sharing revenues in the current year.

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

**Rivers Edge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2020 and 2019.

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Land and improvements	\$ 23,918,886	\$ 23,918,886
Buildings and improvements	4,603,449	4,603,449
Infrastructure	59,266,566	59,266,566
Less: accumulated depreciation	(12,671,480)	(10,542,480)
Total	<u>\$ 75,117,421</u>	<u>\$ 77,246,421</u>

Current year activity consisted of depreciation of \$2,129,000.

**General Fund Budgetary Highlights**

Budgeted expenditures exceeded actual expenditures primarily due to less landscape maintenance and amenity staff expenditures than was anticipated.

The September 30, 2020 budget was not amended.

**Debt Management**

Governmental Activities debt includes the following:

In October 2016, the District issued \$10,765,000 Series 2016 Capital Improvement Revenue and Refunding Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property owners within the District and to refund and redeem a portion of the Series 2008 Capital Improvement Revenue Bonds. As of September 30, 2020, the balance outstanding was \$10,045,000.

In May 2018, the District issued \$7,050,000 Series 2018 Capital Improvement Revenue Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property owners within the District. As of September 30, 2020, the balance outstanding was \$6,945,000. The district also issued Series 2018 A-1 and Series 2018 A-2 Bonds to refund a portion of the Series 2008A Bonds and pay a bond premium policy for the 2018 Bonds.

**Rivers Edge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Debt Management (Continued)**

In July 2018, the District issued \$3,940,000 Series 2018A-1 Capital Improvement Revenue Refunding Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property owners within the District and to refund and redeem a portion of the Series 2008 Capital Improvement Revenue Bonds. As of September 30, 2020, the balance outstanding was \$3,540,000.

In July 2018, the District issued \$2,335,000 Series 2018A-2 Capital Improvement Revenue Refunding Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property owners within the District and to refund and redeem a portion of the Series 2008 Capital Improvement Revenue Bonds. As of September 30, 2020, the balance outstanding was \$2,115,000.

**Economic Factors and Next Year's Budget**

Rivers Edge Community Development District does not expect any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2021.

**Request for Information**

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

**River's Edge Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2020**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 799,163
Investments	209,283
Due from other governments	18,416
Due from others	32,192
Prepaid expenses	59,017
Deposits	7,241
Total Current Assets	<u>1,125,312</u>
Non-Current Assets	
Restricted Assets	
Investments	1,111,597
Capital Assets, Not Being Depreciated	
Land and improvements	23,918,886
Capital Assets, Being Depreciated	
Infrastructure	59,266,566
Buildings and improvements	4,603,449
Less: accumulated depreciation	<u>(12,671,480)</u>
Total Non-Current Assets	<u>76,229,018</u>
Total Assets	<u>77,354,330</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	<u>384,774</u>
 LIABILITIES	
Current Liabilities	
Accounts payable	187,845
Due to developer	148,707
Bonds payable	530,000
Accrued interest	457,188
Total Current Liabilities	<u>1,323,740</u>
Non-Current Liabilities	
Bonds payable, net	<u>22,048,932</u>
Total Liabilities	<u>23,372,672</u>
 NET POSITION	
Net investment in capital assets	53,268,589
Restricted for debt service	305,321
Restricted for capital projects	3,762
Unrestricted	788,760
Net Position	<u>\$ 54,366,432</u>

*See accompanying notes to financial statements.*

**River's Edge Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2020**

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Capital Grants and Contributions	Revenues and Changes in Net Position
		Services		Governmental Activities
Governmental Activities				
General government	\$ (180,417)	\$ 137,296	\$ -	\$ (43,121)
Physical environment	(3,161,811)	902,737	3,561	(2,255,513)
Culture/recreation	(1,125,600)	749,319	-	(376,281)
Interest and other charges	(1,136,766)	1,666,842	-	530,076
Total Governmental Activities	<u>\$ (5,604,594)</u>	<u>\$3,456,194</u>	<u>\$ 3,561</u>	<u>(2,144,839)</u>
General Revenues				
Investment income				15,830
Miscellaneous revenues				1,008,661
Total General Revenues				<u>1,024,491</u>
Change in Net Position				(1,120,348)
Net Position - October 1, 2019				<u>55,486,780</u>
Net Position - September 30, 2020				<u>\$ 54,366,432</u>

*See accompanying notes to financial statements.*

**River's Edge Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2020**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 799,163	\$ -	\$ -	\$ 799,163
Investments	209,283	-	-	209,283
Due from other governments	18,416	-	-	18,416
Due from others	32,192	-	-	32,192
Prepaid expenses	59,017	-	-	59,017
Deposits	7,241	-	-	7,241
Restricted assets				
Cash and investments, at fair value	-	1,107,835	3,762	1,111,597
Total Assets	<u>\$ 1,125,312</u>	<u>\$ 1,107,835</u>	<u>\$ 3,762</u>	<u>\$ 2,236,909</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable	\$ 187,845	\$ -	\$ -	\$ 187,845
Due to developer	148,707	-	-	148,707
Total Liabilities	<u>336,552</u>	<u>-</u>	<u>-</u>	<u>336,552</u>
<b>FUND BALANCES</b>				
Nonspendable - prepaids/deposits	66,258	-	-	66,258
Restricted:				
Debt service	-	1,107,835	-	1,107,835
Capital projects	-	-	3,762	3,762
Assigned	12,668	-	-	12,668
Unassigned	709,834	-	-	709,834
Total Fund Balances	<u>788,760</u>	<u>1,107,835</u>	<u>3,762</u>	<u>1,900,357</u>
Total Liabilities and Fund Balances	<u>\$ 1,125,312</u>	<u>\$ 1,107,835</u>	<u>\$ 3,762</u>	<u>\$ 2,236,909</u>

*See accompanying notes to financial statements.*

**River's Edge Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2020**

Total Governmental Fund Balances	\$ 1,900,357
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land and improvements, \$23,918,886, buildings and improvements, \$4,603,449 and infrastructure, \$59,266,566, net of accumulated depreciation, \$(12,671,480), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	75,117,421
Deferred outflow of resources are not current financial resources and therefore, are not reported at the fund level.	384,774
Long-term liabilities, including bonds payable, \$(22,645,000), net of bond discount, net, \$66,068, are not due and payable in the current period and therefore, are not reported at the fund level.	(22,578,932)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	<u>(457,188)</u>
Net Position of Governmental Activities	<u><u>\$ 54,366,432</u></u>

*See accompanying notes to financial statements.*

**River's Edge Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2020**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$1,789,352	\$ 1,666,842	\$ -	\$ 3,456,194
Developer contributions	3,561	-	-	3,561
Investment income	2,840	12,956	34	15,830
Miscellaneous income	1,008,661	-	-	1,008,661
Total Revenues	<u>2,804,414</u>	<u>1,679,798</u>	<u>34</u>	<u>4,484,246</u>
Expenditures				
Current				
General government	180,417	-	-	180,417
Physical environment	1,186,259	-	-	1,186,259
Culture and recreation	984,657	-	-	984,657
Debt service				
Principal	-	600,000	-	600,000
Interest	-	1,119,936	-	1,119,936
Total Expenditures	<u>2,351,333</u>	<u>1,719,936</u>	<u>-</u>	<u>4,071,269</u>
Excess of revenues over/(under) expenditures	<u>453,081</u>	<u>(40,138)</u>	<u>34</u>	<u>412,977</u>
Other Financing Sources/(Uses)				
Transfers in	6,541	-	-	6,541
Transfers out	-	(6,541)	-	(6,541)
Insurance proceeds	12,505	-	-	12,505
Total Other Financing Sources/(Uses)	<u>19,046</u>	<u>(6,541)</u>	<u>-</u>	<u>12,505</u>
Net Change in Fund Balances	472,127	(46,679)	34	425,482
Fund Balances - October 1, 2019	<u>316,633</u>	<u>1,154,514</u>	<u>3,728</u>	<u>1,474,875</u>
Fund Balances - September 30, 2020	<u>\$ 788,760</u>	<u>\$ 1,107,835</u>	<u>\$ 3,762</u>	<u>\$ 1,900,357</u>

See accompanying notes to financial statements.



**River's Edge Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2020**

Net Change in Fund Balances - Total Governmental Funds	\$ 425,482
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, in the current period.	(2,129,000)
Repayments of principal are expenditures at the fund level, but the repayments reduce long-term liabilities in the Statement of Net Position.	600,000
The deferred amount on refunding is amortized at the government-wide level as interest over the life of the associated bonds payable. This is the current year amortization.	(22,634)
Bond discounts are amortized over the life of the bonds as interest. This is the current period amortization.	(3,670)
At the fund level interest is recognized when due. At the government-wide level interest is accrued on outstanding debt. This is the current year accrual.	<u>9,474</u>
Change in Net Position of Governmental Activities	<u><u>\$ (1,120,348)</u></u>

*See accompanying notes to financial statements.*

**River's Edge Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2020**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 1,773,103	\$ 1,773,103	\$ 1,789,352	\$ 16,249
Developer contributions	-	-	3,561	3,561
Investment income	10,000	10,000	2,840	(7,160)
Miscellaneous revenues	1,022,582	1,022,582	1,008,661	(13,921)
Total Revenues	<u>2,805,685</u>	<u>2,805,685</u>	<u>2,804,414</u>	<u>(1,271)</u>
Expenditures				
Current				
General government	146,120	146,120	180,417	(34,297)
Physical environment	1,399,564	1,399,564	1,186,259	213,305
Culture/recreation	1,260,001	1,260,001	984,657	275,344
Total Expenditures	<u>2,805,685</u>	<u>2,805,685</u>	<u>2,351,333</u>	<u>454,352</u>
Excess of revenues over/(under) expenditures	<u>-</u>	<u>-</u>	<u>453,081</u>	<u>453,081</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	6,541	6,541
Insurance proceeds	-	-	12,505	12,505
Total Other Financing Sources/(Uses)	<u>-</u>	<u>-</u>	<u>19,046</u>	<u>19,046</u>
Net Change in Fund Balances	-	-	472,127	472,127
Fund Balances - October 1, 2019	<u>-</u>	<u>-</u>	<u>316,633</u>	<u>316,633</u>
Fund Balances - September 30, 2020	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 788,760</u>	<u>\$ 788,760</u>

*See accompanying notes to financial statements.*

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**1. Reporting Entity**

The District was established on November 1, 2006, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Rule 42FFF-1.001, et seq, Florida Administrative Code, of the Florida Land and Water Adjudicatory Commission as amended September 6, 2011, and June 27, 2017 as a community development district. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Rivers Edge Community Development District. The District contracted its boundaries by approximately 2500 acres to approximately 1677 acres on June 27, 2017. The District is governed by a Board of Supervisors who are elected on at large basis by the owners of property within the District. The District operates within the criteria established by Chapter 190.

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

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

**2. Measurement Focus and Basis of Accounting**

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

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

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

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

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

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

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

**b. Fund Financial Statements**

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

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

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

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

The District has various policies governing the fund balance classifications.

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

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

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

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

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

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

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

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

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

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

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

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

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

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the Special Assessment and Capital Improvement Revenue Bonds, which were used to finance the construction of certain improvements within the District.

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

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as construction in progress, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position**

**a. Cash and Investments**

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

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

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Outflows of Resources and Net Position (Continued)**

**a. Cash and Investments (Continued)**

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

**b. Restricted Assets**

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

**c. Capital Assets**

Capital assets, which include land and improvements, buildings and improvements and infrastructure are reported in the governmental activities column.

