

*Rivers Edge
Community Development District*

February 16, 2022

AGENDA

Rivers Edge
Community Development District
www.RiversEdgeCDD.com

February 9, 2022

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, February 16, 2022 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the advance agenda for the meetings:

- I. Roll Call
- II. Audience Comments
- III. Approval of the Consent Agenda
 - A. Minutes of the January 19, 2022 Regular Board Meeting
 - B. Balance Sheet and Income Statement
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Ratification of Temporary Access Agreement with Mr. & Mrs. Jewett and Castle Pools
- V. Selection of Audit Committee
- VI. Discussion on Street Parking Enforcement - Sternwheel Drive
- VII. Discussion on Golf Cart Enforcement
- VIII. Discussion on Rate Increase for Security Services
- IX. Discussion on Mailbox Lighting
- X. Consideration of Champion Swim League Lesson Program

- XI. Consideration of Playground Mulching Proposals
- XII. Consideration of Resolution 2022-04, Instructing the St. Johns County Supervisor of Elections to Conduct the District's 2022 General Election
- XIII. Staff Reports
 - A. District Counsel
 - B. District Engineer – Consideration of Proposal for Preparation of a Stormwater Needs Analysis Report
 - C. District Manager
 - D. General Manager
 - 1. Report
 - 2. Update on VerdeGo Performance Report
 - 3. Pond Service Report
 - E. Landscape - Report
- XIV. Supervisor Requests and Audience Comments
- XV. Next Scheduled Meeting – March 16, 2022 at 11:00 a.m. at the RiverTown Amenity Center
- XVI. Adjournment

THIRD ORDER OF BUSINESS

A.

Minutes of Meeting
Rivers Edge
Community Development District

The Board of Supervisors of the Rivers Edge Community Development District held a shade session at 10:30 a.m. followed by the regular business meeting at 11:00 a.m. on Wednesday, January 19, 2022 at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Mac McIntyre	Chairman
Erick Saks	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor
Scott Maynard	Supervisor

Also present were:

Ernesto Torres	District Manager
Lauren Gentry	District Counsel
Jake Whealdon	KE Law Group
Ryan Stilwell	District Engineer
Dan Fagen	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Clint Waugh	Vesta/Amenity Services
Jonathan Perry	Vesta/Amenity Services
Shane Blair	VerdeGo

The following is a summary of the discussions and actions taken at the January 19, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

10:30 a.m. Shade Session

The board held a shade session to discuss the details of the security contract and sheriff's patrols and took the following actions:

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor expanding the security patrol area and if the cost increases, asking Rivers Edge II and Rivers Edge III CDDs if they would like to share the costs was approved.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the shade session was adjourned.

11:00 regular business meeting
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

Approval of the Consent Agenda

- A. Minutes of the December 15, 2021 Meeting**
- B. Balance Sheet & Income Statement**
- C. Assessment Receipt Schedule**
- D. Check Register**

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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-03
Adopting Amended Prompt Payment Policies

Ms. Gentry stated this is a standard resolution that we have in all our districts. You previously adopted prompt payment policies that correspond to the statutory requirements. There were some changes in the last legislative session that impact those, specifically there was an increase from 1% to 2% interest charge for late payments and some changes to the dispute resolution procedures if there is ever a dispute about the timeliness of a payment.

On MOTION by Mr. Saks seconded by Mr. Baron with all in favor Resolution 2022-03 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Revised Landscape RFP
Documents

Mr. Torres stated we have made adjustments to the RFP throughout the process based on comments received from each board member. We have added the buffer area along the Riverfront

to the scope, the trail buffers to be trimmed and maintained and the trail system to be cleared at least 12 feet wide. We have updated the irrigation controllers and backflow and the shared costs.

Ms. Gentry stated one change was that we had added some contract language in the body of the contract section 4 to capture the scoring requirements that Vesta has been working with the landscapers on. We suggested a minimum score threshold of 75% as being acceptable, and the Rivers Edge II and III boards have requested that we increase that to 80%. This metric would be used if they fall short of that benchmark and if the shortfall continues for 30 days without being improved then there would be an automatic corresponding reduction in pay for that period. The other change was that Rivers Edge II and III requested us to offer an opportunity for bidders to give any reduction in their price that would be offered if the three districts were to offer some space for them to stage and store their equipment and materials. Unless there is any objection, we will include that in the bid package as well.

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor the revised landscape RFP documents were approved in substantial form and publication of the RFP ad was authorized.

SIXTH ORDER OF BUSINESS

Discussion on Brick Program

This item was tabled.

SEVENTH ORDER OF BUSINESS

Discussion on Water Fountains

This item was tabled.

EIGHTH ORDER OF BUSINESS

Discussion on Golf Cart Enforcement

Mr. Torres stated at the last meeting you asked staff to consider ways of enforcing if we had a policy and Lauren and Jennifer did some work on this.

Mr. Gentry stated this is really just the policy and registration form we had presented in 2017 or 2018 when this first came up. We made sure it cited the updated St. Johns County ordinance, but we didn't do a lot of new drafting tied into this until we knew which direction the board wanted to go.

Mr. Saks stated I have several issues throughout this document, such as 4 people to a cart, the county has authorized this not the district, modifying the exterior appearance and we have the

parade every year. I think this is going to be a problem, just staying with the county laws and restrictions would be safest. You have the Facebook polls in front of you and I asked if people would be interested in the registration type system and it was almost a universal no. I asked about the interest of a mandatory class on the applicable rules and people were in favor of that for young adults, people who don't have a driver's license.

Ms. Gentry stated you are very limited under Florida law and county ordinance for age limits for driving golf carts. We shouldn't have a lot of people without a driver's license driving in the community anyway.

Mr. McIntyre stated everybody wants something done but no one wants to give up anything to get it done.

Mr. Baron stated we can institute a voluntary registration program and refine it as we go forward.

Mr. Saks stated. St. Johns County Sheriff's office has a good brochure with the requirements and we should have a handout that is Rivertown specific that goes along with it. I don't mind taking that on and working with Jason and his team to bring to the next meeting.

Mr. Torres stated I understand what you are pursuing with registration and it is going to be a task for staff but what is the registration for? At the end of the day what are you going to do with that? The other part that concerns me is that there is evidence that people in the community take their golf carts on sidewalks and places where golf carts are not allowed. We currently do not have a mechanism to enforce, to suspend or terminate someone's privileges when they do not follow the law as to where the golf carts should be.

Mr. McIntyre stated if it is a mandatory registration to be CDD roads, you would get the numbers and those would have to go on the golf cart so if something is out of line the golf cart is easily identified and deal with it and at that point we have the ability to take action to help curb bad behavior, without that we are spitting in the wind.

Mr. Saks stated if someone is destroying CDD property we have the right to suspend their access to amenities, a golf cart damaging property is enough we don't need to add any additional rules.

Ms. Gentry stated there are some situations where it would be hard to say someone was damaging property, they may have driven over it but there was no damage then your hands are tied for any enforcement. The benefit of an additional policy would be to add some teeth to these areas

where you have said golf carts are not allowed. Who is running around to see who is actually causing the damage? The other benefit would be to identify easily who is the one driving the golf cart. What I'm hearing is that the board would like to see a more simplified set of policies that refers back to the county ordinance, sets out where you can and cannot drive your golf cart, sets a requirement for registration that ties it to your amenity policies for enforcement.

The other piece I would like to get board feedback on is, there would be some minimal cost for purchasing the decals and staff time in processing these. There are a few options available to the Board; you can set a fee to help offset those expenses if you would like, but you are not required to do so. We can work on a suggested fee to bring back in your policy, we could also have it a no cost registration.

NINTH ORDER OF BUSINESS**Consideration of Acceptance of Haven Entrance Pond**

Mr. Davidson stated this pond is located in CDD III and is included in the FY22 budget to be cost shared.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the Haven Entrance Pond was accepted.

TENTH ORDER OF BUSINESS**Consideration of RiverTown RipTides 2022 Season Proposal**

Mr. Davidson stated in the agenda package is a proposal for our RiverTown RipTides for your review and consideration. This would be our third season and included in the proposal is their schedule specific to events, meets, practice times and all the details.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the proposal from RiverTown RipTides for the 2022 season was approved.

ELEVENTH ORDER OF BUSINESS**Consideration of VerdeGo landscape Proposal**

Mr. Davidson stated the first proposal is for removing dead hollies alongside and next to 14 Cloverbrook in Homestead and replace them with evergreen trees.

On MOTION by Mr. Saks seconded by Mr. Baron with all in favor proposal 6720 from VerdeGo for landscape enhancement in the amount of \$2,571.00 was approved.

Mr. Davidson stated proposal 6840 is to remove dead limbs and trees in the Riverfront Park area. I went out to personally check these trees and I support this proposal. These trees are near paths or near areas that are frequented by walkers and bikers.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor VerdeGo proposal 6840 to remove dead limbs and trees at Riverfront Park in the amount of \$6,160.00 was approved.

TWELFTH ORDER OF BUSINESS

Consideration of Paint Project Proposals

A. Gym Ceiling

On MOTION by Mr. Saks seconded by Mr. Baron with all in favor the proposal from Investment Painting in the amount of \$1,600 was approved.

B. Pergolas

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the proposal from Investment Painting in the amount of \$4,200 price match with Ibis was approved.

C. Con Span Bridge Towers

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the proposal from Investment Painting in the amount of \$2,820 price match with Ibis was approved.

Staff was directed to request a 10% discount by going with Investment for all three proposals and to get confirmation from Rivers Edge II and II on the cost share.

THIRTEENTH ORDER OF BUSINESS Consideration of Proposals for Waterfall at Longleaf Pine Entrance

Mr. Torres stated this is a cost share for the fountain at Longleaf at the main entrance, the other two districts approved Capital T Enterprises doing the work with a stipulation that the electrical panel is to be moved from the current location. They will use a local electrical vendor to move the electrical panel.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the proposal from Capital T Enterprises, Inc. in the amount of \$44,218 was approved and an amount not to exceed \$10,000 to relocate the electrical panel by KAD Electric was approved.

FOURTEENTH ORDER OF BUSINESS Discussion on Future Walking Trails

This item tabled.

FIFTEENTH ORDER OF BUSINESS Consideration of Foster Friends 5K and Fun Run

There being no motion the request dies for lack of a motion. Fundraisers will not be considered unless they are directly related to RiverTown.