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

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

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

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

Buildings and improvements	30 years
Infrastructure	30 years



**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Outflows of Resources and Net Position (Continued)**

**d. Deferred Outflows of Resources**

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reporting period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

**e. Unamortized Bond Discount**

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

**f. Budgets**

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

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

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

“Total fund balances” of the District’s governmental funds, \$1,900,357, differs from “net position” of governmental activities, \$54,366,432, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated as follows:

**Capital related items**

When capital assets (land, buildings and improvements and infrastructure that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and improvements	\$ 23,918,886
Buildings and improvements	4,603,449
Infrastructure	59,266,566
Less: accumulated depreciation	(12,671,480)
Total	<u>\$ 75,117,421</u>

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

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

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Long-term debt transactions**

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2020 were:

Bonds payable	\$ (22,645,000)
Bond discount, net	<u>66,068</u>
Total	<u>\$ (22,578,932)</u>

**Deferred amount on refunding**

The difference between the outstanding balance of the old debt and the cost of the new debt is a deferred outflow of resources. This balance is amortized over the life of the new debt. The unamortized balance is reflected as deferred amount on refunding.

Deferred amount on refunding, net	<u>\$ 384,774</u>
-----------------------------------	-------------------

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (457,188)</u>
------------------	---------------------

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

The "net change in fund balances" for government funds, \$425,482, differs from the "change in net position" for governmental activities, \$(1,120,348), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

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

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)**

**Capital related items**

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

Depreciation	\$ <u>(2,129,000)</u>
--------------	-----------------------

**Deferred amount on refunding**

Amortization expense of the deferred amount on refunding does not require the use of current resources and therefore is not reported in the governmental funds.

Amortization of deferred amount on refunding	\$ <u>(22,634)</u>
--	--------------------

**Long-term debt transactions**

When long-term debt is issued for governmental activities, the resources obtained are recognized as an other financing source at the fund level. At the government-wide level, however, the new debt increases non-current liabilities. Also, interest is recognized when due at the fund level, but is accrued at the government-wide level.

Principal payments on long-term debt	\$ 600,000
Bond discount	(3,670)
Accrued interest	<u>9,474</u>
Total	\$ <u>605,804</u>

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE C – CASH AND INVESTMENTS**

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the District's bank balance was \$823,852 and the carrying value was \$799,163. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2020, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity Date</u>	<u>Fair Value</u>
First American Treasury Obligation	46 Days*	\$ 209,283
First American Government Obligation	44 Days*	1,111,597
Total		<u>\$ 1,320,880</u>

\*Maturity is a weighted average maturity.

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

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

Based on the criteria in the preceding paragraph, the investments listed above are a Level 1 asset.

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415(17) Florida Statutes. Among other investments, the policy allows the District to invest in Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Interest Rate Risk

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

Credit Risk

The District has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Treasury Obligation Funds represent 16% of the District's total investments. The investments in First American Government Obligation funds represent 84% of the District's total investments. Both First American Treasury Obligation and First American Government Obligation were rated AAAM by Standards and Poor's.

The types of deposits and investments and their level of risk exposure as of September 30, 2020 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE D – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2020 was as follows:

	Balance 10/1/19	Additions	Deletions	Balance 09/30/20
<u>Governmental Activities:</u>				
Capital assets, not depreciated:				
Land and improvements	\$ 23,918,886	\$ -	\$ -	\$ 23,918,886
Capital assets, being depreciated:				
Infrastructure	59,266,566	-	-	59,266,566
Buildings and improvements	4,603,449	-	-	4,603,449
Total Capital Assets, Being Depreciated	63,870,015	-	-	63,870,015
Less accumulated depreciation for:				
Infrastructure	(9,928,687)	(1,975,552)	-	(11,904,239)
Buildings and improvements	(613,793)	(153,448)	-	(767,241)
Total Accumulated Depreciation	(10,542,480)	(2,129,000)	-	(12,671,480)
Total Capital Assets Depreciated, Net	53,327,535	(2,129,000)	-	51,198,535
Governmental Activities Capital Assets	\$ 77,246,421	\$ (2,129,000)	\$ -	\$ 75,117,421

During the year, depreciation of \$1,975,552 was charged to physical environment and \$153,448 was charged to culture/recreation.

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE E – LONG-TERM DEBT**

Long-term debt is comprised of the following:

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2020:

Long-term debt at October 1, 2019	\$ 23,245,000
Principal payments	<u>(600,000)</u>
Long-term debt at September 30, 2020	\$ 22,645,000
Less: bond discount, net	<u>(66,068)</u>
Bonds Payable, Net at September 30, 2020	<u><u>\$ 22,578,932</u></u>

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

**Capital Improvement Revenue and Refunding Bonds**

\$10,765,000 Series 2016 Capital Improvement Revenue and Refunding Bonds are due in annual principal installments beginning May 2017 maturing May 2046. Interest at various rates between 4.5% and 5.3% is due May and November beginning May 2017. Current portion is \$195,000.

\$ 10,045,000

\$7,050,000 Series 2018 Capital Improvement Revenue Bonds are due in annual principal installments beginning May 2020 maturing May 2049. Interest at various rates between 4.1% and 5.35% is due May and November beginning November 2018. Current portion is \$110,000.

6,945,000

\$3,940,000 Series 2018A-1 Capital Improvement Revenue Bonds are due in annual principal installments beginning May 2019 maturing May 2038. Interest at various rates between 2% and 3.75% is due May and November beginning November 2018. Current portion is 150,000.

3,540,000

\$2,335,000 Series 2018A-2 Capital Improvement Revenue Bonds are due in annual principal installments beginning May 2019 maturing May 2038. Interest at various rates between 4.375% and 5% is due May and November beginning November 2018. Current portion is \$75,000.

2,115,000

Bond payable 22,645,000

Bond discount, net (66,068)

Bonds Payable, Net \$ 22,578,932

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 530,000	\$ 1,097,250	\$ 1,627,250
2022	550,000	1,077,336	1,627,336
2023	575,000	1,056,514	1,631,514
2024	595,000	1,034,265	1,629,265
2025	615,000	1,010,068	1,625,068
2026-2030	3,540,000	4,628,643	8,168,643
2031-2035	4,480,000	3,717,143	8,197,143
2036-2040	4,775,000	2,544,643	7,319,643
2041-2045	4,610,000	1,395,660	6,005,660
2046-2049	2,375,000	267,688	2,642,688
Totals	<u>\$ 22,645,000</u>	<u>\$ 17,829,210</u>	<u>\$ 40,474,210</u>

Summary of Significant Bond Resolution Terms and Covenants

**Capital Improvement Revenue and Refunding Bonds**

Significant Bond Provisions

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2026 at a redemption price set forth in the Trust Indenture. The Series 2016 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2028 at a redemption price set forth in the Trust Indenture. The Series 2018 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2018A-1 and Series 2018A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2028 at a redemption price equal to the principal amount of the Series 2018A-1 Bonds and Series 2018A-2 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2018A-1 and Series 2018A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.



**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Bond Resolution Terms and Covenants (Continued)

**Capital Improvement Revenue and Refunding Bonds (Continued)**

Significant Bond Provisions (Continued)

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

Depository Funds

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

Reserve Funds – The Series 2016 Reserve Account shall not exceed 50% of the maximum annual debt service requirement. As of September 30, 2020, the reserve account balance for the Series 2016 was \$215,572. As of September 30, 2020, the maximum reserve account balance for the Series 2016 was \$215,572. The Series 2018 Reserve Accounts were funded from the proceeds of the Series 2018 Bonds in amounts equal to 25 percent of the outstanding maximum annual debt service of the Series 2018 Bonds. The Series 2018A-1 and Series 2018A-2 Reserve Accounts were funded from the proceeds of the Series 2018A-1 and Series 2018A-2 Bonds in amounts equal to 50 percent of the outstanding Series 2018A-1 and Series 2018A-2 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2020:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Bonds, Series 2018	\$ 117,511	\$ 117,511
Capital Improvement Revenue Refunding Bonds, Series 2018A-1	\$ 89,977	\$ 89,688
Capital Improvement Revenue Refunding Bonds, Series 2018A-2	\$ 137,838	\$ 134,224

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE F – ECONOMIC DEPENDENCY**

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

**NOTE G – RISK MANAGEMENT**

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

**NOTE H – INTERLOCAL AGREEMENT**

During the current year, the District entered into an interlocal cost share agreement for shared improvement operation and maintenance services and providing for the joint use of amenity facilities with River's Edge II Community Development District and River's Edge III Community Development District. For the fiscal year ended, September 30, 2020, the funding from this agreement with the District was \$485,667 from River's Edge II Community Development District and \$515,915 from River's Edge III Community Development District.



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

To the Board of Supervisors  
Rivers Edge Community Development District  
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Rivers Edge Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated June 28, 2021.

### **Internal Control Over Financial Reporting**

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

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

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



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

To the Board of Supervisors  
Rivers Edge Community Development District

### **Compliance and Other Matters**

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

### **Purpose of this Report**

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

*Berger Toombs Elam  
Gaines & Frank*

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

June 28, 2021



# Berger, Toombs, Elam, Gaines & Frank

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## MANAGEMENT LETTER

To the Board of Supervisors  
Rivers Edge Community Development District  
St. Johns County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Rivers Edge Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated June 28, 2021.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 28, 2021, should be considered in conjunction with this management letter.

### Prior Audit Findings

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

### Financial Condition and Management

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



To the Board of Supervisors  
Rivers Edge Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Rivers Edge Community Development District. It is management's responsibility to monitor the Rivers Edge Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2020.

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

#### **Additional Matters**

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

#### **Purpose of this Letter**

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

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

June 28, 2021



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

To the Board of Supervisors  
Rivers Edge Community Development District  
St. Johns County, Florida

We have examined Rivers Edge Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for Rivers Edge Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Rivers Edge Community Development District's compliance based on our examination.