SIXTEENTH ORDER OF BUSINESS Discussion of FPL Pilot Program

Mr. Baron stated the original proposal from FPL two months was to change the light paths in an elder community to a more modern light. It would be \$60,000 for 100 lights, and that is not within the budget. I'm still doing research to find an LED bulb that will go into our existing fixture.

SEVENTEENTH ORDER OF BUSINESS Staff Reports**A. District Counsel**

Ms. Gentry stated the legislative session started last week and we are monitoring the bills that are introduced for any that impact CDDs and we will keep you updated.

B. District Engineer

Mr. Stilwell stated we have figured out how to perform the stormwater needs analysis and we will bring a proposal for that back to the next meeting.

C. District Manager

Mr. Torres stated I continue to work with staff and Supervisor Baron auditing JEA and FPL. We did find some inconsistency with FPL and I brought it to the Rivers Edge II board at a previous meeting. We are still working through the kinks of Lanier Street where the welcome center and splash park is. I did discover that the developer did in fiscal years 2016 - 2019 provide a substantial amount to Rivers Edge I during the deficit funding agreement that means when the district over spends their general fund while the developer is still here they make the fund whole. It is a very common practice in new communities, it keeps assessments down and it is more on the developer but some of it is based on the enhancements the developer wants. In those years they contributed beyond their assessment levels. We are still investigating to ensure that there is no double payment for any overages.

D. General Manager**1. Report**

Mr. Perry updated the board on his research into solar lighting and after discussion staff was authorized to do a pilot program with solar lighting to be discussed at a future meeting.

2. Update on VerdeGo Performance Report

A copy of the performance report was included in the agenda.

3. Pond Service Report

A copy of the service report was included in the agenda package.

E. Landscape - Report

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

EIGHTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINETEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Three residents spoke in favor of having the 5k run for foster families within RiverTown and one resident offered to cover the cost of cleaning the restrooms after the run. Mr. Baron stated that the event request needs to come from a sponsor within RiverTown and asked that the additional details be brought to the next meeting for consideration.

Other items brought up: possibility of putting in golf cart parking by the parks and basketball court, (the engineer will look at the possibility and bring the results back to a future meeting) have a coffee bar and possibly snacks, or food trucks, at the amenity center so that people who work at home can use the internet, a pilot program is in progress, issues on Sternwheel Drive and other areas with parking on the both sides of the street and an emergency vehicle being unable to get through, 75 Rawlings Drive is missing a tree in front of their house, need three or four more dog waste stations throughout the community.

On MOTION by Mr. Cameron seconded by Mr. McIntyre with all in favor staff was authorized to purchase and install three or four more dog waste stations.

TWENTIETH ORDER OF BUSINESS Next Scheduled Meeting – Wednesday, February 16, 2022 @ 11:00 a.m. at the RiverTown Amenity Center

Mr. Torres stated the next meeting will be February 16, 2022 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the meeting adjourned at 12:30 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge

Community Development District

Unaudited Financial Reporting
January 31, 2022



Rivers Edge
Community Development District
Combined Balance Sheet
January 31, 2022

	Governmental Fund Types				Totals
	General	Debt Service	Capital Projects	Capital Reserve	(Memorandum Only)
<u>Assets:</u>					
Cash	\$176,632	---	---	\$413,528	\$590,160
Investments:					
Custody	\$1,256,792	---	---	---	\$1,256,792
Due from Rivers Edge II-Utilities	\$58,034	---	---	---	\$58,034
Due from Rivers Edge III-Utilities	\$9,867	---	---	---	\$9,867
Due from Developer- Utilities	\$6,877	---	---	---	\$6,877
Due from DS 2018	---	\$858	---	---	\$858
Due from DS 2016	---	\$58,298	---	---	\$58,298
Due from General Fund	---	\$1,011	---	---	\$1,011
Due From Capital	\$13,822	---	---	---	\$13,822
Utilities Deposit	\$7,241	---	---	---	\$7,241
Prepaid Expenses	\$5,995	---	---	---	\$5,995
<u>Series 2016</u>					
Reserve	---	\$215,646	---	---	\$215,646
Revenue	---	\$754,724	---	---	\$754,724
Prepayment	---	\$13	---	---	\$13
<u>Series 2018</u>					
Reserve	---	\$117,511	---	---	\$117,511
Revenue	---	\$352,032	---	---	\$352,032
Capitalized Interest	---	\$20	---	---	\$20
Construction	---	---	\$3,711	---	\$3,711
<u>Series 2018A-1/2018A-2</u>					
Revenue	---	\$434,182	---	---	\$434,182
Reserve 2018A-1	---	\$68,919	---	---	\$68,919
Reserve 2018A-2	---	\$89,016	---	---	\$89,016
Prepayment	---	\$1,639	---	---	\$1,639
Total Assets	\$1,535,260	\$2,093,868	\$3,711	\$413,528	\$4,046,367
<u>Liabilities:</u>					
Accounts Payable	\$15,215	---	---	---	\$15,215
Accrued Expenses	\$24,839	---	---	---	\$24,839
Fica Payable	\$92	---	---	---	\$92
Due to DS 2018	\$1,011	\$58,298	---	---	\$59,309
Due to DS 2018A	---	\$858	---	---	\$858
<u>Fund Balances:</u>					
Restricted for Debt Service	---	\$2,034,712	---	---	\$2,034,712
Restricted for Capital Projects	---	---	\$3,711	\$413,528	\$417,239
Nonspendable	\$88,014	---	---	---	\$88,014
Unassigned	\$1,406,089	---	---	---	\$1,406,089
Total Liabilities and Fund Equity	\$1,535,260	\$2,093,868	\$3,711	\$413,528	\$4,046,367

Rivers Edge
Community Development District
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

Description	ADOPTED BUDGET	PRORATED	ACTUAL 1/31/22	VARIANCE
		BUDGET 1/31/22		
Assessments - Roll	\$1,726,982	\$1,649,697	\$1,649,697	\$0
Assessments - Direct	\$335,553	\$335,553	\$335,553	\$0
Misc Income/Interest	\$10,000	\$3,333	\$3,041	(\$292)
Rental Revenue	\$11,000	\$3,667	\$9,328	\$5,661
Special Events	\$7,000	\$2,333	\$1,895	(\$438)
Cost Share Landscaping Rivers Edge II	\$688,906	\$0	\$0	\$0
Cost Share Landscaping Rivers Edge III	\$129,731	\$0	\$0	\$0
Cost Share Amenity Rivers Edge III	\$261,748	\$0	\$0	\$0
Community Garden	\$500	\$167	\$0	(\$167)
Tennis Revenue	\$250	\$83	\$0	(\$83)
Total Income	\$3,171,670	\$1,994,833	\$1,999,514	\$4,681

Expenditures

Administrative

Supervisor Fees	\$11,400	\$3,800	\$4,000	(\$200)
FICA Expense	\$873	\$291	\$306	(\$15)
Engineering (Prosser)	\$15,000	\$5,000	\$3,983	\$1,017
Assessment Roll	\$4,500	\$1,500	\$0	\$1,500
Attorney	\$40,000	\$13,333	\$14,292	(\$959)
Annual Audit	\$5,000	\$1,667	\$0	\$1,667
Trustee Fees	\$11,000	\$3,667	\$0	\$3,667
Dissemination	\$6,100	\$2,033	\$1,933	\$100
Arbitrage	\$1,800	\$600	\$1,200	(\$600)
Management Fees	\$47,500	\$15,833	\$15,833	\$0
Information Technology	\$2,888	\$963	\$963	(\$0)
Website Maintenance	\$1,488	\$496	\$496	(\$0)
Telephone	\$250	\$83	\$232	(\$149)
Postage	\$1,500	\$500	\$458	\$42
Printing & Binding	\$2,500	\$833	\$435	\$399
Insurance	\$9,990	\$9,990	\$8,954	\$1,036
Legal Advertising	\$2,000	\$667	\$537	\$130
Other Current Charges	\$1,000	\$333	\$933	(\$599)
Office Supplies	\$200	\$67	\$20	\$46
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

Total Administrative	\$165,163	\$61,831	\$54,750	\$7,081
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Grounds Maintenance

Field Operations Management	\$38,569	\$12,856	\$14,010	(\$1,154)
Landscape Maintenance	\$1,527,383	\$509,128	\$456,859	\$52,269
Landscape Reserves	\$30,000	\$10,000	\$11,985	(\$1,985)
Irrigation Repairs and Maintenance	\$10,000	\$10,000	\$17,876	(\$7,876)
Lakes, Vegetation and Algae Control	\$56,340	\$18,780	\$16,398	\$2,382
Irrigation Water Use	\$270,000	\$90,000	\$109,244	(\$19,244)
Electric	\$100,000	\$33,333	\$30,890	\$2,444
Street Lighting & Signage Repairs and Replacements	\$15,000	\$5,000	\$9,855	(\$4,855)
Street and Drainage Maintenance	\$5,000	\$1,667	\$2,975	(\$1,308)
Other Repairs and Maintenance	\$25,000	\$8,333	\$101	\$8,233

Total Grounds Maintenance	\$2,077,292	\$699,097	\$670,191	\$28,906
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Rivers Edge
Community Development District
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

Description	ADOPTED	PRORATED	ACTUAL	VARIANCE
	BUDGET	1/31/22	1/31/22	
Amenity Center				
General Manager / Lifestyle Director (Vesta)	\$67,000	\$22,333	\$29,829	(\$7,496)
Lifeguards (Vesta)	\$42,328	\$14,109	\$0	\$14,109
Hospitality Staff (Vesta)	\$67,766	\$22,589	\$18,804	\$3,785
Security Monitoring	\$3,500	\$1,167	\$736	\$431
Security Guards	\$75,000	\$25,000	\$17,329	\$7,671
Telephone	\$17,000	\$5,667	\$4,814	\$853
Insurance	\$44,727	\$44,727	\$44,534	\$193
General Facility Maint/Common Grounds Maint (Vesta)	\$61,289	\$20,430	\$23,624	(\$3,194)
Pool Maintenance (Vesta)	\$19,260	\$6,420	\$7,257	(\$837)
Pool Chemicals (Poolsure)	\$15,335	\$5,112	\$0	\$5,112
Janitorial Services/Supplies	\$17,260	\$5,753	\$2,472	\$3,281
Window Cleaning	\$2,767	\$922	\$0	\$922
Pressure Washing	\$10,000	\$3,333	\$0	\$3,333
Natural Gas	\$2,500	\$833	\$149	\$684
Electric	\$25,000	\$8,333	\$8,841	(\$508)
Sewer/Water/Irrigation	\$45,000	\$15,000	\$17,125	(\$2,125)
Repair and Replacements	\$54,136	\$18,045	\$14,628	\$3,417
Refuse	\$17,000	\$5,667	\$6,566	(\$899)
Pest Control	\$5,700	\$1,900	\$2,020	(\$120)
Facility Preventative Maintenance	\$2,680	\$893	\$0	\$893
Access Cards	\$2,000	\$667	\$0	\$667
License/Permits	\$1,800	\$600	\$0	\$600
Other Current	\$2,500	\$833	\$809	\$24
Special Events	\$50,000	\$16,667	\$13,167	\$3,500
Holiday Decorations	\$11,000	\$3,667	\$0	\$3,667
Landscape Replacements	\$750	\$250	\$0	\$250
Office Supplies/Postage	\$2,000	\$667	\$102	\$565
Capital Expenditure	\$88,416	\$29,472	\$0	\$29,472
Community Garden	\$500	\$167	\$0	\$167
Total Amenity Center	\$754,215	\$281,223	\$212,806	\$68,417
General Reserves - Grounds Maintenance	\$75,000	\$0	\$0	\$0
General Reserve - Amenity Center	\$100,000	\$0	\$0	\$0
Total Expenses	\$3,171,670	\$1,042,151	\$937,746	\$104,405
Excess Revenues (Expenditures)	(\$0)		\$1,061,767	
Fund Balance - Beginning	\$0		\$432,336	
Fund Balance - Ending	(\$0)		\$1,494,103	