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

In our opinion, Rivers Edge Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

*Berger Toombs Elam  
Gaines & Frank*

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

June 28, 2021

## *NINTH ORDER OF BUSINESS*



# **Rivers Edge**

## **Community Development District**



**Approved Budget Fiscal Year 2022**



# **Rivers Edge**

## **Community Development District**

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**Rivers Edge  
Community Development District**

**General Fund**

<b>Description</b>	<b>Adopted Budget FY21</b>	<b>Actual Thru 6/30/21</b>	<b>Projected 3 Months</b>	<b>Projected Thru 9/30/21</b>	<b>Approved Budget FY 22</b>
<b><u>Revenues</u></b>					
Assessments	\$ 1,773,103	\$ 1,757,042	\$ 16,062	\$ 1,773,103	\$ 2,062,535
Misc Income/Interest	\$ 16,000	\$ 1,781	\$ 500	\$ 2,281	\$ 10,000
Rental Revenue	\$ 11,000	\$ 10,535	\$ 2,500	\$ 13,035	\$ 11,000
Special Events	\$ 7,000	\$ 450	\$ 250	\$ 700	\$ 7,000
Cost Share Landscaping Rivers Edge II	\$ 549,948	\$ 549,948	\$ -	\$ 549,948	\$ 688,906
Cost Share Landscaping Rivers Edge III	\$ 137,373	\$ 137,373	\$ -	\$ 137,373	\$ 129,731
Cost Share Amenity Rivers Edge II	\$ 13,418	\$ 13,418	\$ -	\$ 13,418	\$ -
Cost Share Amenity Rivers Edge III	\$ 257,613	\$ 257,613	\$ -	\$ 257,613	\$ 261,748
Community Garden	\$ 500	\$ 788	\$ -	\$ 788	\$ 500
Tennis Revenue	\$ -	\$ 260	\$ -	\$ 260	\$ 250
<b>Total Revenues</b>	<b>\$ 2,765,955</b>	<b>\$ 2,729,207</b>	<b>\$ 19,312</b>	<b>\$ 2,748,518</b>	<b>\$ 3,171,670</b>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
Supervisor Fees	\$ 11,400	\$ 8,400	\$ 3,000	\$ 11,400	\$ 11,400
FICA Expense	\$ 873	\$ 643	\$ 230	\$ 872	\$ 873
Engineering (Prosser)	\$ 15,000	\$ 4,051	\$ 2,000	\$ 6,051	\$ 15,000
Assessment Roll	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ 4,500
Attorney	\$ 40,000	\$ 35,543	\$ 10,000	\$ 45,543	\$ 40,000
Annual Audit	\$ 5,000	\$ -	\$ 4,450	\$ 4,450	\$ 5,000
Trustee Fees	\$ 11,000	\$ 11,155	\$ -	\$ 11,155	\$ 11,000
Dissemination	\$ 6,100	\$ 4,775	\$ 1,525	\$ 6,300	\$ 6,100
Arbitrage	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Management Fees	\$ 45,000	\$ 33,750	\$ 11,250	\$ 45,000	\$ 47,500
Information Technology	\$ 3,500	\$ 2,625	\$ 875	\$ 3,500	\$ 2,888
Website Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,488
Telephone	\$ 250	\$ 461	\$ 100	\$ 561	\$ 250
Postage	\$ 1,500	\$ 1,679	\$ 500	\$ 2,179	\$ 1,500
Printing & Binding	\$ 2,500	\$ 2,295	\$ 420	\$ 2,715	\$ 2,500
Insurance	\$ 12,800	\$ 8,757	\$ -	\$ 8,757	\$ 9,990
Legal Advertising	\$ 2,000	\$ 981	\$ 500	\$ 1,481	\$ 2,000
Other Current Charges	\$ 1,000	\$ 1,059	\$ 500	\$ 1,559	\$ 1,000
Office Supplies	\$ 200	\$ 127	\$ 75	\$ 202	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 164,598</b>	<b>\$ 122,174</b>	<b>\$ 36,025</b>	<b>\$ 158,199</b>	<b>\$ 165,163</b>
<b><u>Grounds Maintenance</u></b>					
Field Operations Management	\$ 31,673	\$ 23,754	\$ 7,918	\$ 31,673	\$ 38,569
Landscape Maintenance	\$ 1,201,344	\$ 909,829	\$ 300,733	\$ 1,210,562	\$ 1,527,383
Landscape Reserves	\$ 30,000	\$ 53,420	\$ -	\$ 53,420	\$ 30,000
Irrigation Repairs and Maintenance	\$ 10,000	\$ 18,525	\$ 1,000	\$ 19,525	\$ 10,000
Lakes, Vegetation and Algae Control	\$ 56,340	\$ 41,973	\$ 13,941	\$ 55,914	\$ 56,340
Irrigation Water Use	\$ 375,000	\$ 191,086	\$ 63,695	\$ 254,781	\$ 300,000
Electric	\$ 73,000	\$ 70,115	\$ 23,372	\$ 93,487	\$ 100,000
Street Lighting & Signage Repairs and Replacements	\$ 15,000	\$ 34,152	\$ -	\$ 34,152	\$ 15,000
Street and Drainage Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Other Repairs and Maintenance	\$ 25,000	\$ -	\$ 10,000	\$ 10,000	\$ 25,000
General Reserves	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 75,000
<b>Total Grounds Maintenance</b>	<b>\$ 1,897,357</b>	<b>\$ 1,417,854</b>	<b>\$ 423,159</b>	<b>\$ 1,841,013</b>	<b>\$ 2,182,292</b>

**Rivers Edge  
Community Development District**

**General Fund**

<b>Description</b>	<b>Adopted Budget FY21</b>	<b>Actual Thru 6/30/21</b>	<b>Projected 3 Months</b>	<b>Projected Thru 9/30/21</b>	<b>Approved Budget FY 22</b>
<b>Amenity Center - River House</b>					
General Manager / Lifestyle Director (Vesta)	\$ 65,148	\$ 47,232	\$ 16,287	\$ 63,519	\$ 67,000
Lifeguards (Vesta)	\$ 32,712	\$ 8,547	\$ 10,000	\$ 18,547	\$ 42,328
Hospitality Staff (Vesta)	\$ 64,608	\$ 48,456	\$ 16,152	\$ 64,608	\$ 67,766
Amenity Manager (Vesta)	\$ -	\$ -	\$ -	\$ -	\$ -
Security Monitoring	\$ 3,500	\$ 1,866	\$ 867	\$ 2,733	\$ 3,500
Security Guards	\$ 45,000	\$ 40,317	\$ 4,683	\$ 45,000	\$ 45,000
Telephone	\$ 10,000	\$ 12,613	\$ 4,125	\$ 16,738	\$ 17,000
Insurance	\$ 42,591	\$ 42,922	\$ -	\$ 42,922	\$ 44,727
General Facility Maint/Common Grounds Maint (Vesta)	\$ 42,000	\$ 31,500	\$ 10,500	\$ 42,000	\$ 61,289
Pool Maintenance (Vesta)	\$ 18,225	\$ 13,669	\$ 4,556	\$ 18,225	\$ 19,260
Pool Chemicals (Poolsure)	\$ 13,775	\$ 10,570	\$ 4,755	\$ 15,325	\$ 15,335
Pool Chemicals	\$ 7,000	\$ -	\$ -	\$ -	\$ -
Janitorial Services/Supplies	\$ 16,133	\$ 12,099	\$ 4,033	\$ 16,133	\$ 17,260
Window Cleaning	\$ 2,767	\$ -	\$ 1,500	\$ 1,500	\$ 2,767
Pressure Washing	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Natural Gas	\$ 700	\$ 2,291	\$ 1,000	\$ 3,291	\$ 2,500
Electric	\$ 25,000	\$ 17,798	\$ 1,200	\$ 18,998	\$ 25,000
Sewer/Water/Irrigation	\$ 45,000	\$ 26,373	\$ 8,791	\$ 35,164	\$ 45,000
Repair and Replacements	\$ 54,136	\$ 46,484	\$ 15,000	\$ 61,484	\$ 54,136
Refuse	\$ 15,000	\$ 12,076	\$ 7,500	\$ 19,576	\$ 17,000
Pest Control	\$ 5,700	\$ 3,888	\$ 1,287	\$ 5,175	\$ 5,700
Facility Preventative Maintenance	\$ 2,680	\$ -	\$ 1,500	\$ 1,500	\$ 2,680
Access Cards	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
License/Permits	\$ 1,800	\$ 1,909	\$ 600	\$ 2,509	\$ 1,800
Other Current	\$ 2,500	\$ 1,407	\$ 600	\$ 2,007	\$ 2,500
Special Events	\$ 50,000	\$ 16,578	\$ 7,500	\$ 24,078	\$ 50,000
Holiday Decorations	\$ 11,000	\$ -	\$ 5,000	\$ 5,000	\$ 11,000
Landscape Replacements	\$ 750	\$ -	\$ 500	\$ 500	\$ 750
Office Supplies/Postage	\$ 2,000	\$ 1,168	\$ 800	\$ 1,968	\$ 2,000
Capital Expenditure	\$ 7,500	\$ -	\$ 3,500	\$ 3,500	\$ 88,416
General Reserve	\$ 104,277	\$ 104,277	\$ -	\$ 104,277	\$ 100,000
Community Garden	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
<b>Total Amenity Center Expenses</b>	<b>\$ 704,001</b>	<b>\$ 504,040</b>	<b>\$ 138,485</b>	<b>\$ 642,526</b>	<b>\$ 824,215</b>
<b>Total Expenses</b>	<b>\$ 2,765,955</b>	<b>\$ 2,044,069</b>	<b>\$ 597,669</b>	<b>\$ 2,641,738</b>	<b>\$ 3,171,670</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 685,138</b>	<b>\$ (578,357)</b>	<b>\$ 106,781</b>	<b>\$ -</b>

**Rivers Edge**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

**Assessments**

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund a portion of the General Operating Expenditures for the fiscal year. These are collected on the St. Johns County Tax Roll for platted lands. Unplatted lands are direct billed to the landowner.

**Misc Income/Interest**

Miscellaneous Income from proceeds from access cards from residents and guest of the community and any other income is deposited to the district. The District will have funds invested in a money market fund with U.S. Bank that earns interest based upon the estimated balance invested throughout the year. Also included are insurance reimbursement costs.

**Rental Revenue**

Income received from residents/non-residents for rental of cabana, pool and River House area.

**Special Events**

Income received from residents/non residents of rental of the facilities for events.

**Cost Share Landscaping Rivers Edge II**

Mattamy Rivertown LLC and Rivers Edge CDD II agreement to cost share a portion of the maintenance costs for landscaping. Cost share is based on future development and estimated costs.

**Cost Share Landscaping Rivers Edge III**

Mattamy Rivertown LLC and Rivers Edge CDD III agreement to cost share a portion of the maintenance costs for landscaping. Cost share is based on future development and estimated costs.

**Cost Share Amenity Rivers Edge III**

Mattamy Rivertown LLC and Rivers Edge CDD III agreement to cost share a portion of the maintenance costs for amenities. Cost share is based on future development and estimated costs.

**Community Garden**

Income received from community garden fees.

**Tennis Revenue**

Income received from tennis camps.

**EXPENDITURES:**

**Administrative:**

**Supervisor Fees & FICA Expense**

Supervisors by Florida statutes are eligible for compensation if elected at \$200/meeting. The costs are reflective of anticipated compensation plus FICA matching.

**Engineering Fees**

The District's engineer, Prosser will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

**Assessment Roll**

The District has contracted with Governmental Management Services, LLC for the certification and collection of the District's annual maintenance and debt service assessments. Assessments on platted lots are collected by agreement with St Johns County while unplatted assessments maybe collected directly by District and/or by County Tax Collector.

**Rivers Edge**  
**Community Development District**  
**GENERAL FUND BUDGET**

**Attorney**

The District's legal counsel, Hopping, Green & Sams will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

**Annual Audit**

The District is required annually to conduct an audit of its financial records by Grau and Associates, an Independent Certified Public Accounting Firm.

**Trustee Fees**

The Trustee at U.S. BANK administers the District's Series 2008A and Series 2016 Capital Improvement Revenue Bonds. The amount represents the annual fee for the administration of the District's bond issue.

**Dissemination**

The District has contracted with GMS, LLC to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2008A and Series 2016 Capital Improvement Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

**Management Fees**

The District receives management, accounting and administrative services as part of a management agreement with Governmental Management Services, LLC ("GMS"). These services are further outlined in Exhibit "A" of the Management Agreement with GMS.

**Information Technology**

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements such as ADA accessibility.

**Telephone**

Telephone conference costs for District meetings, workshops and committee meetings.

**Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

**Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

**Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings etc. in a newspaper of general circulation.

**Other Current Charges**

Estimated bank charges and any other miscellaneous expenses that incurred during the year.

**Office Supplies**

Miscellaneous office supplies.

**Rivers Edge**  
**Community Development District**  
GENERAL FUND BUDGET

**Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Grounds Maintenance:**

**Field Operations Management**

The District has contracted with Vesta to provide onsite services for field contract administration, field inspections, and oversight of the following maintenance items: Landscape, Lakes, Roadways and Utilities.

Vendor	Description	Monthly	Annual
Vesta	Field Operations Management	\$ 3,214	\$ 38,569
<b>Total</b>			<b>\$ 38,569</b>

**Landscape Maintenance**

The District contracted with Verdego to maintain the common areas of the District and Amenity Center.

Vendor	Description	Monthly	Annual
Verdego	Master Landscape Agreement	\$ 109,284	\$ 1,311,408
Verdego	New Water Tech		\$ 93,675
Verdego	Fertilization		\$ 72,300
Verdego	New Areas & 2nd Mulch Application		\$ 50,000
<b>Total</b>			<b>\$ 1,527,383</b>

**Landscape Reserves**

For additional landscape services and possible storm cleanup.

**Irrigation Maintenance and Repairs**

Estimated miscellaneous irrigation maintenance and repair costs.

**Lakes, Vegetation and Algae Control**

Maintenance costs to maintain lakes and control vegetation and algae. The District currently uses Charles Aquatics, Inc. and Aerostar SES for storm water inspection services.

Vendor	Description	Monthly	Annual
Charles Aquatics	Lake Maintenance	\$ 2,080	\$ 24,960
AerostarSES	Stormwater Inspections	\$ 2,250	\$ 27,000
	Contingency		\$ 4,380
<b>Total</b>			<b>\$ 56,340</b>

**Rivers Edge**  
**Community Development District**  
**GENERAL FUND BUDGET**

**Irrigation/Reclaimed Water**

Estimated costs for irrigation by the district for reuse water billed by JEA .

Location	Meter Number	Monthly	Annual
10 Bailey Creek Apr	87744848	\$129	\$1,547
109 Cloverbrook Rd	85557736	\$19	\$227
109 Fawnwood	86408611	\$198	\$2,372
112 Maybeck Dr	84918378	\$19	\$227
121 Cabot Place Apt IR01	85639239	\$88	\$1,054
1217 Rivertown Main St	87743256	\$2,980	\$35,758
128 Maybeck Dr	84966345	\$967	\$11,601
140 Whistling Straits Dr	84332628	\$260	\$3,114
141 Kendall Crossings	86624382	\$284	\$3,403
149 Lanier St Apt IR01	80914013	\$464	\$5,569
15 Baya St	71174367	\$83	\$999
15 Kendall Crossings Dr	88897801	\$1,318	\$15,810
16 Cloverbrook	82157881	\$127	\$1,524
1668 Orange Branch TL APT IR01	80529647	\$221	\$2,652
17 Baya St	73270055	\$19	\$227
1846 Orange Branch Trl	68953528	\$302	\$3,621
21 Sequoia Creek TL- Water	85563403	\$0	\$0
22 Sequoia Creek TL- Sewer	85563403	\$0	\$0
234 Perdido St	75392334	\$19	\$233
252 Rawlings Dr Apt IR01	68090707	\$1,521	\$18,252
258 Rivertown Main St	83003077	\$446	\$5,347
261 Indian Grass	85083644	\$402	\$4,824
262 Chandler Dr APT IR01	86823624	\$42	\$508
277 Footbridge Apt IR01	87647651	\$25	\$299
29 Rivertown Bv	68090742	\$1,371	\$16,448
308 Oak Shadow Pl	88310615	\$82	\$980
316 Rambling Water Run	67153677	\$196	\$2,352
32 Fawnwood	88310637	\$50	\$598
324 Silkgrass Pl	87614708	\$175	\$2,102
33 Calumet Dr Apt IR01	80575469	\$146	\$1,754
341 Calumet Dr Apt IR01	83003074	\$227	\$2,724
345 Orange Branch TL APT IR01	84682773	\$604	\$7,244
366 Sternwheel Dr	86349187	\$1,071	\$12,848
373 Waterfront Dr	68090725	\$800	\$9,604
386 Perdido St Apt LS01	74759223	\$66	\$788
405 Oak Shadow Pl	87386163	\$120	\$1,442
407 Yearling BV	78727795	\$135	\$1,625
41 Indian Grass Rd	83547108	\$73	\$874
41 Oak Shadow Pl	87614709	\$135	\$1,621
481 Indian Grass	85083641	\$302	\$3,627
49 Fiddlewood Dr	89393736	\$7	\$80
498 Narrowleaf Dr Apt IR01	84966365	\$636	\$7,629
547 Rivertown Main Street	82400253	\$20	\$246
598 Kendall Crossings Dr	83113752	\$592	\$7,100
674 Sternwheel Dr	72407045	\$127	\$1,529
6824 Longleaf Pine PY APT IR01	87614645	\$78	\$940
7306 Longleaf Pine PY APT IR01	81286590	\$154	\$1,842
7601 Longleaf Pine PY	70204198	\$103	\$1,232
7904 Longleaf Pine PY	71731573	\$48	\$574
8102 Longleaf Pine PY	70204176	\$36	\$435
847 Orange Branch TL APT IR01	80914007	\$594	\$7,129
87 Kendall Crossing Dr Apt IR01	68090740	\$796	\$9,557
Contingency for new accounts		\$6,326	\$75,909
<b>Total</b>		<b>\$25,000</b>	<b>\$300,000</b>



**Rivers Edge**  
**Community Development District**  
**GENERAL FUND BUDGET**

**Electric (Street Lights and Pumps)**

Estimated costs for electric billed to the district by FPL.

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
373 Waterfront Dr # Lights	849527304	\$ 18	\$ 221
43 Secret River PL #Lights	961173390	\$ 18	\$ 221
66 Foot Bridge Dr #Lights	1840736282	\$ 40	\$ 480
158 Chandler Dr	1948796477	\$ 12	\$ 142
20 Cloverbrook Rd	1983445246	\$ 11	\$ 138
153 Rawlings Dr #Lights	2027153390	\$ 51	\$ 612
53 Lanier St Lights	2138829185	\$ 49	\$ 590
10 Bryson Drive	2295929356	\$ 13	\$ 156
20 Twim Flower Place #Entry	2306702586	\$ 18	\$ 220
477 Newberry Dr	2697349351	\$ 13	\$ 154
380 Sternwheel Dr	2961434400	\$ 93	\$ 1,111
1758 Orange Branch Trl	3022429090	\$ 25	\$ 297
49 Indian Grass Dr #IRR	3719284246	\$ 13	\$ 161
47 Narrowleaf Dr # Mail Kiosk	3733493484	\$ 11	\$ 130
	4003273234	\$ 541	\$ 6,494
595 Rivertown Main St #Lights	4535462172	\$ 36	\$ 437
7306 Longleaf Pine Pkwy #Sign	5262085169	\$ 12	\$ 143
156 Landing St # Lights	5292756029	\$ 109	\$ 1,311
87 Kendall Crossing Dr #Kiosk	5465700168	\$ 28	\$ 333
808 Keystone Corners Blvd #IRR	5822774047	\$ 70	\$ 846
459 Kendall Crossing #Lights	5923894249	\$ 20	\$ 236
95 Lindenwood RL #IRR	6042922226	\$ 41	\$ 489
385 Rushin Dr #Light	6130612309	\$ 98	\$ 1,172
783 Rivertown Main St. # Lights	6547572179	\$ 81	\$ 969
25 Rafter Tail Ln #Entr	6649873020	\$ 61	\$ 730
106 Keystone Corners Blvd #Lights	6702745339	\$ 69	\$ 828
8 Mascotte Place	7123229028	\$ 25	\$ 294
131 Rivertown Main St #Lights	7248902178	\$ 100	\$ 1,199
53 Mistleflower Dr #Fntn	7642409317	\$ 924	\$ 11,087
251 Waterfront Dr #Lights	7663646300	\$ 18	\$ 217
427 Rivertown Main St. #Lights	7862742173	\$ 63	\$ 751
71 Landing St #Park	7975970117	\$ 16	\$ 189
147 Chipola Trce #Lights	8461452438	\$ 16	\$ 188
2198 Orange Branch Trl	8521892243	\$ 62	\$ 742
656 Narrowlead Dr	9067238536	\$ 13	\$ 160
484 Indian Grass Fr	9116255242	\$ 13	\$ 161
109 Rivertown Main St. #Fountains	9328401261	\$ 1,689	\$ 20,267
98 Perdido St #Lights	9390325356	\$ 19	\$ 228
111 Orange Branch Trail	9614703305	\$ 3,099	\$ 37,187
324 Silkgrass PL IRR	9116038283	\$ 22	\$ 264
13 Fawnwood St	1136848288	\$ 32	\$ 378
41 Oak Shadow Place	5656738282	\$ 27	\$ 320
405 Oak Shadow Place	4043348285	\$ 25	\$ 305
Contingency for new accounts		\$ 620	\$ 7,445
<b>Total</b>		<b>\$ 8,333</b>	<b>\$ 100,000</b>

**Rivers Edge**  
**Community Development District**  
GENERAL FUND BUDGET

**Street Lighting & Signage Repairs and Replacement**

The estimated costs for street lighting and signage repairs and replacements.

**Street and Drainage Maintenance**

The estimated costs for street and drainage repairs.

**Other Repairs and Maintenance**

Estimated costs for other repairs and maintenance incurred by the district.

**Amenity Center Expenses- River House**

**General Manager**

The District has contracted with Vesta Property Services, Inc. to provide general amenity management, facility administration, and special event coordinator services.

Vendor	Description	Monthly	Annual
Vesta	General & Lifestyle Manager	\$ 5,583	\$ 67,000
<b>Total</b>			<b>\$ 67,000</b>

**Lifeguards/Pool Attendants**

The District has contracted with Vesta Property Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

Vendor	Description	Monthly	Annual
Vesta	Lifeguards/Pool Attendants	\$ 3,527	\$ 42,328
<b>Total</b>			<b>\$ 42,328</b>

**Hospitality Lead / Hourly**

The District has contracted with Vesta Property Services, Inc. to provide hospitality staffing for the district amenities.

Vendor	Description	Monthly	Annual
Vesta	Hospitality Staff	\$ 5,647	\$ 67,766
<b>Total</b>			<b>\$ 67,766</b>

**Security Monitoring**

Maintenance costs of the security alarms/cameras provided by Sonitrol and quarterly monitoring by .

Vendor	Description	Monthly	Annual
Sonitrol	Security Monitoring	\$ 184	\$ 2,208
Dynamic Secuirty	Quarterly Monitoring	\$ 35	\$ 420
	Contingency		\$ 872
<b>Total</b>			<b>\$ 3,500</b>

**Rivers Edge**  
**Community Development District**  
GENERAL FUND BUDGET

**Security Guards**

The district is contracted with Giddens Security to provide security patrols and mileage reimbursement for District Property at \$15.34/hour and .56/mile.

Vendor	Description	Monthly	Annual
Giddens Security	Security Patrols	\$ 6,250	\$ 75,000
<b>Total</b>			<b>\$ 75,000</b>

**Telephone**

The estimated cost for telephone services for the Amenity Center provided by AT&T.

Account	Description	Monthly	Annual
AT&T	Fire Pannel	\$ 87	\$ 1,046
AT&T	Internet	\$ 72	\$ 861
AT&T	TV Service/Phone/Internet	\$ 290	\$ 3,480
AT&T	TV Service/Phone/Internet	\$ 900	\$ 10,800
	Contingency		\$ 813
<b>Total</b>			<b>\$ 17,000</b>

**Insurance**

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity and other District facilities.