Rivers Edge
Community Development District
General Fund
 Month By Month Income Statement
 Fiscal Year 2022

[illegible]

Rivers Edge
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2022

[illegible]

Rivers Edge
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 1/31/22	ACTUAL 1/31/22	VARIANCE
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Revenues:

Assessment - Tax Roll	\$662,252	\$632,452	\$632,452	\$0
Assessment - Direct	\$49,726	\$37,295	\$37,295	\$0
Interest Income	\$1,000	\$333	\$29	(\$304)

Total Revenues	\$712,978	\$670,080	\$669,776	(\$304)
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Expenditures

Series 2016

Interest 11/1	\$255,140	\$255,010	\$255,010	\$0
Interest 5/1	\$255,140	\$0	\$0	\$0
Principal 5/1	\$200,000	\$0	\$0	\$0

Total Expenditures	\$710,280	\$255,010	\$255,010	\$0
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Excess Revenues (Expenditures)	\$2,698	\$415,070	\$414,766	(\$304)
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Other Sources (Uses):

Interfund Transfer In (Out)	\$0	\$0	\$13	\$13
Other Debt Service Costs	\$0	\$0	\$0	\$0

Total Other Sources (Uses)	\$0	\$0	\$13	\$13
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Net Change in Fund Balance	\$2,698	\$415,070	\$414,779	(\$291)
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Fund Balance - Beginning	\$281,112		\$497,306	
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Fund Balance - Ending	\$283,810		\$912,085	
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Reserve	\$215,646
Interest	\$0
Revenue	\$754,724
Prepayment	\$13
Due to DS 2018	(\$58,298)
Assessments Receivables	\$0
	<u>\$912,085</u>

Rivers Edge
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

Description	ADOPTED BUDGET	PRORATED	ACTUAL 1/31/22	VARIANCE
		BUDGET 1/31/22		

Revenues:

Assessment - Direct	\$233,020	\$226,239	\$226,239	\$0
Assessment - Tax Roll	\$237,012	\$174,895	\$174,895	\$0
Interest Income	\$1,000	\$333	\$19	(\$314)

Total Revenues	\$471,032	\$401,467	\$401,153	(\$314)
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Expenditures

Series 2018

Interest 11/1	\$177,965	\$177,965	\$177,965	\$0
Special Call 11/1	\$0	\$0	\$20,000	(\$20,000)
Interest 5/1	\$177,965	\$0	\$0	\$0
Principal 5/1	\$115,000	\$0	\$0	\$0

Total Expenditures	\$470,930	\$177,965	\$197,965	(\$20,000)
---------------------------	------------------	------------------	------------------	-------------------

Excess Revenues (Expenditures)	\$102	\$223,502	\$203,188	\$19,686
---------------------------------------	--------------	------------------	------------------	-----------------

Net Change in Fund Balance	\$102	\$223,502	\$203,188	\$19,686
-----------------------------------	--------------	------------------	------------------	-----------------

Fund Balance - Beginning	\$195,658		\$324,825	
---------------------------------	------------------	--	------------------	--

Fund Balance - Ending	\$195,760		\$528,014	
------------------------------	------------------	--	------------------	--

Reserve	\$117,511
Revenue	\$352,032
Capitalized Interest	\$20
Due to DS 2018A	(\$858)
Due from General	\$1,011
Due from DS 2016	\$58,298
Assessments Receivables	\$0
	<u>\$528,014</u>

Rivers Edge
Community Development District
Debt Service Fund - Series 2018A-1/2018A-2
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

Description	ADOPTED	PRORATED	ACTUAL	VARIANCE
	BUDGET	BUDGET	1/31/22	
1/31/22				
Revenues:				
Assessment -Tax Roll	\$458,741	\$424,889	\$424,889	\$0
Assessment - Prepayment	\$0	\$0	\$1,639	\$1,639
Interest Income	\$500	\$167	\$17	(\$149)
Total Revenues	\$459,241	\$425,056	\$426,546	\$1,490
Expenditures				
Series 2018A-1				
Interest 11/1	\$56,171	\$56,171	\$56,171	\$0
Special Call 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest 5/1	\$56,171	\$0	\$0	\$0
Principal 5/1	\$155,000	\$0	\$0	\$0
Series 2018A-2				
Interest 11/1	\$48,609	\$48,609	\$48,609	\$0
Interest 5/1	\$48,609	\$0	\$0	\$0
Principal 5/1	\$80,000	\$0	\$0	\$0
Total Expenditures	\$444,560	\$104,780	\$109,780	(\$5,000)
Excess Revenues (Expenditures)	\$14,681	\$320,276	\$316,766	(\$3,510)
Net Change in Fund Balance	\$14,681	\$320,276	\$316,766	(\$3,510)
Fund Balance - Beginning	\$139,459		\$277,848	
Fund Balance - Ending	\$154,141		\$594,614	

Revenue	\$434,182
Prepayment	\$0
Prepayment	\$1,639
Reserve 2018A-1	\$68,919
Reserve 2018A-2	\$89,016
Due from DS 2018	\$858
Assessments Receivables	\$0
	<u>\$594,614</u>

Rivers Edge

Community Development District

Capital Reserve Fund

Statement of Revenues & Expenditures

For The Period Ending January 31, 2022

Description	PRORATED		ACTUAL	VARIANCE
	ADOPTED BUDGET	BUDGET 1/31/22		
Capital Reserve Funding - Transfer In	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$0	\$0
Expenditures				
Other Current Charges	\$0	\$0	\$119	(\$119)
Capital Outlay	\$0	\$0	\$7,878	(\$7,878)
Repair and Replacements	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$7,997	(\$7,997)
Excess Revenues (Expenditures)	\$0		(\$7,997)	
Fund Balance - Beginning	\$0		\$421,525	
Fund Balance - Ending	\$0		\$413,528	

Rivers Edge
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

Description	SERIES 2016	SERIES 2018
<u>Revenues:</u>		
Interest Income	\$0	\$0
Bond Proceeds	\$0	\$0
Transfer In	\$0	\$0
Total Revenues	\$0	\$0
<u>Expenditures:</u>		
Capital Outlay	\$0	\$0
Cost of Issuance	\$0	\$0
Total Expenditures	\$0	\$0
Excess Revenues (Expenditures)	\$0	\$0
<u>Other Sources & Uses:</u>		
Transfer In (Out)	(\$13)	\$0
Fund Balance - Beginning	\$13	\$3,711
Fund Balance - Ending	\$0	\$3,711

River's Edge

Community Development District

Long Term Debt Report

Series 2016 Capital Improvement Revenue Bonds and Refunding Bonds		
Interest Rate:		4.5% - 5.3%
Maturity Date:		5/1/2046
Reserve Fund Definition:	30% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement:		\$213,593
Reserve Fund Balance:		\$215,646
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

Series 2018 Capital Improvement Revenue Bonds		
Interest Rate:		4.1% - 5.3%
Maturity Date:		5/1/2049
Reserve Fund Definition:	25% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement:		\$117,511
Reserve Fund Balance:		\$117,511
Bonds outstanding - 9/30/18		\$7,050,000
Less: May 1, 2020 (Mandatory)		(\$105,000)
Less: May 1, 2021 (Mandatory)		(\$110,000)
Less: November 1, 2021 (Optional)		(\$20,000)
Current Bonds Outstanding		\$6,815,000

River's Edge

Community Development District

Long Term Debt Report

Series 2018A-1 Capital Improvement Revenue Refunding Bonds		
Interest Rate:		2.9%-3.75%
Maturity Date:		5/1/2038
Reserve Fund Definition:	25% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement:		\$68,919
Reserve Fund Balance:		\$68,919
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)
Less: November 1, 2021 (Optional)		(\$5,000)
Current Bonds Outstanding		\$3,360,000

Series 2018A-2 Capital Improvement Revenue Refunding Bonds		
Interest Rate:		4.375%-5%
Maturity Date:		5/1/2038
Reserve Fund Definition:	50% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement:		\$89,125
Reserve Fund Balance:		\$89,016
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, 2021 (Mandatory)		(\$75,000)
Less: May 1, 2021 (Optional)		(\$5,000)
Current Bonds Outstanding		\$2,025,000

C.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF FISCAL YEAR 2022 ASSESSMENTS
10/1/21 - 9/30/22

ASSESSED TO	# UNITS	ASSESSED				
		SERIES 2018A1-2 DEBT INVOICED NET	SERIES 2016 DEBT INVOICED NET	SERIES 2018 DEBT INVOICED NET	FY22 O&M	TOTAL INVOICED NET
MATTAMY - BULK (1)	211	-	49,726.47	233,192.87	335,552.55	618,471.89
TOTAL DIRECT BILLS	211	-	49,726.47	233,192.87	335,552.55	618,471.89
NET REVENUE TAX ROLL	1,307	445,121.37	662,568.14	237,012.33	1,728,251.92	3,072,953.76
TOTAL REVENUE	1,518	445,121.37	712,294.61	470,205.20	2,063,804.47	3,691,425.65