**General Facility Maintenance/Common Ground Maintenance**

The District is under contract with Vesta Property Services, Inc.to provide maintenance and repairs necessary for upkeep of the Amenity Center and common ground areas.

Vendor	Description	Monthly	Annual
Vesta	General Facility& Common Grounds Maintenance	\$ 5,107	\$ 61,289
<b>Total</b>			<b>\$ 61,289</b>

**Pool Maintenance (Vesta)**

The District is under contract with Vesta Property Services, Inc. for the maintenance of the Amenity Center Swimming Pools.

Vendor	Description	Monthly	Annual
Vesta	Pool Maintenance	\$ 1,605	\$ 19,260
<b>Total</b>			<b>\$ 19,260</b>

**Rivers Edge**  
**Community Development District**  
GENERAL FUND BUDGET

**Pool Chemicals (Poolsure)**

The District is under contract with Poolsure for the chemicals of the Amenity Center Swimming Pools.

Vendor	Description	Monthly	Annual
Poolsure	Pool Chemicals Oct-Mar	\$ 971	\$ 5,826
Poolsure	Pool Chemicals Apr-Sept	\$ 1,585	\$ 9,509
Contingency			
<b>Total</b>		<b>\$ 15,335</b>	

**Janitorial Services**

The District is under contract with Vesta Property Services, Inc. to provide janitorial cleaning for the Amenity Center.

Vendor	Description	Monthly	Annual
Vesta	Janatorial Services	\$ 1,438	\$ 17,260
<b>Total</b>		<b>\$ 17,260</b>	

**Window Cleaning**

The District will have windows cleaned inside and outside three times a year.

Vendor	Description	Monthly	Annual
Commercial Window Cleaning	Security Patrols	\$ 231	\$ 2,767
<b>Total</b>		<b>\$ 2,767</b>	

**Pressure Washing**

Estimated costs to have the District Amenity Center pressure washed.

**Propane Gas**

The District is under contract with TECO Peoples Gas to provide gas for fire place and gas grills.

Location	Monthly	Annual
156 Landing St	\$ 175	\$ 2,100
Contingency	\$ 400	
<b>Total</b>		<b>\$ 2,500</b>

**Electric**

Estimated costs for electric billed to the district by FPL.

Location	Meter Number	Monthly	Annual
156 Landing St Club House	73172207	\$ 352	\$ 4,222
136 Landing St (Tennis)	8675434248	\$ 925	\$ 11,097
140 Landing St Fitness	2299084240	\$ 517	\$ 6,206
Contingency for new accounts		\$ 290	\$ 3,475
<b>Total</b>		<b>\$ 2,083</b>	<b>\$ 25,000</b>

**Rivers Edge**  
**Community Development District**  
**GENERAL FUND BUDGET**

**Sewer/Water/Irrigation**

Estimated costs for sewer, water, and irrigation for the amenity center billed to the district by JEA.

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
156 Landing St -Sewer	84310710	\$567	\$6,805
156 Landing St-Fire Sprinkler		\$42	\$504
156 Landing St -Water	70924484	\$968	\$11,611
156 Landing St -Water	84310710	\$326	\$3,914
156 Landing St -Irrigation	68090752	\$1,000	\$12,000
90 Lanier St-Water	80913987	\$404	\$4,848
91 Lanier St-Sewer	80913987	\$169	\$2,030
Contingency for new accounts		\$274	\$3,288
<b>Total</b>		<b>\$3,750</b>	<b>\$45,000</b>

**Repair and Replacements**

Represents regular cleaning, supplies, and repairs and replacements for District's Amenity Center.

**Refuse Service**

Garbage disposal services for the Amenity Centers provided Republic Services.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Republic Services	Clubhouse	\$ 800	\$ 9,600
Republic Services	Park	\$ 550	\$ 6,600
	Contingency	\$ 67	\$ 800
<b>Total</b>			<b>\$ 17,000</b>

**Pest Control**

The District is contracted with Turner's Pest Control to provide for pest control services.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Turners Pest Control	Pest Control	\$ 475	\$ 5,700
<b>Total</b>			<b>\$ 5,700</b>

**Facility Preventative Maintenance**

Cost of routine inspections of fire extinguishers, back flow preventers, sprinkler system, hydrant, and alarm system provided by Cintas and preventative maintenance on fitness equipment by Commercial Fitness.

**Access Cards**

Represents the estimated cost for access cards to the District's Amenity Center.

**License/Permits**

Represents license fees for amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pool.

**Other Current**

Represents the miscellaneous cost incurred by the District's Amenity Center.

**Rivers Edge**  
**Community Development District**  
**GENERAL FUND BUDGET**

**Special Events**

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

**Landscape Replacements**

A provision for additional landscape features or for repair of existing landscaping.

**Office Supplies/Postage**

Costs of supplies and postage incurred for the operation of the Amenity Center.

**Capital Expenditures**

Represents new capital related purchases for the operation of the Amenity Center.

**Community Garden**

Represents costs associated with the operations of the community garden. These costs are estimated for electric, water and other miscellaneous costs.

**General Reserve**

Establishment of general reserve to fund future replacements of Capital items.

**Rivers Edge CDD Capital Plan FY22**

Capital Item	Cost
Carpet Squares- Fitness Room	\$ 4,340
Fitness Equipment Allowance	\$ 7,164
Pool Furniture Allowance	\$ 7,164
Ceiling Fans- Pool Pavilion	\$ 956
Patio Furniture Allowance (RH Patio)	\$ 3,478
Patio Furniture Allowance (RH Porch)	\$ 2,319
Wood Celing & Trim Painging (Pool Pavilion)	\$ 2,295
Tennis Court Fence Repairs	\$ 20,000
Grill guts on Palm Court	\$ 900
Grill guts under Pool Pavilion	\$ 900
New tennis court nets	\$ 900
Pergola over Family Pool re-paint	\$ 8,000
Pool coping on lap pool	\$ 30,000
Total	<u><u>\$ 88,416</u></u>

# Rivers Edge

## Community Development District

## Debt Service Fund

### Series 2016

Description	Adopted Budget FY21	Actual Thru 6/30/21	Projected Thru 9/30/21	Approved Budget FY 22
<b>Revenues</b>				
Assessments - Tax Roll/Direct (1)	\$711,978	\$703,742	\$711,935	\$711,978
Assessments - Prepayment	\$0	\$15,962	\$15,962	\$0
Interest Income	\$5,000	\$111	\$143	\$1,000
Carry Forward Surplus	\$281,112	\$283,012	\$283,012	\$291,997
<b>Total Revenues</b>	<b>\$998,090</b>	<b>\$1,002,827</b>	<b>\$1,011,052</b>	<b>\$1,004,975</b>
<b>Expenditures</b>				
<i>Series 2016</i>				
Interest 11/1	\$259,608	\$259,608	\$259,608	\$255,140
Special Call 11/1	\$0	\$5,000	\$5,000	\$0
Interest 5/1	\$259,609	\$259,478	\$259,447	\$255,140
Principal 5/1	\$195,000	\$195,000	\$195,000	\$200,000
<b>Total Expenses</b>	<b>\$714,216</b>	<b>\$719,085</b>	<b>\$719,055</b>	<b>\$710,280</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$283,874</b>	<b>\$283,742</b>	<b>\$291,997</b>	<b>\$294,695</b>

Interest Payment 11/01 \$ 250,580

(1) Net of Reserve Funds reflective of St. Johns County collection costs of 2% and early payment discount of 4%.

Development	Units	Gross Per Unit	Gross Assessments
Townhouse	59	\$1,141	\$67,325
45' lot	305	\$991	\$302,298
55' lot	204	\$1,182	\$241,218
70' lot	12	\$1,665	\$19,985
80' lot	68	\$1,864	\$126,769
Gross Total			\$757,594
Less Disc. + Collections 6%			\$45,616
Net Annual Assessment			\$711,978

**Rivers Edge**  
**Community Development District**  
Series 2016 Special Assessment Bonds

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$ 10,040,000			
05/01/21	\$ 10,040,000	\$ 195,000	\$ 259,478	\$ -
11/01/21	\$ 10,040,000	\$ -	\$ 255,010	\$ 709,488
05/01/22	\$ 10,040,000	\$ 200,000	\$ 255,010	\$ -
11/01/22	\$ 9,840,000	\$ -	\$ 250,450	\$ 705,460
05/01/23	\$ 9,840,000	\$ 210,000	\$ 250,450	\$ -
11/01/23	\$ 9,630,000	\$ -	\$ 245,645	\$ 706,095
05/01/24	\$ 9,630,000	\$ 220,000	\$ 245,645	\$ -
11/01/24	\$ 9,410,000	\$ -	\$ 240,615	\$ 706,260
05/01/25	\$ 9,410,000	\$ 230,000	\$ 240,615	\$ -
11/01/25	\$ 9,180,000	\$ -	\$ 235,360	\$ 705,975
05/01/26	\$ 9,180,000	\$ 240,000	\$ 235,360	\$ -
11/01/26	\$ 8,940,000	\$ -	\$ 229,880	\$ 705,240
05/01/27	\$ 8,940,000	\$ 255,000	\$ 229,880	\$ -
11/01/27	\$ 8,685,000	\$ -	\$ 223,238	\$ 708,118
05/01/28	\$ 8,685,000	\$ 270,000	\$ 223,238	\$ -
11/01/28	\$ 8,415,000	\$ -	\$ 216,203	\$ 709,440
05/01/29	\$ 8,415,000	\$ 280,000	\$ 216,203	\$ -
11/01/29	\$ 8,135,000	\$ -	\$ 208,908	\$ 705,110
05/01/30	\$ 8,135,000	\$ 295,000	\$ 208,908	\$ -
11/01/30	\$ 7,840,000	\$ -	\$ 201,225	\$ 705,133
05/01/31	\$ 7,840,000	\$ 315,000	\$ 201,225	\$ -
11/01/31	\$ 7,525,000	\$ -	\$ 193,020	\$ 709,245
05/01/32	\$ 7,525,000	\$ 330,000	\$ 193,020	\$ -
11/01/32	\$ 7,195,000	\$ -	\$ 184,425	\$ 707,445
05/01/33	\$ 7,195,000	\$ 350,000	\$ 184,425	\$ -
11/01/33	\$ 6,845,000	\$ -	\$ 175,308	\$ 709,733
05/01/34	\$ 6,845,000	\$ 365,000	\$ 175,308	\$ -
11/01/34	\$ 6,480,000	\$ -	\$ 165,800	\$ 706,108
05/01/35	\$ 6,480,000	\$ 385,000	\$ 165,800	\$ -
11/01/35	\$ 6,095,000	\$ -	\$ 155,773	\$ 706,573
05/01/36	\$ 6,095,000	\$ 405,000	\$ 155,773	\$ -
11/01/36	\$ 5,690,000	\$ -	\$ 145,223	\$ 705,995
05/01/37	\$ 5,690,000	\$ 430,000	\$ 145,223	\$ -
11/01/37	\$ 5,260,000	\$ -	\$ 134,020	\$ 709,243
05/01/38	\$ 5,260,000	\$ 450,000	\$ 134,020	\$ -
11/01/38	\$ 4,810,000		\$ 122,298	\$ 706,318
05/01/39	\$ 4,810,000	\$ 475,000	\$ 122,298	
11/01/39	\$ 4,335,000		\$ 109,710	\$ 707,008
05/01/40	\$ 4,335,000	\$ 500,000	\$ 109,710	
11/01/40	\$ 3,835,000		\$ 96,460	\$ 706,170
05/01/41	\$ 3,835,000	\$ 530,000	\$ 96,460	