RECEIVED					
SERIES 2018A1-2 DEBT PAID	SERIES 2016 DEBT PAID	SERIES 2018 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
-	37,294.86	174,894.66	335,552.55	547,742.06	70,729.83
-	37,294.86	174,894.66	335,552.55	547,742.06	70,729.83
424,889.18	632,452.29	226,239.38	1,649,697.35	2,933,278.20	139,675.56
424,889.18	669,747.15	401,134.04	1,985,249.90	3,481,020.26	210,405.39

DIRECT BILL PERCENT COLLECTED	0.00%	75.00%	75.00%	100.00%	88.56%
TAX ROLL PERCENT COLLECTED	95.45%	95.45%	95.45%	95.45%	95.45%
TOTAL PERCENT COLLECTED	95.45%	94.03%	85.31%	96.19%	94.30%

(1) Developer is on a payment plan for undeveloped land. Debt service assessments – 50% due December 1, 2021, 25% due February 1, 2022 and 25% due May 1, 2022
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	11/4/2021	6,390.57	925.68	1,377.89	492.90	3,594.10
2	11/17/2021	117,249.60	16,983.76	25,280.51	9,043.29	65,942.04
3	11/22/2021	179,172.13	25,953.32	38,631.80	13,819.28	100,767.73
4	12/8/2021	199,432.06	28,887.99	43,000.10	15,381.90	112,162.07
5	12/20/2021	444,360.22	64,366.16	95,809.75	34,272.84	249,911.47
6	1/14/2022	1,986,634.65	287,766.63	428,343.84	153,226.16	1,117,298.02
INTEREST	1/21/2022	38.97	5.64	8.40	3.01	21.92
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		2,933,278.20	424,889.18	632,452.29	226,239.38	1,649,697.35

D.

Rivers Edge

Community Development District

Check Run Summary January 31, 2022

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	1/24/22	50521-50525	\$ 923.50
Sub-Total			\$ 923.50
<i>Accounts Payable</i>	1/13/22	4857-4880	\$ 160,337.08
Sub-Total			\$ 160,337.08
Capital Fund			
<i>Accounts Payable</i>			
Sub-Total			\$ -
Total			\$ 161,260.58

PR300R

PAYROLL CHECK REGISTER

RUN 1/24/22 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50521	18	AHMED M MCINTYRE	184.70	1/24/2022
50522	20	ERICK L SAKS	184.70	1/24/2022
50523	21	FREDERICK T BARON	184.70	1/24/2022
50524	22	ROBERT L CAMERON	184.70	1/24/2022
50525	23	SCOTT MAYNARD	184.70	1/24/2022
TOTAL FOR REGISTER			923.50	

REDG RIVERS EDGE DLAUGHLIN

Attendance Sheet

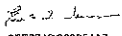
District Name: Rivers Edge CDD

Board Meeting Date: January 19, 2022

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

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

Approved for Payment:

DocuSigned by:

 3FE774D668054A7...
 District Manager Signature

1/21/2022

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

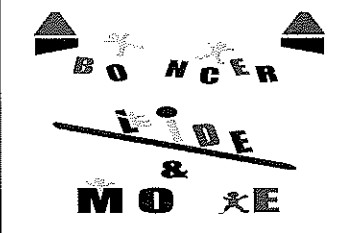
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/13/22	00199	12/11/21 12112021	202112 320-57200-49400	BOUNCE HOUSE/JOUST ARENA	*	750.00	
				BOUNCERS, SLIDES, AND MORE INC			750.00 004857
1/13/22	00308	1/07/22 SJSO22CA	202201 330-57200-34510	1/7/22 SECURITY	*	120.00	
				CASEY A ROMEIN LLC			120.00 004858
1/13/22	00308	1/10/22 SJSO22CA	202201 330-57200-34510	1/10/22 SECURITY	*	120.00	
				CASEY A ROMEIN LLC			120.00 004859
1/13/22	00308	12/30/21 SJSO21CA	202112 330-57200-34510	12/30/21 SECURITY	*	120.00	
				CASEY A ROMEIN LLC			120.00 004860
1/13/22	00020	1/01/22 44293	202201 320-57200-46800	JAN LAKE MAINTENANCE	*	3,237.00	
				CHARLES AQUATICS, INC			3,237.00 004861
1/13/22	00152	1/07/22 50906023	202201 330-57200-45700	FIRST AID SUPPLIES	*	118.81	
				CINTAS CORPORATION			118.81 004862
1/13/22	00105	12/28/21 B012180	202112 330-57200-45700	SERVICE CALL	*	140.00	
				COMMERCIAL FITNESS PRODUCTS			140.00 004863
1/13/22	00103	1/02/22 14845635	202112 330-57200-50000	5G SPRING WATER X14	*	163.81	
		1/02/22 14845635	202112 330-57200-50000	HOT AND COLD COOLER RENTL	*	4.99	
				CRYSTAL SPRINGS			168.80 004864
1/13/22	00071	12/14/21 23463815	202112 330-57200-34510	11/29-12/12/21 SECURITY	*	1,896.34	
		12/14/21 23463815	202112 330-57200-34510	MILEAGE	*	236.55	
				GIDDENS SECURITY CORPORATION			2,132.89 004865
1/13/22	00003	1/01/22 233	202201 310-51300-34000	JAN MANAGEMENT FEES	*	3,958.33	
		1/01/22 233	202201 310-51300-35100	JAN WEBSITE ADMIN	*	124.00	
		1/01/22 233	202201 310-51300-35100	JAN INFORMATION TECH	*	240.67	

*** CHECK DATES 01/01/2022 - 01/31/2022 ***
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 #
		1/01/22 233	202201 310-51300-32400		*	458.33	
			JAN DISSEMINATION SERVICE				
		1/01/22 233	202201 310-51300-51000		*	1.29	
			OFFICE SUPPLIES				
		1/01/22 233	202201 310-51300-42000		*	22.79	
			POSTAGE				
		1/01/22 233	202201 310-51300-42500		*	122.85	
			COPIES				
		1/01/22 233	202201 310-51300-41000		*	30.57	
			TELEPHONE				
				GOVERNMENTAL MANAGEMENT SERVICES			4,958.83 004866
1/13/22 00278		1/10/22 417566	202201 330-57200-45700		*	134.91	
			MAINTENANCE SUPPLIES				
				HAGAN ACE HARDWARE OF MANDARIN			134.91 004867
1/13/22 00311		1/07/22 SJSO22CA	202201 330-57200-34510		*	120.00	
			1/4/22 SECURITY				
		1/07/22 SJSO22CA	202201 330-57200-34510		*	120.00	
			1/7/22 SECURITY				
				IAN M SAFAR			240.00 004868
1/13/22 00311		12/23/21 SJSO21CA	202112 330-57200-34510		*	120.00	
			12/22/21 SECURITY				
				IAN M SAFAR			120.00 004869
1/13/22 00300		1/03/22 926	202112 310-51300-31500		*	5,896.00	
			DEC GENERAL COUNSEL				
				KE LAW GROUP			5,896.00 004870
1/13/22 00073		1/01/22 13129560	202201 330-57200-45200		*	1,081.44	
			JAN POOL CHEMICALS				
				POOLSURE			1,081.44 004871
1/13/22 00058		1/01/22 3277	202201 330-57200-34500		*	117.50	
			JAN CLUBHOUSE MONITOR				
		1/01/22 3277	202201 330-57200-34500		*	27.50	
			JAN FITNESS CNTR MONITOR				
		1/01/22 3277	202201 330-57200-34500		*	39.00	
			JAN PARK MONITOR				
				SONITROL OF NORTH CENTRAL FLORIDA			184.00 004872
1/13/22 00156		1/04/22 8163399	202201 330-57200-45900		*	330.75	
			JAN PEST CONTROL				
				TURNER PEST CONTROL			330.75 004873
				REDG RIVERS EDGE OKUZMUK			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/13/22	00237	1/01/22 7167	202201 320-57200-46102		*	884.00	
		WINTER ANNUALS 2022		VERDEGO			884.00 004874
1/13/22	00237	1/01/22 7170	202201 320-57200-46102		*	882.86	
		WINTER ANNUALS 2022		VERDEGO			882.86 004875
1/13/22	00237	1/01/22 7204A	202201 320-57200-46100		*	115,159.17	
		JAN LANDSCAPE MAINTENANCE		VERDEGO			115,159.17 004876
1/13/22	00155	1/01/22 393325	202201 330-57200-34000		*	4,591.56	
		JAN GENERAL MANAGER			*	3,502.58	
		1/01/22 393325	202201 320-57200-46001		*	2,865.75	
		JAN FIELD OPS MANAGER			*	787.96	
		1/01/22 393325	202201 330-57200-34000		*	618.01	
		JAN LIFESTYLE SERVICES			*	5,905.96	
		1/01/22 393325	202201 330-57200-45200		*	4,700.92	
		JAN POOL MAINTENANCE			*		
		1/01/22 393325	202201 330-57200-45300		*		
		JAN JANITORIAL MAINT			*		
		1/01/22 393325	202201 330-57200-34100		*		
		JAN MAINTENANCE SERVICES			*		
		1/01/22 393325	202201 330-57200-34400		*		
		JAN ATTENDANT/HOSPITALITY		VESTA PROPERTY SERVICES, INC.			22,972.74 004877
1/13/22	00307	12/27/21 SJSO21CA	202112 330-57200-34510		*	120.00	
		12/27/21 SECURITY		WALKER SIMS			120.00 004878
1/13/22	00307	12/30/21 SJSO21CA	202112 330-57200-34510		*	120.00	
		12/30/21 SECURITY		WALKER SIMS			120.00 004879
1/13/22	00255	1/10/22 9900	202201 330-57200-45700		*	344.88	
		GYM WIPES		WIPES.COM			344.88 004880
TOTAL FOR BANK A						160,337.08	
TOTAL FOR REGISTER						160,337.08	

REDG RIVERS EDGE OKUZMUK

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: December 11, 2021 Invoice Number: 12112021.22		
<u>Name / Address</u> Attn: Clint River's Edge CDD 475 West Town Place Suite 114 St. Augustine, FL 32092		<u>Additional Details</u> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED JAN 10 2022 By _____ </div>				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Joust Arena	1	\$375.00			\$750.00
2	Double lane Obstacle	1	\$295.00			
3	15'x15' Bounce House	1	\$130.00			
4	Generator	1	\$100.00			
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$750.00
		Sales Tax (0.0%)				n/a
		Total				\$750.00

Approved RECDD I Events
 Submitted to AP on 1-10-22
 by Jason Davidson

Jason Davidson
 1-32-572-494



**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

INVOICE# SJSO22CAD005049

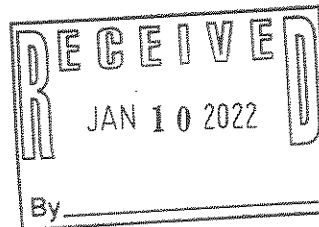
NAME / ID:	Casey A Romein LLC (SGT. Casey Romein #10343)				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Friday, January 7, 2022	SJSO22CAD005049	5:00PM	8:00PM	3	\$120.00
ACTIVITY / COMMENTS:				Hour Rate \$40.00	3 \$120.00

Total Contacts: 3 Citations: Warnings: 2

Ran RADAR on; Rivertown Main Street (top speed stopped 39MPH), Orange Branch Trail (top speed 33MPH), and Sternwheel Drive (no violations observed).

No golf cart violations observed.

Violations included; Speeding.



1-33-572-34510
508

Responded to a 911 hang-up call on Rivertown Main Street. The area was searched and nothing suspicious was found. Patrolled the amenities during food truck hour.

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO:	REMIT PAYMENT TO:	INVOICE #	SJSO22CAD005049
Ernesto Torres	Casey A Romein LLC	Service Date:	01/07/22
Govt. Management Service	82 Willow Lake Drive	Invoice Date:	01/07/22
475 W Town Place, Suite 114	St. Augustine, FL 32092	Total Due:	\$120.00
St. Augustine, FL 32092		Due Date:	UPON RECEIPT



**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

INVOICE# SJSO22CAD006977

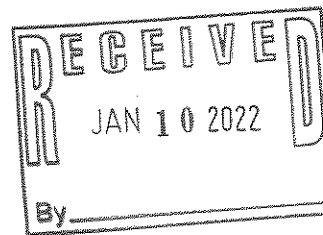
NAME / ID:	Casey A Romein LLC (SGT. Casey Romein #10343)				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Monday, January 10, 2022	SJSO22CAD006977	7:00AM	10:00AM	3	\$120.00
ACTIVITY / COMMENTS:		Hour Rate	\$40.00	3	\$120.00

Total Contacts: 3 Citations: Warnings: 3

Ran RADAR on; Rivertown Main Street (top speed stopped 41MPH *with wet roads*), Orange Branch Trail (top speed 38MPH), and Sternwheel Drive (no violations observed).

No golf cart violations observed.

Violations included; Speeding.



1-33-572-34510
308

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO:	REMIT PAYMENT TO:	INVOICE #	SJSO22CAD006977
Ernesto Torres	Casey A Romein LLC	Service Date:	01/10/22
Govt. Management Service	82 Willow Lake Drive	Invoice Date:	01/10/22
475 W Town Place, Suite 114	St. Augustine, FL 32092	Total Due:	\$120.00
St. Augustine, FL 32092		Due Date:	UPON RECEIPT



**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

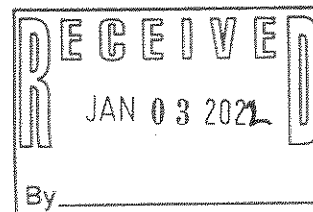
INVOICE# SJSO21CAD266879

NAME / ID:	Casey A Romein LLC (CPL. Casey Romein #10343)				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Thursday, December 30, 2021	SJSO21CAD266879	5:00PM	8:00PM	3	\$120.00
ACTIVITY / COMMENTS:		Hour Rate \$40.00		3	\$120.00

Total Contacts: 3 Citations: Warnings: 3 (Note: Multiple violations can happen for stops.)

Ran RADAR on; Rivertown Main Street (top speed stopped 33MPH), Orange Branch Trail (top speed 38MPH), and Sternwheel Drive (no violations observed).

No golf cart violations observed during this tour.



Violations included; stopped 1 vehicle for faulty equipment violations.

1-33-572-34510
306

Assisted a resident who came up to me saying she could not find her 16 year old daughter after she went running. As the incident was about to pick up traction, the juvenile returned home and was found to be in good health.

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO:	REMIT PAYMENT TO:	INVOICE #	SJSO21CAD266879
Ernesto Torres	Casey A Romein LLC	Service Date:	12/30/21
<u>Govt. Management Service</u>	82 Willow Lake Drive	Invoice Date:	12/30/21
<u>475 W Town Place, Suite 114</u>	St. Augustine, FL 32092	Total Due:	\$120.00
<u>St. Augustine, FL 32092</u>		Due Date:	UPON RECEIPT

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

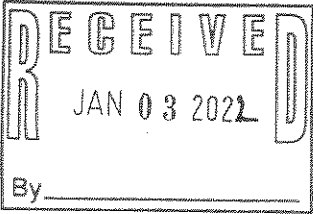
Invoice

Date	Invoice #
1/1/2022	44293

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

Due Date
1/31/2022

Vendor #

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 31 Ponds at River Town and 7 Ponds at CR244 Approved RECDD I Submitted to AP on 1-3-22 by Jason Davidson <i>Jason Davidson</i> 1-32-572-468 20 	3,237.00	3,237.00
It is a pleasure doing business with you!		Balance Due	\$3,237.00



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

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

Invoice

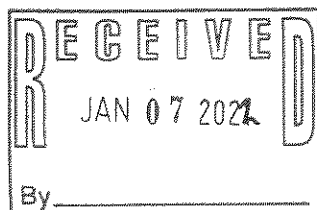
Ship To RIVERS EDGE 1
140 LANDING STREET
ST JOHNS, FL 32259

Invoice # 5090602355
Invoice Date 01/07/2022
Credit Terms NET 30 DAYS
Customer # 10528780
Store# RIVERS EDGE COMMUNITY DEV DISTRICT
Cintas Route LOC #0292 ROUTE 0009
Order # 7029855213
Payer # 10596960

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

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000004761083	Unit Description: 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	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
33129	QUIKHEAL F/P BANDAGES MED	1 BOX	\$14.64	\$14.64	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$9.95	\$9.95	
62029	BURN CARE PUMP 2 OZ	1 EA	\$13.03	\$13.03	
82620	ELASTIC ACETYPE BANDAGE 2IN	1 ROL	\$6.53	\$6.53	
280020	LENS/SCREEN WIPES 100/BX	1 BOX	\$27.41	\$27.41	
	Unit Subtotal:			\$71.56	
Unit 000000000009586565	Unit Description: FITNESS				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
159	AED CHECKED	1 EA	\$31.30	\$31.30	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$31.30	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$15.95	\$15.95	
	Unit Subtotal:			\$15.95	
	Invoice Sub-total			\$118.81	
	Tax			\$0.00	
	Invoice Total			\$118.81	

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



Approved RECDD I
Submitted to AP on 1-7-22
by Jason Davidson

Jason Davidson
1-33-572457
152

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

Invoice

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

Note

Kenneth

CommercialFitnessProducts

Invoice

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

Date	Invoice #
12/28/2021	B012180

Sold To	Ship To
---------	---------

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

Rivertown River Edge CDD
140 Landing Street
St. Johns, FL 32259

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
JF	RIV007	OS122821	12/28/2021	Verbal	Net 30	1/27/2022
Qty	Item Code	Description	Price Each	Amount		
1	Service Charge	Service Charge	70.00	70.00		
1	Warranty	Upper Control Board	0.00	0.00		
1	Labor	Technician installed part listed.	70.00	70.00		
<p>Approved RECDD I R&R Sumbitted to AP on 1-6-22 by Jason Davidson</p> <p><i>Jason Davidson</i> 1-33-572-457 105</p> <p>RECEIVED JAN 06 2022 By _____</p>						

Thank you for your business!

Total	\$140.00
Payments/Credits	\$0.00
Balance Due	\$140.00

www.commfittnessproducts.com

Upcoming Delivery Dates

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



We Deliver!

PRIMO

Bottled Water * Filtration * Coffee

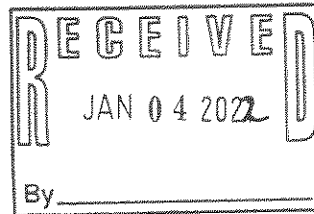
Stock up and celebrate the season! Get everything
you need for holiday hydration - from on-the-go size
bottled water for your winter outings, to sparkling
and flavored options to serve friends and family.
Visit water.com/MyAccount to add to your order!

Customer Account#: 662311414845635

RIVERTOWN FITNESS CENTER
See Account Summary Details

Invoice Date: 01-02-22
Invoice #: 14845635 010222
Purchase Order #: See Details Below

Date	Transaction #	Details	Qt y.	Each	Amount
12-21-21		Previous Balance			278.67
		Payment - Thank You			-278.67
		Remaining Balance			0.00
		Products and Other Charges			0.00
		Ship To Reference # 14845634			175.81
		Ship To Reference # 15261387			175.81
		Total Products and Other Charges			175.81



Summary continued on next page...

Approved RECDD I
Submitted to AP on 1-4-22
by Jason Davidson

Jason Davidson
1-33-572-50
103

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

Previous Balance
\$278.67

Payment
\$278.67

Total New Charges
\$168.80

Pay This Amount
\$168.80

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



200 Eagles Landing Blvd
Lakeland, FL 33810

Customer Account#: 662311414845635
Due By: Upon Receipt
Late Fees May Apply After: 01-25-22
Total Amount Due: \$168.80

Check here and see reverse for
address and phone corrections.

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

Mail Remittance With Payment To:

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

020310 100124 06623114148456351 0016880 9 0016880 9 4

Invoice #:14845635 010222

Page 2 of 5

Invoice #:14845635 010222

Page 3 of 5

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
12-27-21	T213616970053			
	CRYSTAL SPRINGS 5G SPRING WATER	14	11.99	167.86
	5.0 GALLON BOTTLE DEPOSIT	14	6.00	84.00
	5.0 GALLON BOTTLE RETURN	-16	6.00	-96.00
	DELIVERY FEE	1	7.95	7.95
	Sales Tax			0.00
	Total			163.81
	Rec'd By:			
	R2136512623891			
	BLACK HOT AND COLD COOLER RENTAL	1	4.99	4.99
	Sales Tax			0.00
	Total			4.99
	Rec'd By:			
	Total for Location			168.80

Important Monthly Message

[illegible]

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

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.