**Rivers Edge**  
**Community Development District**  
Series 2016 Special Assessment Bonds

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/01/41 \$	3,305,000		\$ 82,415	\$ 708,875
05/01/42 \$	3,305,000	\$ 555,000	\$ 82,415	
11/01/42 \$	2,750,000		\$ 67,708	\$ 705,123
05/01/43 \$	2,750,000	\$ 590,000	\$ 67,708	
11/01/43 \$	2,160,000		\$ 52,073	\$ 709,780
05/01/44 \$	2,160,000	\$ 620,000	\$ 52,073	
11/01/44 \$	1,540,000		\$ 35,643	\$ 707,715
05/01/45 \$	1,540,000	\$ 655,000	\$ 35,643	
11/01/45 \$	885,000		\$ 18,285	\$ 708,928
05/01/46 \$	885,000	\$ 690,000	\$ 18,285	
11/01/46			\$ -	\$ 708,285
		\$ 10,040,000	\$ 8,348,858	\$ 18,388,858

# Rivers Edge

## Community Development District

## Debt Service Fund Series 2018

Description	Adopted Budget FY21	Actual Thru 6/30/21	Projected Thru 9/30/21	Approved Budget FY 22
<b>Revenues</b>				
Assessments - Tax Roll/Direct	\$470,032	\$459,218	\$470,032	\$470,032
Interest Income	\$5,000	\$84	\$250	\$1,000
Carry Forward Surplus	\$195,658	\$200,492	\$200,492	\$200,334
<b>Total Revenues</b>	<b>\$670,690</b>	<b>\$659,795</b>	<b>\$670,774</b>	<b>\$671,365</b>

### Expenditures

#### Series 2018

Interest 11/1	\$180,220	\$180,220	\$180,220	\$177,965
Interest 5/1	\$180,220	\$180,220	\$180,220	\$177,965
Principal 5/1	\$110,000	\$110,000	\$110,000	\$115,000
<b>Total Expenses</b>	<b>\$470,440</b>	<b>\$470,440</b>	<b>\$470,440</b>	<b>\$470,930</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$200,250</b>	<b>\$189,355</b>	<b>\$200,334</b>	<b>\$200,435</b>

Interest Payment 11/01 \$ 175,608

Development	Units	Gross Per Unit	Gross Assessments
40/45' lot	149	\$1,011	\$150,585
55' lot	81	\$1,188	\$96,243
600' lot	39	\$1,366	\$53,263
700' lot	122	\$1,639	\$199,942
Gross Total			\$500,034
Less Disc. + Collections 6%			(\$30,002)
<b>Net Annual Assessment</b>			<b>\$470,032</b>

**Rivers Edge**  
**Community Development District**  
Series 2018 Capital Improvement Revenue Bonds

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/1/18 \$	7,050,000	\$ -	\$ 166,162	\$ 166,162
5/1/19 \$	7,050,000	\$ -	\$ 182,373	\$ -
11/1/19 \$	7,050,000	\$ -	\$ 182,373	\$ 364,745
5/1/20 \$	7,050,000	\$ 105,000	\$ 182,373	\$ -
11/1/20 \$	6,945,000	\$ -	\$ 180,220	\$ 467,593
5/1/21 \$	6,945,000	\$ 110,000	\$ 180,220	\$ -
11/1/21 \$	6,835,000	\$ -	\$ 177,965	\$ 468,185
5/1/22 \$	6,835,000	\$ 115,000	\$ 177,965	\$ -
11/1/22 \$	6,720,000	\$ -	\$ 175,608	\$ 468,573
5/1/23 \$	6,720,000	\$ 120,000	\$ 175,608	\$ -
11/1/23 \$	6,600,000	\$ -	\$ 173,148	\$ 468,755
5/1/24 \$	6,600,000	\$ 125,000	\$ 173,148	\$ -
11/1/24 \$	6,475,000	\$ -	\$ 170,148	\$ 468,295
5/1/25 \$	6,475,000	\$ 130,000	\$ 170,148	\$ -
11/1/25 \$	6,345,000	\$ -	\$ 167,028	\$ 467,175
5/1/26 \$	6,345,000	\$ 135,000	\$ 167,028	\$ -
11/1/26 \$	6,210,000	\$ -	\$ 163,788	\$ 465,815
5/1/27 \$	6,210,000	\$ 145,000	\$ 163,788	\$ -
11/1/27 \$	6,065,000	\$ -	\$ 160,308	\$ 469,095
5/1/28 \$	6,065,000	\$ 150,000	\$ 160,308	\$ -
11/1/28 \$	5,915,000	\$ -	\$ 156,708	\$ 467,015
5/1/29 \$	5,915,000	\$ 160,000	\$ 156,708	\$ -
11/1/29 \$	5,755,000	\$ -	\$ 152,548	\$ 469,255
5/1/30 \$	5,755,000	\$ 165,000	\$ 152,548	\$ -
11/1/30 \$	5,590,000	\$ -	\$ 148,258	\$ 465,805
5/1/31 \$	5,590,000	\$ 175,000	\$ 148,258	\$ -
11/1/31 \$	5,415,000	\$ -	\$ 143,708	\$ 466,965
5/1/32 \$	5,415,000	\$ 185,000	\$ 143,708	\$ -
11/1/32 \$	5,230,000	\$ -	\$ 138,898	\$ 467,605
5/1/33 \$	5,230,000	\$ 195,000	\$ 138,898	\$ -
11/1/33 \$	5,035,000	\$ -	\$ 133,828	\$ 467,725
5/1/34 \$	5,035,000	\$ 205,000	\$ 133,828	\$ -
11/1/34 \$	4,830,000	\$ -	\$ 128,498	\$ 467,325
5/1/35 \$	4,830,000	\$ 215,000	\$ 128,498	\$ -
11/1/35 \$	4,615,000	\$ -	\$ 122,908	\$ 466,405
5/1/36 \$	4,615,000	\$ 230,000	\$ 122,908	\$ -
11/1/36 \$	4,385,000	\$ -	\$ 116,928	\$ 469,835
5/1/37 \$	4,385,000	\$ 240,000	\$ 116,928	\$ -
11/1/37 \$	4,145,000	\$ -	\$ 110,688	\$ 467,615
5/1/38 \$	4,145,000	\$ 255,000	\$ 110,688	\$ -

**Rivers Edge**  
**Community Development District**  
Series 2018 Capital Improvement Revenue Bonds

**AMORTIZATION SCHEDULE**

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/1/38 \$	3,890,000 \$	-	\$ 104,058	\$ 469,745
5/1/39 \$	3,890,000 \$	265,000	\$ 104,058	-
11/1/39 \$	3,625,000 \$	-	\$ 96,969	\$ 466,026
5/1/40 \$	3,625,000 \$	280,000	\$ 96,969	-
11/1/40 \$	3,345,000 \$	-	\$ 89,479	\$ 466,448
5/1/41 \$	3,345,000 \$	295,000	\$ 89,479	-
11/1/41 \$	3,050,000 \$	-	\$ 81,588	\$ 466,066
5/1/42 \$	3,050,000 \$	315,000	\$ 81,588	-
11/1/42 \$	2,735,000 \$	-	\$ 73,161	\$ 469,749
5/1/43 \$	2,735,000 \$	330,000	\$ 73,161	-
11/1/43 \$	2,405,000 \$	-	\$ 64,334	\$ 467,495
5/1/44 \$	2,405,000 \$	350,000	\$ 64,334	-
11/1/44 \$	2,055,000 \$	-	\$ 54,971	\$ 469,305
5/1/45 \$	2,055,000 \$	370,000	\$ 54,971	-
11/1/45 \$	1,685,000 \$	-	\$ 45,074	\$ 470,045
5/1/46 \$	1,685,000 \$	390,000	\$ 45,074	-
11/1/46 \$	1,295,000 \$	-	\$ 34,641	\$ 469,715
5/1/47 \$	1,295,000 \$	410,000	\$ 34,641	-
11/1/47 \$	885,000 \$	-	\$ 23,674	\$ 468,315
5/1/48 \$	885,000 \$	430,000	\$ 23,674	-
11/1/48 \$	455,000		\$ 12,171	\$ 465,845
5/1/49 \$	455,000 \$	455,000	\$ 12,171	-
11/1/49 \$	-			\$ 467,171
		\$ 6,595,000	\$ 7,491,524	\$ 14,565,867

# Rivers Edge

## Community Development District

### Debt Service Fund Series 2018A-1/2018A-2

Description	Adopted Budget FY21	Actual Thru 6/30/21	Projected Thru 9/30/21	Approved Budget FY 22
<b>Revenues</b>				
Assessments - Tax Roll/Direct	\$458,741	\$446,745	\$458,741	\$458,741
Assessments - Prepayment	\$0	\$11,140	\$11,140	\$0
Interest Income	\$2,500	\$94	\$150	\$500
Carry Forward Surplus	\$148,682	\$139,139	\$139,139	\$127,062
<b>Total Revenues</b>	<b>\$609,924</b>	<b>\$597,118</b>	<b>\$609,171</b>	<b>\$586,304</b>

### Expenditures

#### Series 2018A-1

Interest 11/1	\$58,173	\$58,173	\$58,173	\$56,171
Special Call 11/1	\$0	\$15,000	\$15,000	\$0
Interest 5/1	\$58,173	\$57,936	\$57,936	\$56,171
Principal 5/1	\$150,000	\$150,000	\$150,000	\$155,000
Special Call 5/1	\$0	\$10,000	\$10,000	\$0

#### Series 2018A-2

Interest 11/1	\$50,625	\$50,625	\$50,625	\$48,609
Special Call 11/1	\$0	\$10,000	\$10,000	\$0
Interest 5/1	\$50,625	\$50,375	\$50,375	\$48,609
Principal 5/1	\$75,000	\$75,000	\$75,000	\$80,000
Special Call 5/1	\$0	\$5,000	\$5,000	\$0

<b>Total Expenses</b>	<b>\$442,595</b>	<b>\$482,109</b>	<b>\$482,109</b>	<b>\$444,560</b>
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<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$167,329</b>	<b>\$115,010</b>	<b>\$127,062</b>	<b>\$141,744</b>
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Series 2018A-1 Interest Payment 11/01	\$	54,427
Series 2018A-2 Interest Payment 11/01	\$	46,859
	\$	101,286

Land Use	Units	Net Per Unit	Gross Per Unit	Gross Assessments
30	21	\$680	\$723	\$15,187
40	54	\$820	\$873	\$47,135
50	163	\$961	\$1,023	\$166,673
60	51	\$1,102	\$1,172	\$59,782
70	78	\$1,320	\$1,404	\$109,549
80	21	\$1,468	\$1,561	\$32,788
90	1	\$1,615	\$1,718	\$1,718
	63	Various	\$55,191	\$55,191
Gross Total				\$488,023
Less Disc. + Collections 6%				-\$29,281
<b>Net Annual Assessment</b>				<b>\$458,741</b>

**Rivers Edge**  
**Community Development District**  
Series 2018A-1 Capital Improvement Refunding Bonds

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21			\$56,171	\$ 56,171
05/01/22	\$3,365,000	\$155,000	\$56,171	
11/01/22			\$54,427	\$ 265,598
05/01/23	\$3,210,000	\$155,000	\$54,427	
11/01/23			\$52,489	\$ 261,916
05/01/24	\$3,055,000	\$160,000	\$52,489	
11/01/24			\$50,389	\$ 262,879
05/01/25	\$2,895,000	\$165,000	\$50,389	
11/01/25			\$48,121	\$ 263,510
05/01/26	\$2,730,000	\$170,000	\$48,121	
11/01/26			\$45,571	\$ 263,691
05/01/27	\$2,560,000	\$175,000	\$45,571	
11/01/27			\$42,858	\$ 263,429
05/01/28	\$2,385,000	\$180,000	\$42,858	
11/01/28			\$39,978	\$ 262,836
05/01/29	\$2,205,000	\$185,000	\$39,978	
11/01/29			\$36,856	\$ 261,834
05/01/30	\$2,020,000	\$195,000	\$36,856	
11/01/30			\$33,444	\$ 265,300
05/01/31	\$1,825,000	\$200,000	\$33,444	
11/01/31			\$29,944	\$ 263,388
05/01/32	\$1,625,000	\$205,000	\$29,944	
11/01/32			\$26,356	\$ 261,300
05/01/33	\$1,420,000	\$215,000	\$26,356	
11/01/33			\$22,594	\$ 263,950
05/01/34	\$1,205,000	\$225,000	\$22,594	
11/01/34			\$18,375	\$ 265,969
05/01/35	\$980,000	\$230,000	\$18,375	
11/01/35			\$14,063	\$ 262,438
05/01/36	\$750,000	\$240,000	\$14,063	
11/01/36			\$9,563	\$ 263,625
05/01/37	\$510,000	\$250,000	\$9,563	
11/01/37			\$4,875	\$ 264,438
05/01/38	\$260,000	\$260,000	\$4,875	
11/01/38				\$ 264,875
			\$3,365,000	\$1,172,145
			\$	\$ 4,537,145

**Rivers Edge**  
**Community Development District**  
Series 2018A-2 Capital Improvement Refunding Bonds

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/21			\$48,609	\$ 48,609
05/01/22	\$2,025,000	\$80,000	\$48,609	
11/01/22			\$46,859	\$ 175,469
05/01/23	\$1,985,000	\$85,000	\$46,859	
11/01/23			\$45,000	\$ 176,859
05/01/24	\$1,900,000	\$90,000	\$45,000	
11/01/24			\$43,031	\$ 178,031
05/01/25	\$1,810,000	\$90,000	\$43,031	
11/01/25			\$41,063	\$ 174,094
05/01/26	\$1,715,000	\$95,000	\$41,063	
11/01/26			\$38,984	\$ 175,047
05/01/27	\$1,615,000	\$100,000	\$38,984	
11/01/27			\$36,797	\$ 175,781
05/01/28	\$1,515,000	\$105,000	\$36,797	
11/01/28			\$34,500	\$ 176,297
05/01/29	\$1,410,000	\$110,000	\$34,500	
11/01/29			\$31,750	\$ 176,250
05/01/30	\$1,300,000	\$115,000	\$31,750	
11/01/30			\$28,875	\$ 175,625
05/01/31	\$1,185,000	\$120,000	\$28,875	
11/01/31			\$25,875	\$ 174,750
05/01/32	\$1,060,000	\$125,000	\$25,875	
11/01/32			\$22,750	\$ 173,625
05/01/33	\$930,000	\$135,000	\$22,750	
11/01/33			\$19,375	\$ 177,125
05/01/34	\$795,000	\$140,000	\$19,375	
11/01/34			\$15,875	\$ 175,250
05/01/35	\$650,000	\$145,000	\$15,875	
11/01/35			\$12,250	\$ 173,125
05/01/36	\$500,000	\$155,000	\$12,250	
11/01/36			\$8,375	\$ 175,625
05/01/37	\$340,000	\$165,000	\$8,375	
11/01/37			\$4,250	\$ 177,625
05/01/38	\$175,000	\$170,000	\$4,250	
11/01/38				\$ 174,250
		\$2,025,000	\$1,008,438	\$ 3,033,438

Rivers Edge Community Development District

FY 2022 Operations and Maintenance Methodology

Equivalent Residential Unit Allocation

Assessments per Unit - Net and Gross

Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Units	Total ERU's	%	FY 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Townhomes	0.85	0	18	18	15.3	1.10%	\$22,592.69	\$1,255.15	\$1,335.27	\$837.28	\$497.98
Single Family - 30' Lot	0.62	21	0	21	13.02	0.93%	\$19,225.93	\$915.52	\$973.96	\$837.28	\$136.67
Single Family - 40' Lot	0.74	57	173	230	170.2	12.19%	\$251,325.20	\$1,092.72	\$1,162.47	\$999.34	\$163.13
Single Family - 45' Lot	0.74	0	302	302	223.48	16.00%	\$330,000.91	\$1,092.72	\$1,162.47	\$999.34	\$163.13
Single Family - 50' Lot	0.87	205	14	219	190.53	13.64%	\$281,345.42	\$1,284.68	\$1,366.68	\$1,174.90	\$191.78
Single Family - 55' Lot	0.87	0	264	264	229.68	16.44%	\$339,156.12	\$1,284.68	\$1,366.68	\$1,174.90	\$191.78
Single Family - 60' Lot	1	81	115	196	196	14.03%	\$289,422.67	\$1,476.65	\$1,570.90	\$1,350.46	\$220.44
Single Family - 70' Lot	1.2	102	117	219	262.8	18.81%	\$388,062.65	\$1,771.98	\$1,885.08	\$1,620.55	\$264.53
Single Family - 80' Lot	1.33	10	62	72	95.76	6.86%	\$141,403.65	\$1,963.94	\$2,089.30	\$1,796.11	\$293.19
Single Family - 90' Lot	1.47	0	0	0	0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		<u>476</u>	<u>1065</u>	<u>1,541</u>	<u>1,397</u>	100.00%	<u>\$2,062,535</u>				

**FY 2022 Budget:**

Administrative	\$165,163
Field and Grounds	\$2,182,292
Amenity Center	\$824,215
Less: Cost Share RE 2 & 3	-\$1,080,385
Less: Other Income	-\$28,750
	<u>\$2,062,535</u>



## *ELEVENTH ORDER OF BUSINESS*

# Hopping Green & Sams

Attorneys and Counselors

July 19, 2021

Jim Perry and Ernesto Torres, District Managers  
Mac McIntyre, Chairperson  
475 West Town Place, Suite 114  
St. Augustine, FL 32092  
[Mac.m.mcintyre@gmail.com](mailto:Mac.m.mcintyre@gmail.com)  
[jperry@gmsnf.com](mailto:jperry@gmsnf.com) and [etorres@gmsnf.com](mailto:etorres@gmsnf.com)

RE: Rivers Edge CDD

VIA EMAIL

**RE: JOINT LETTER BY HOPPING GREEN & SAMS AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, JENNIFER KILINSKI, SARAH WARREN AND LAUREN GENTRY TO KE LAW GROUP, PLLC**

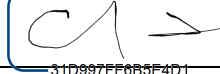
Dear Jim, Ernesto and Mac,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski ("Attorneys") will be withdrawing as Attorneys from Hopping Green & Sams, P.A. ("HGS") and will be working for KE Law Group, PLLC ("KE Law"). Attorneys have provided services in connection with this Firm's representation of the Client on the above referenced matter(s) (the "Client Matters"). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients' legal counsel with respect to the Client Matters, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

**1. ALTERNATIVE #1.** The Client asks that the Client Matters be transferred to Attorneys and their new firm, KE Law. Please transfer to Attorneys and their new firm all original files and electronic files relating to the Client Matters. The Client understands that HGS will have the right to keep a copy of those files. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, Attorneys and their new firm, KE Law, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds or property KE Law.

DocuSigned by:



7/20/2021

31D997FF6B5E4D1...

(Please sign if you want Alternative #1; [DATE]

otherwise, do not sign on this line.)

**2. ALTERNATIVE #2.** The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients' legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.

(Please sign if you want Alternative #2; [DATE]

otherwise, do not sign this line.)

3. If you do not want either Alternative #1 or Alternative #2, please advise us what we should do regarding your matters and files.

---

(Please sign here if you have [DATE]  
Given instructions under Alternative  
#3; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to [JasonM@hgslaw.com](mailto:JasonM@hgslaw.com), [AmyC@hgslaw.com](mailto:AmyC@hgslaw.com) and [MarkS@hgslaw.com](mailto:MarkS@hgslaw.com), with a copy to [roy@kelawgroup.com](mailto:roy@kelawgroup.com), [jere@kelawgroup.com](mailto:jere@kelawgroup.com), [sarah@kelawgroup.com](mailto:sarah@kelawgroup.com), [lauren@kelawgroup.com](mailto:lauren@kelawgroup.com), [jennifer@kelawgroup.com](mailto:jennifer@kelawgroup.com).

Thank you for your consideration and assistance.

**HOPPING GREEN & SAMS, P.A.**



By: Jonathan Johnson

Its: President

Date: July 19, 2021

**KE LAW GROUP, PLLC**



By: Jere Earlywine

Its: Authorized Member

Date: July 19, 2021

## *TWELFTH ORDER OF BUSINESS*

*D.*

# RIVERTOWN

## RECDD I General Manager Report

*Date of report: 7/21/21*

*Submitted by: Jason Davidson*

### RiverHouse update/Board action required:

#### **Consideration of Kayak Trips Hosted by Saint Johns County Rec at RiverFront Park**

##### Dates:

- Thursday August 19<sup>th</sup>
- Friday August 20<sup>th</sup>
- Saturday August 21<sup>st</sup>
- Sunday August 22<sup>nd</sup>

All trips are from 6:00pm-9:00pm

##### Description:

Come explore Hallowes Cove with St. Johns County Naturalists. Participants will paddle the St. Johns River and learn about the unique history and diverse wildlife of the area. At the end of the tour participants will get to experience a beautiful sunset on the water.

##### Fees:

- SJC Resident Providing Own Boat: \$20 per person
- Non SJC Resident Providing Own Boat: \$30 per person
- SJC Resident Using a County Boat: \$40 per person
- Non SJC Resident Using a County Boat: \$50 per person

#### **Consideration of Charge for food Truck Services:**

We are asking if the board would consider a charge to the Food Trucks that provide service to us on Food Truck Fridays. The fee's collected would go back to the District. The charge to the trucks would be as follows.

Food Truck - \$25 per truck

Desert Truck - \$15 per truck

### EVENTS UPDATE:

#### **Exercise Classes and Kids Programming**

Zumba with a Twist has kept current class times.

- The class takes place inside the RiverHouse Ballet Room.

Pilates and Barre.

- The class runs twice per week and takes place inside the RiverHouse Ballet Room.

Aqua and Land Aerobics.

- The aqua class runs three times per week and the land runs one day per week.

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 summer season is almost over.

- This program is Soccer for children under 5 and takes place once a week on the RiverHouse Soccer Fields. This program ends July 26<sup>th</sup>.
- 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.

Gentle Flow Yoga

- Every Monday Morning 9:30 – 10:20 AM.
- Every Wednesday afternoon starting at 6:30pm at the RiverFront Park.

Acrobatics and Mary Time Music are both interested in coming back in the Fall.

### **Food Trucks**

- Every Monday evening, Sal's Cucina is at the RiverHouse – Sal's is doing very well with an average revenue of \$650.00 each Monday.
- We host 2-3 food trucks in rotation at the RiverHouse from 5:00 PM – 8:00 PM. We also host one truck outside the gates of WaterSong twice a month.