Page 5 of 5

GIDDENS SECURITY CORPORATION

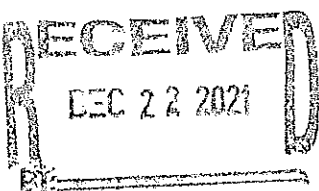
Invoice

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

Date	Invoice #
12/14/2021	23463815

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

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
106	Security Service 11/29/2021-12/12/2021	17.89	1,896.34
415	Mileage	0.57	236.55
 <p>Approved RECDD Submitted to AP on 1-4-22 by Jason Davidson <i>Jason Davidson</i> 1-33-572-34510 71</p>			

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

Total \$2,132.89

Giddens Security Corporation

Weekly Assignment Calendar by Location - Sorted by Shift Code

Rivertown

Monday, November 29, 2021		Tuesday, November 30, 2021	
■ HOLD OVER-Rivertown: 12:00AM-5:00AM Chorpening, Andrei	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, December 1, 2021		Thursday, December 2, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00
Friday, December 3, 2021		Saturday, December 4, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Chorpening, Andrei	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Chorpening, Andrei	8.00
Sunday, December 5, 2021			

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

Total Weekly Hours: 53.0
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, December 6, 2021		Tuesday, December 7, 2021	
■ HOLD OVER-Rivertown: 3:00AM-5:00AM McNeil, Scott	2.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00
■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00		
Wednesday, December 8, 2021		Thursday, December 9, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Tiffin, Donald	8.00
Friday, December 10, 2021		Saturday, December 11, 2021	
■ Rivertown 9p-5a: 9:00PM-5:00AM Powell, Michael	8.00	■ Rivertown 9p-5a: 9:00PM-5:00AM Powell, Michael	8.00
Sunday, December 12, 2021			
■ Rivertown 9p-5a: 9:00PM-12:00AM Tiffin, Donald	3.00		

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

Total Weekly Hours: 53.0
Guard: 521-1281 (guard)
Emergency Contact: Eric Lowrie

Notes:

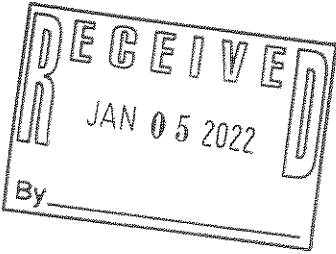
Work:
Home:

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 233**Invoice Date:** 1/1/22**Due Date:** 1/1/22**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2022 1-31-513-34		3,958.33	3,958.33
Website Administration - January 2022 1-31-513-351		124.00	124.00
Information Technology - January 2022 1-31-513-351		240.67	240.67
Dissemination Agent Services - January 2022 1-31-513-324		458.33	458.33
Office Supplies 1-31-513-51		1.29	1.29
Postage 1-31-513-42		22.79	22.79
Copies 1-31-513-425		122.85	122.85
Telephone 1-31-513-41		30.57	30.57
3			
			

Total \$4,958.83**Payments/Credits** \$0.00**Balance Due** \$4,958.83

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	RECDD	PO # RECDD	NET 15TH	AKM3	1/10/22 10:41

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

SHIP TO:

TERMINAL: 601

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

REWARD NO:19820227380

INVOICE: 417566/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	5348313	ACCENT PRIV LVR STN NKL	31.99	1	31.99 /EA	31.99 N
1	1	EA	2013746	RIVETTOOL GEN PURP ACE	15.99	1	15.99 /EA	15.99 N
1	1	EA	2802635	SCREWDRIVER SET PH/SL 6P	24.99	1	19.99 /EA	19.99 SN
1	1	EA	28139	TAPE BARCDE CAUTION1000'	12.99	1	12.99 /EA	12.99 N
1	1	EA	12201	LIQUID NAILS PROJECT10OZ	2.79	1	2.79 /EA	2.79 N
2	2	EA	10477	32PLY COTTON MOPHEAD #32	17.99	2	17.99 /EA	35.98 N
2	2	EA	10469	CUTEND MOPHEAD #12	7.59	2	7.59 /EA	15.18 N
				Approved RECDD I Submitted to AP on 1-10-22 by Jason Davidson <i>Jason Davidson</i>				

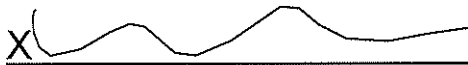
** AMOUNT CHARGED TO STORE ACCOUNT **

134.91

TAXABLE	0.00
NON-TAXABLE	134.91
SUB-TOTAL	134.91

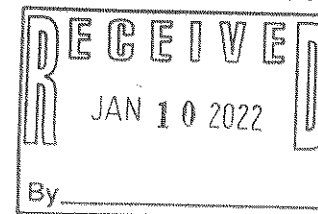
YOU SAVED: 5.00

TAX AMOUNT	0.00
TOTAL AMOUNT	134.91

X 
Received By

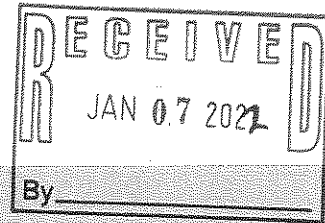
(DAVIDSON, JASON)

1-38-572-457
278





**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**



INVOICE# SJSO22CAD002386

NAME / ID:	I. Safar #11200				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Tuesday, January 4, 2022	SJSO22CAD002386	11:00AM	2:00PM	3	\$120.00
Friday, January 7, 2022	SJSO22CAD004807	11:00AM	2:00PM	3	\$120.00
ACTIVITY / COMMENTS:				Hour Rate \$40.00	6 \$240.00

Total Contacts: 5 Citations: 0 Warnings: 2 Top speed measured by RADAR was; 36MPH ON RIVERTOWN MAIN STREET

Regular routine patrols were conducted throughout the community in order to establish presence which appeared to render a positive result.

Conducted multiple stop sign operations throughout the community and gave a written warning to one driver.

Sat stationary on Rivertown Main Street near the paw park and conducted speed enforcement which showed a positive result and one written warning.

Assist calls: responded to a panic alarm within the community and verified that there was no emergency. Furthermore, assisted fire rescue with a gas leak. Due to the immediate response, allowed on duty deputies to remain on call.

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO:	REMIT PAYMENT TO:	INVOICE #	SJSO22CAD002386
Ernesto Torres	Ian M Safar	Service Date:	01/04/22
Govt. Management Service	1245 Ribbon Road	Invoice Date:	01/07/22
475 W Town Place, Suite 114	St. Johns, FL 32259	Total Due:	\$240.00
St. Augustine, FL 32092		Due Date:	UPON RECEIPT

1-33-572-34510
311



ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE

Rivertown CDD

INVOICE# SJSO21CAD261082

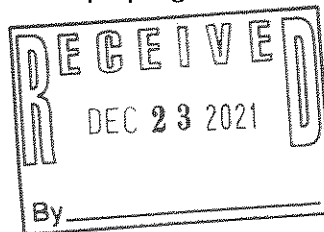
NAME / ID:	I. Safar #11200				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Wednesday, December 22, 2021	SJSO21CAD261082	11:00AM	2:00PM	3	\$120.00
ACTIVITY / COMMENTS:				Hour Rate \$40.00	3 \$120.00

Total Contacts: 3 Citations: 0 Warnings: 0 Top speed measured by RADAR was;

Conducted continuous patrol throughout the community. Did not observe any suspicious activity during my time on scene.

Stopped out with two juveniles riding their bicycles on the roadway of Kendall Crossing Drive advising them to use proper sidewalk provided.

Spoke with a juvenile driving a golf cart and instructed them on the proper golf cart laws and advised him of safe driving technique.



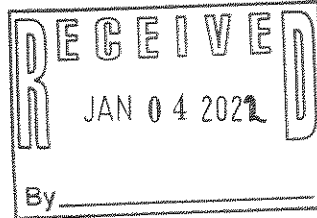
1.33.572.34510
311

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO:	REMIT PAYMENT TO:	INVOICE #	SJSO21CAD261082
Ernesto Torres	Ian M Safar	Service Date:	12/22/21
Govt. Management Service	1245 Ribbon Road	Invoice Date:	12/23/21
475 W Town Place, Suite 114	St. Johns, FL 32259	Total Due:	\$120.00
St. Augustine, FL 32092		Due Date:	UPON RECEIPT



P.O. Box 6386
Tallahassee, Florida 32314

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



INVOICE

Invoice # 926
Date: 01/03/2022
Due On: 02/02/2022

RECDD-01

1-31-513-315
360

Rivers Edge CDD - General Counsel

Type	Date	Notes	Quantity	Rate	Total
Service	12/01/2021	Review draft agenda and send revisions; finalize Vesta amendment and create comparison chart for presentation to Board; review prompt payment resolution and send for inclusion in agenda package.	1.20	\$260.00	\$312.00
Service	12/01/2021	Prepare memorandum to Board regarding options for fireworks use.	0.70	\$260.00	\$182.00
Service	12/01/2021	Review meeting minutes; review holiday lighting options and transmit comments to package; review TA and provide edits to same; begin review of Vesta amendment and agreement and transmit comments to same; confer re: cost share for lakes maintenance agreement	0.90	\$285.00	\$256.50
Service	12/01/2021	Update Prompt Payment Policies Resolution with current legislative updates	0.20	\$170.00	\$34.00
Service	12/02/2021	Confer re: status of holiday lighting dissemination and follow up from same; review RFP for landscape and provide edits to same	0.50	\$285.00	\$142.50
Service	12/03/2021	Review draft RFP documents and prepare final package for Board review.	0.30	\$260.00	\$78.00
Service	12/06/2021	Review/edit and disseminate fireworks memo; confer re: real property transfers and acquisitions; confer re: golf cart back up and agenda edits	0.40	\$285.00	\$114.00
Service	12/07/2021	Attend staff conference call regarding upcoming agenda items; update landscape RFP Project Manual and revise trail maintenance standards in scope of services.	1.40	\$260.00	\$364.00
Service	12/07/2021	Review landscape RFP updates and acknowledgement of District payment form; review termination provisions	0.80	\$285.00	\$228.00