### **June Events:**

- Food Truck Friday
- Italian Night Mondays
- Third Thursday Trivia Night
  - \$740.00 in Revenue earned
  - \$400.00 in expenses
- Live Music by the Pool (6/12) – Inclement weather/cancelled DJ but moved musician over to RiverClub Café.
- Poolside Movie at the Club – Spider-Man "Into the Spider Verse" will be shown (6/18) – **Rescheduled due to inclement weather.**
- RiverTown boat Regatta (6/26)
  - 3 families competed but we had a lot of spectators.
  - \$100.00 in revenue earned.
  - Lots of interest for us to do this again, people were confused as to what it was, and it was also done on a holiday weekend so this effected our number of signups.

### **July Events:**

- Food Truck Friday
- Italian Night Mondays
- Patriotic Concert – July 2<sup>nd</sup> – Rescheduled from prior to COVID-19.
  - Moved to café due to inclement weather.
  - Very well attended, lots of positive reviews from residents
- July 4<sup>th</sup> - Golf Cart Parade/Music at both locations

- Over 300+ carts lead by Clint Waugh and Jade Jackson in a cart provided by Nascarts
- Prizes given out to best in show
- DJ at RiverClub – Steadily attended all day
- Live Music at RiverHouse with Food Trucks – Steadily attended all day
- Third Thursday Trivia Night (7/15)
- Music by the Pool (7/17)
- Rescheduled dive in movie – (7/31) – Spiderman into the Spider Verse

#### August Events:

- Food Truck Friday
- Italian Night Mondays
- Trivia Night 1<sup>st</sup> and 3<sup>rd</sup> Thursday
  - Doubled up to large numbers in June
  - Requested from residents to try to do a second night
- Back to School Bash at RiverHouse – August 13<sup>th</sup>
  - Mix of amusements, DJ, games for the kids
- Band at Amphitheatre – August 7<sup>th</sup>
- Adults Only Stand Comedy Night at RiverClub – August 27<sup>th</sup>
  - Ticketed event

#### September Events

- Food Truck Friday
- Italian Night Mondays
- Trivia Night 1<sup>st</sup> and 3<sup>rd</sup> Thursday
- Jaguars Group Outing – September 26<sup>th</sup>
  - Jags Vs Cardinals
  - Tailgate and bus options available
- NFL Kickoff Party in Café
- Fall Craft Night
- Adults Only Karaoke Night in Café
- Labor Day Weekend Entertainment

#### POST MEETING ACTION ITEMS/No Board Action Required:



#### Post CDD Meeting Action Items

Date: 6/9/21

Item	Owner	Description	Progress
Fogger approved	JD	Fogger for RECDD II approved and ordered on 6/9/2021	Received on 6/29
BT Swim Team Usage Approved	JD	Sent info over to DC to begin drafting the agreement. Communicated with BT Swim Team that they are approved. Both on 6/9/21	Completed on 6/29
Re-Work Comp Pool Agreement	JD	Rework Comp Pool Agreement with DC between RECDD I and Crown Pools.	Ram Jack Agreement completed and submitted to GMS for circulation to Chair. On 6/27. Waiting on Crown agreement.
SJCSO Off Duty Officer Proposal	JD	Work with Supervisor Saks on actuals for consideration of SJCSO Off duty Officers for 3 hours a day.	Met with Supervisor Saks on 6/29 for discussion
Order No Golf Cart Stencil	JD	Order No Golf Cart Stencil, see email from Ryan as it relates.	Ordered on 7/8
Café TVs	JD	Ensure they are turned on at opening	Communicated with Guest Services on 6/9
Conference Phone	JD	Buy a Polycom conference phone system	Purchased and received on 6/15



**ACTION ITEMS/No Board Action Required:**

For the August meeting we will be bringing two items for consideration.

1. Replacement umbrella quotes.
2. Re-sling of chair and lunger quotes.

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# RIVERTOWN

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## Field Operations Manager Report

*Date of report: 7/21/2021*

*Submitted by: Johnathan Perry*

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**RiverHouse**

- Bollards installed limiting access to golf carts on hill. 6/30
- Outlet installed for freezer and 4 outlet drop installed in kitchen. 7/13
- Pothole filled in parking lot. 7/12
- Hurricane prep successfully accomplished with zero damage reported.
- USIC outlined any underground wiring in preparation for RamJack slab fix. 7/07
- Two lights replaced in parking lot.

**RiverClub**

- New pool pump motor installed. 7/09
- Sterling fence reset side fence and rear fence posts. 7/08
- Sidewalks leading to amphitheater pressure washed. 7/02
- Hurricane prep successfully accomplished with slight damage to kayak launch.
- 

**Common Areas**

- Tower painted at Welcome Center. 7/5
  - Paw Park handles replaced/repared. 6/25 and 7/12
  - Trees on Orange Branch Trail and Kendell Crossing straightened. 7/12
  - Hurricane prep successfully accomplished with zero damage reported.
  - Potholes filled on Verdure St. and FootBridge Rd. 7/12
-



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

## Service Report

**Date :** June 30, 2021

**Field Tech:** Mike Liddell

**Client:** RiverTown

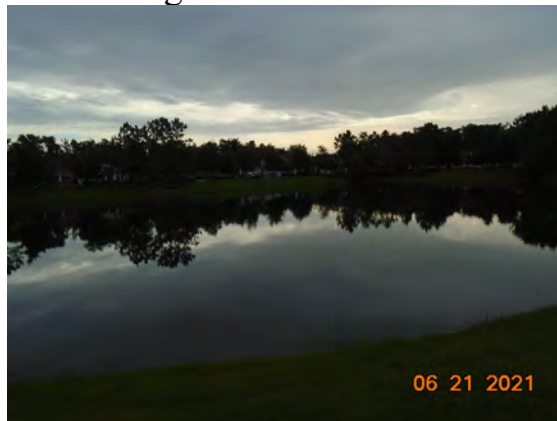
**Pond A:** Treated southern naiad and algae.



**Pond B:** Treated entire perimeter of pond for vegetation.



**Pond C:** Treated perimeter vegetation.



**Pond D:** Noticed several lily pads growing.

**Pond E:** Treated perimeter vegetation.



**Pond G:** Treated perimeter vegetation.



**Pond H:** Have been using a different combination of herbicide and algaecide. Color of water is from pond dye used to block sunlight.



**Pond I:** Treated perimeter vegetation.



**Pond J:** Treated algae around perimeter.



**Pond K:** Treated algae around pond.

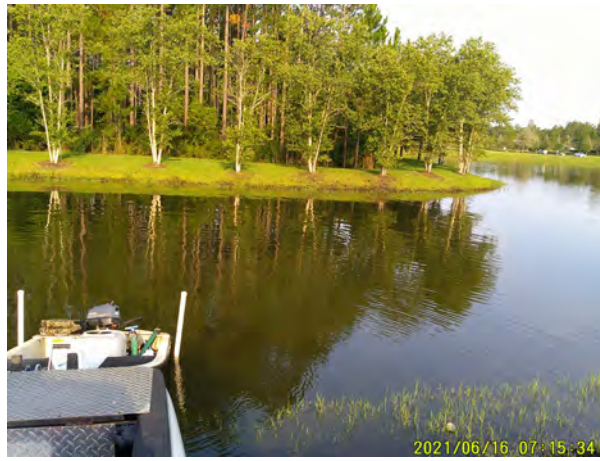


**Pond L:** Applied algaecide and treated perimeter grass.



**Pond M:** Treated perimeter vegetation.





**Pond Q:** Treated algae and vegetation around pond. Was attacked by wasp while treating and dropped spray hose, grasses on pond bank will be dead in that area.



**Pond R:** Treated algae and torpedo grass.



**Pond S:** Algae treatment was effective, treated perimeter veg.



**Pond T:** Perimeter veg is decaying.



**Pond U:** Applied algaecide.



**Pond V:** Treated algae.



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



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



**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. Treated algae.





**Pond AA: (Homestead)** Treated planktonic algae and naiad. Added pond dye.



**Pond BB: (Homestead)** Applied algacide to pond.

**Pond CC:** Treated perimeter vegetation.



**Pond DD:** Treated perimeter vegetation.





**Pond EE:** Treated perimeter vegetation.



**Pond FF:** Treated perimeter vegetation.



**Pond GG:** Treated perimeter vegetation.



**Pond HH:** Treated perimeter vegetation.

**Pond II:** Treated perimeter vegetation.



**Pond JJ:** Treated perimeter vegetation.



**Pond KK:** Treated perimeter vegetation.



**Pond LL:** Treated perimeter vegetation.



**Pond MM:** Treated perimeter vegetation.



**Pond River Club 1:** Treated algae.



**Pond River Club 2:** Treated perimeter vegetation.



**Pond 1: (Water Song)** Treated large floating mats of algae, water is shallow and will have recurring algae problems if any sediment or fertilizer is washed into the pond.





**Pond 2:** Treated cattails around pond and removed trash.



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



**Pond 4:** Treated perimeter vegetation and algae. Lots of sediment flowing into pond from construction site.



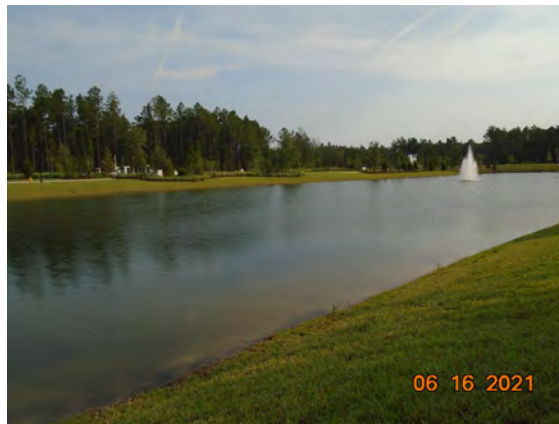
**Pond 5:** Treated perimeter veg.



**Pond 6:** Treated cattails around perimeter.



**Pond 7:** Spot treated cattails.



**Pond 8:** Grasses are decaying, removed trash from water.



**Pond 9:** Treated perimeter for cattails and torpedo grass.



**Pond 10:** Treated cattails.



**Pond 11:** Applied algaecide.



**Pond 12:** Pond in good condition, water level low.



*E.*





## Landscape Maintenance Report July

The below areas have had a full-service mow, edge, weed eat, and blow. The beds were also detailed in these areas as well. With the abundance or rain the irrigation is currently off.

- Welcome Center
- Homestead
- Orchards
- Main ST
- Orange branch
- Kendall Crossing
- River Club
- SR 13 roundabouts
- Westlake
- Lakes 1 and 2
- Haven
- WaterSong phase 1 and 2
- 244 longleaf
- Keystone corners
- Landings
- Main street past arbors to roundabout

Ornamental grass beds are being treated with selective herbicide to kill intruding weeds. Results are viewable within 5 days of treatment

Juniper beds will be treated as well for torpedo grass.

Dallas grass is being removed by hand while the crews are on location.

Main Street turf has root rot due to excessive water and is being treated with a fungicide and micro nutrients to help it recover

Water song turf is being aerated Tuesday and the Sulphur application will follow to reduce the PH

We removed the annuals prepped, sprayed beds and installed

Weeds were pulled at the dog park- More is left to do

Play park was fully detailed- agapanthus shoots were removed all large weeds pulled and beds were sprayed. Crepe myrtles around the perimeter were lifted.

The beds that border the soccer field and orange branch were sprayed- we will weed eat down the tall growth when it dies.

We are monitoring the turf for grey leaf spot. This is a fungus that pops up when we have heavy rains. AgroPro has been onsite treating sedge throughout the property.