		for same; review Vesta amendments and inquiries on operations; confer re: GM reports and proposals for same			
Service	12/08/2021	Confer with Kilinski regarding changes to Vesta amendment; finalize amendment for agenda package; confer with Fagan regarding updates to Vesta amendments.	0.80	\$260.00	\$208.00
Service	12/08/2021	Review Vesta comments to contract addendums and amenity management scope and provisions; confer with Gentry and staff on same; review correspondence on trails and RFP for landscape maintenance and confer with staff on same	0.80	\$285.00	\$228.00
Expense	12/09/2021	Meals: JK - monthly meeting	0.25	\$32.05	\$8.01
Service	12/10/2021	Review agenda materials, general manager's report, landscape report, pond report, High Pointe proposals, and Main Street Phase 3 proposal; prepare for meeting presentations regarding Vesta amendments, landscape RFP, golf cart enforcement, memorial bricks, fireworks options; analyze legal issues in preparation for meeting.	1.20	\$260.00	\$312.00
Service	12/14/2021	Review agenda package; prepare for Board meeting; conference call with DM re: Vesta amendment and meeting preparations; review and provide updates to landscape RFP timeline and process; update project manual with same	1.20	\$285.00	\$342.00
Service	12/15/2021	Respond to auditor request.	0.10	\$260.00	\$26.00
Service	12/15/2021	Travel to/from and attend Board meeting; follow up from same; confer re: brick/water fountain program; confer with on site staff re: maintenance tasks	4.80	\$285.00	\$1,368.00
Expense	12/15/2021	Rental Car Expenses: JK - Travel monthly meeting	0.25	\$328.50	\$82.13
Expense	12/15/2021	Gas: JK - Travel monthly meeting	0.25	\$43.18	\$10.80
Service	12/16/2021	Confer re: drinking fountain options; confer with engineer on same; confer re: reimbursement opportunities for meter findings	0.20	\$285.00	\$57.00
Expense	12/16/2021	Hotel: JK - Lodging monthly meeting	0.25	\$219.06	\$54.77
Expense	12/17/2021	shipping: postage - auditor letter	1.00	\$1.29	\$1.29
Service	12/17/2021	Draft Auditor Letter Response, confer with billing attorney, finalize, prepare to mail/email to auditor/ District accountant	0.50	\$170.00	\$85.00
Service	12/22/2021	Prepare Verdego amendment for Main Street Phase III and High Pointe Phase II; prepare Charles Aquatics amendment for High Pointe; revise prior forms of golf cart registration and golf cart policies; update to incorporate new St. Johns County golf cart ordinance.	1.30	\$260.00	\$338.00

Service	12/22/2021	Review meeting notes and confer with Gentry re: various follow up documents, including golf cart club documents, RFP for landscaping edits and related materials	0.30	\$285.00	\$85.50
Service	12/23/2021	Prepare revised memorial policy to incorporate memorial brick option; review meeting follow-up.	0.80	\$260.00	\$208.00
Service	12/27/2021	Research application of Sunshine Law to committees and prepare guidance to Board regarding same; prepare draft of virtual public comment procedures.	0.40	\$260.00	\$104.00
Service	12/27/2021	Review/update and edit committee/sunshine law information from Board meeting; review/edit and update virtual public comment policy and transmit the same; review golf cart policies and provide edits and disseminate same	1.30	\$285.00	\$370.50
Service	12/28/2021	Review website for compliance with statutes; verify status of public facilities report and disclosure of public finance.	0.40	\$260.00	\$104.00
Service	12/29/2021	Prepare license agreement for 5K; prepare amendment to interlocal license agreement for kayak tours.	0.60	\$225.00	\$135.00
Service	12/31/2021	Monitor legislation and prepare newsletter for same	0.20	\$285.00	\$57.00
				Total	\$5,896.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
926	02/02/2022	\$5,896.00	\$0.00	\$5,896.00
Outstanding Balance				\$5,896.00
Total Amount Outstanding				\$5,896.00

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.



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

Invoice

Date 1/1/2022

Invoice # 131295604153

Terms	Net 20
Due Date	1/21/2022
PO #	

Bill To	Ship To
Rivers Edge c/o Government Management Services 475 West Town Place Suite 114 St Augustine FL 32092	Rivers Edge CDD 140 Landing Street Saint Johns FL 32259

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,031.44
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
WM-XPC Upgrade	XPC System Upgrade	1	ea	50.00

1-33-512-452
73

A prepayment discount of 5% is available if the entire amount for 2022 is paid by December 31st, 2021. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Subtotal 1,081.44
Shipping Cost (FEDEX GROUND) 0.00
Total 1,081.44
Amount Due \$1,081.44

Approved RECDD I
Submitted to AP on 12/20/21
by Jason Davidson

Jason Davidson

Remittance Slip

Customer
13RIV125
Invoice #
131295604153

Amount Due \$1,081.44

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295604153

Invoice #3277

SONITROL OF NORTH CENTRAL FLORIDA



 RIVERTOWN

Access Code



04YD12B7X99M



Due Date: Jan 1st 2022

Balance (USD): \$184.00

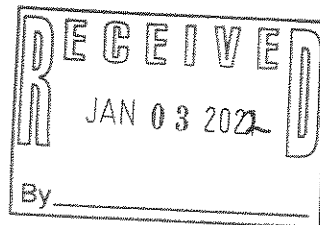


SELECT YOUR PAYMENT METHOD:

Pay with card



Return Policy:
MERCHANT DISCRETION



1-33-572-345
58



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
P.O. Box 952503
Atlanta, GA 31192-2503
904-355-5300


Service Slip/Invoice

INVOICE: 8163399
DATE: 1/4/2022
ORDER: 8163399

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

Work Date	Time	Target Pest	Technician	Time In
1/4/2022	07:43 AM			07:43 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/4/2022		08:30 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$330.75
		SUBTOTAL \$330.75
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$330.75
		PRIOR BAL \$483.75
		AMOUNT DUE \$814.50
<p>Approved RECDD I Submitted to AP on 1-4-22 by Jason Davidson <i>Jason Davidson</i></p>		
<p>RECEIVED JAN 04 2022 By _____</p> <p>1-33-572-459 156</p>		
		 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

Invoice #: 7167

Date: 01/01/22

Customer PO:

DUE DATE: 01/31/2022

BILL TO

Rivertown - RECDDII
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

AMOUNT

#6969 - Winter Annuals 2022

Install Winter annuals at River club. January 2022

Landscape Enhancement

\$884.00

Disposal Fee (Other)

1.00

\$50.00

\$50.00

Labor and Prep (Labor)

2.00

\$42.00

\$84.00

Subcontract Winter Annuals (Sub)

500.00

\$1.50

\$750.00

Invoice Notes:

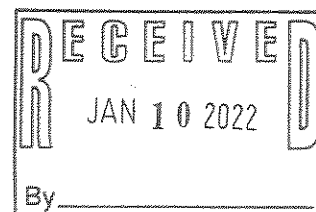
Thank you for your business!

AMOUNT DUE THIS INVOICE

\$884.00

Approved RECDD I
Submitted to AP on 1-10-22
by Jason Davidson

Jason Davidson
1-32-572-46102
237





Invoice

Invoice #: 7170

Date: 01/01/22

Customer PO:

DUE DATE: 01/31/2022

BILL TO

Rivertown - 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

AMOUNT

#6970 - Welcome Center Winter Annuals 2022

Welcome Center winter annuals. January 2022.

<i>Landscape Enhancement</i>				\$882.86
Disposal Fee (Other)	1.00	\$50.00	\$50.00	
Labor and Prep (Labor)	2.00	\$41.43	\$82.86	
Subcontract Winter Annuals (Sub)	500.00	\$1.50	\$750.00	

Invoice Notes:

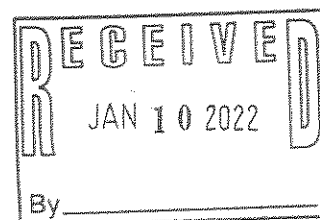
Thank you for your business!

AMOUNT DUE THIS INVOICE

\$882.86

Approved RECDD I
Submitted to AP on 1-10-22
by Jason Davidson

Jason Davidson
1-32-572-46102
237





Invoice

Invoice #: 7204A

Date: 01/01/2022

Customer PO:

DUE DATE:01/31/2022

BILL TO

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

FROM

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

DESCRIPTION

#57 - Standard Maintenance Contract January 2022

AMOUNT

\$115,159.17

Invoice Notes:

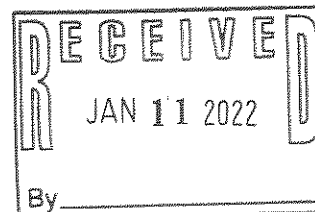
Thank you for your business!

AMOUNT DUE THIS INVOICE

\$115,159.17

Approved RECDD I
Submitted to AP on 1-11-22
by Jason Davidson

Jason Davidson
1-32-572-461
237





Invoice

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

Invoice # 393325
Date 1/1/2022

Terms Net 30
Due Date 1/31/2022
Memo Rivers Edge CDDI

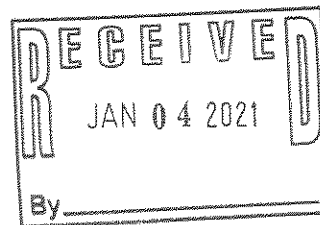
Bill To

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 Services	1	4,591.56	4,591.56
Field operations Management	1	3,502.58	3,502.58
Lifestyle Services	1	2,865.75	2,865.75
Pool Maintenance	1	787.96	787.96
Janitorial Maintenance	1	618.01	618.01
Maintenance Services	1	5,905.96	5,905.96
Facility Attendant /Hospitality Services	1	4,700.92	4,700.92

Thank you for your business.

Total \$22,972.74



155



**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

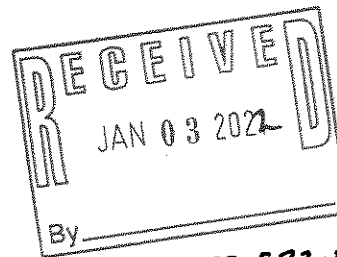
INVOICE# SJSO21CAD264319

NAME / ID:		Deputy Walker Sims			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Monday, December 27, 2021	SJSO21CAD264319	11:00 A.M.	2:00PM	3	\$120.00
ACTIVITY / COMMENTS:		Hour Rate \$40.00		3	\$120.00

Total Contacts: 4 Citations: Warnings: 4 Top speed measured by RADAR was; **46 mph on RivertownMain***, **41 Orange Branch Trl**

Traffic enforcement conducted in multiple locations however, due to the holidays there was a decrease in traffic. I made contact with a juvenile "popping wheelies" in the middle of the road who almost got struck by a vehicle. He was given proper riding advice.

Multiple rounds of patrols conducted throughout the entire neighborhood.



1-33-572-34510
307

Payroll use only		**VERIFY NAME AND ADDRESS**		***Payroll use only***	
BILL TO:		REMIT PAYMENT TO:		INVOICE #	SJSO21CAD264319
Ernesto Torres		Walker Sims		Service Date:	12/27/21
Govt. Management Service		13990 Bartram Park Blvd #1619		Invoice Date:	12/27/21
475 W Town Place, Suite 114		Jacksonville, FL 32258		Total Due:	\$120.00
St. Augustine, FL 32092				Due Date:	UPON RECEIPT



**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

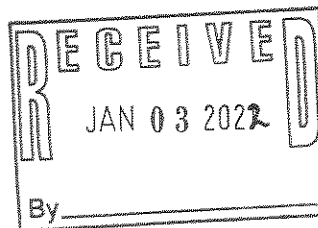
INVOICE# SJSO21CAD266621

NAME / ID:	Deputy Walker Sims				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS	TOTAL DUE
Thursday, December 30, 2021	SJSO21CAD266621	12:00 P.M.	3:00 P.M.	3	\$120.00
ACTIVITY / COMMENTS:				Hour Rate \$40.00	3 \$120.00

Total Contacts:5 Citations: Warnings:5 Top speed measured by RADAR was; **40 MPH on Orange Branch Trl**

Contact was made with multiple residents in the neighborhood. The residents expressed their thanks for Law Enforcement actively working the neighborhood and performing traffic enforcement.

Multiple rounds of patrols conducted throughout the entire neighborhood.



**1-33-572-34510
307**

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO:	REMIT PAYMENT TO:	INVOICE #	SJSO21CAD266621
Ernesto Torres	Walker Sims	Service Date:	12/30/21
Govt. Management Service	13990 Bartram Park Blvd #1619	Invoice Date:	12/30/21
475 W Town Place, Suite 114	Jacksonville, FL 32258	Total Due:	\$120.00
St. Augustine, FL 32092		Due Date:	UPON RECEIPT

Wipes LLC

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

**INVOICE**

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

SHIP TO
Rivertown - St Johns FL
140 Landing St
St Johns, FL 32259

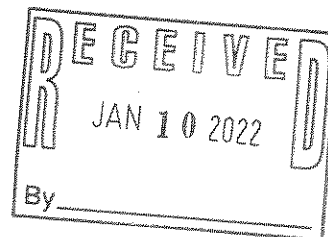
INVOICE 9900
DATE 01/10/2022
TERMS Due on receipt
DUE DATE 01/10/2022

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	3	98.96	296.88T
Shipping	Freight Cost	1	48.00	48.00
Sales Tax	Sales Tax calculated by AvaTax on Mon 10 Jan 18:21:24 UTC 2022	1	0.00	0.00

SUBTOTAL	344.88
TAX	0.00
TOTAL	344.88
BALANCE DUE	\$344.88

Approved RECDD I
Submitted to AP on 1-10-22
by Jason Davidson

Jason Davidson
1-33-572-457
L55



FOURTH ORDER OF BUSINESS

Rivers Edge

Community Development District

475 West Town Place, Suite 114, St. Augustine, Florida 32092
Phone: 904-940-5850 - Fax: 904-940-5899

January 27, 2022

Via Fedex

Mr. and Mrs. Ronald Jewett
2170 Orange Branch Trail
Saint Johns, FL 32259

Re: Rivers Edge Community Development District
Use of CDD Property for Construction Access

Dear Mr. and Mrs. Jewett:

I serve as District Manager to the Rivers Edge Community Development District (the "District"). It has come to the District's attention that you have been using the District's property, specifically portions of Tract O-5 located to the side of and behind 2158 Orange Branch Trail, to access your property for construction of pool-related improvements without authorization or permission from the District. Although you may not have intended for this occur, your use of these common areas for access has resulted in damage to these areas and were not pre-authorized by the District, which is a required step prior to access. Photos of these areas are enclosed.

The District owns this property and is responsible for maintaining these areas for the benefit of all District residents. Individuals who wish to use District-owned lands to access their properties must obtain permission from the District in the form of a temporary access agreement, a form of which is attached hereto. This form must be signed by both the homeowner and the contractor who will be performing work. If you wish to continue any ongoing projects or to engage in other projects at a future time, you must first submit this form and obtain the District's consent. Until the District receives the attached fully executed form, you must cease and desist from any activities in the District's property.

Whether you continue construction or otherwise, it remains your responsibility to ensure that the impacted District lands are properly restored to their previous condition. Should you fail to do so in a timely manner, the District will have no choice but to restore the area and charge the cost of restoration back to you. We look forward to working with you to resolve these issues expeditiously and trust it was only a misunderstanding of the required process. Should you wish to continue construction activities, please return the enclosed form back to our attention as soon as possible.

Sincerely,

Ernesto Torres

**TEMPORARY ACCESS AGREEMENT BY AND AMONG RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT, HOMEOWNER, AND POOL CONTRACTOR**

This Temporary Access Agreement ("Access Agreement") is made and entered into this ____ day of _____ 2022 ("Effective Date"), 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, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"); and

Ronald Jewett and Elsie Jewett, a married couple, who own property at 2170 Orange Branch Trail, St. Johns, Florida 32259 (together, the "Homeowner"); and

Castle Pools, LLC, a Contractor, whose mailing address is 11560 Mandarin Forest Dr. Jacksonville, FL 32223 ("Pool Contractor").

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("Act") and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Plat entitled "Retreat and Westlake at Rivertown," recorded in Plat Book 99, Pages 74 *et seq.* in the Official Records of St. Johns County, Florida ("Plat"), dedicates certain tracts of land to the District, including Tract O-5 as identified on the Plat and as depicted in **Exhibit A** attached hereto ("Property"); and

WHEREAS, Homeowner owns a parcel of land located at 2170 Orange Branch Trail, St. Johns, Florida 32259, otherwise identified as Lot 14, as identified on the Plat, located within the boundaries of the District and abutting the Property; and

WHEREAS, Homeowner has requested that the District grant itself and the Pool Contractor temporary access over the Property, as identified in **Exhibit A**, attached hereto and incorporated herein by reference for the limited purpose of gaining access to Homeowner's lot for the construction of a pool, and the District is agreeable to granting such temporary access to the Property, to the extent of its interest therein, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Access Agreement.

2. GRANT OF ACCESS. The District hereby grants to Homeowner and Pool Contractor temporary, non-exclusive access over and across the Property, to the extent of the District's interest therein, for the limited purpose of Homeowner's and Pool Contractor's access to Homeowner's lot to construct a pool, and subject to the terms and conditions herein:

- a. Homeowner and Pool Contractor shall coordinate with District staff regarding a specific access route through the Property ("Access Route"), and all use of the Property shall be confined to said Access Route.
- b. Homeowner and Pool Contractor agree and acknowledge that the District makes no representations or warranties that the Access Route or Property is sufficiently wide or suitable for the Homeowner's and Pool Contractor's needs. Regardless, Homeowner and Pool Contractor, jointly and severally, assume any and all risk and liability associated with any and all use, whether authorized or unauthorized, of the Property or other lands not encompassed within the scope of this Access Agreement.
- c. Homeowner and Pool Contractor acknowledge that improvements may be located on the Property or adjacent lands, and that Homeowner and Pool Contractor shall be jointly and severally responsible for any damages caused to any and all improvements and property as provided in Sections 5 and 6 herein. Said improvements may include, but are not limited to, landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, drainage facilities and other structures. The grant of authority herein is limited to the agreed Access Route on the Property and no other lands.
- d. Homeowner shall ensure no lien attaches to the Property, any improvements located on said Property, or the District's other property arising out of work performed by, for, or on behalf of Homeowner and Pool Contractor.

3. TERM. Unless extended as hereinafter provided, this Access Agreement shall terminate upon the earlier of (i) such time as construction of the pool is complete, the District has completed all required inspections, all Damage (as defined herein) has been repaired, and any payments required from the Homeowner and/or Pool Contractor have been received, or (ii) notice of termination from the District to Homeowner and/or Pool Contractor. Homeowner and Pool Contractor may use the agreed Access Route on the Property until the termination of this Access Agreement. The provisions of Sections 4, 5, 6, 8, 9, and 13 shall survive the termination of this Access Agreement. Homeowner and Pool Contractor acknowledge that the permission granted herein is given as an accommodation and is revocable and terminable at any time, with or without cause, upon written notice to the Homeowner and/or Pool Contractor.

4. INDEMNIFICATION.

- a. Homeowner and Pool Contractor, jointly and severally, agree to indemnify, defend and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages,

losses or claims are attributable to actions, omissions, or negligence in the use of the Property by Homeowner, Pool Contractor or their agents, employees or independent contractors.

b. Homeowner and Pool Contractor agree that nothing contained in this Access Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

5. REPAIR OF DAMAGE.

a. In the event that Homeowner, Pool Contractor, or their respective employees, agents, assignees, or contractors (or their subcontractors, employees or materialmen) alter or otherwise cause damage to the Property or any of the improvements located thereon, or alter or otherwise cause damage to the District's other property or any improvements located thereon, or alter or otherwise cause damage to any other person's property or improvements located thereon (together, the "Damage"), Homeowner and Pool Contractor, jointly and severally, agree to bear responsibility for the cost and expense of repairing said Damage to the District's satisfaction and returning the impacted property and/or improvements to their original or better condition, including, without limitation, repair and replacement of any landscaping with landscaping of the same quality and maturity, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures.

b. Homeowner shall document through photographs and other appropriate documentation the condition of the Property prior to commencing use of the Access Route.

c. Homeowner and Pool Contractor shall, at their own joint and several expense, engage the District's landscaping contractor, Verdego Landscape LLC, to repair any Damage to the Property and to restore the Property to its original or better condition within ten (10) days of completion of the pool construction ("Repair Period"). The District reserves the right to inspect and approve any repairs to the Property under this Agreement, and all repairs must be completed to the District's satisfaction in its reasonable discretion.

6. DEPOSIT AND PAYMENT FOR DAMAGE. Prior to either the Homeowner or the Pool Contractor exercising their rights under this Access Agreement, Homeowner shall pay a deposit of **Five Hundred Dollars (\$500) ("Deposit")** payable to the District, c/o its District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Homeowner shall notify the District when pool construction is complete. Within ten (10) days of the conclusion of the Repair Period, the District, through its designated representatives, shall inspect the Property for any Damage. Should such Damage be discovered during the inspection, the District shall have the right to use the Deposit for the purpose of repairing any Damage caused by the pool construction. All Damage shall be repaired by the District's landscaping and maintenance contractors, or such other contractors as selected by the District in its discretion. If the cost to repair any Damage shall exceed the Deposit amount, the additional amounts required to repair such Damage shall be invoiced to the Homeowner and Pool Contractor and shall be paid to the District within fifteen (15) days of

invoicing. Homeowner and Pool Contractor shall be jointly and severally liable for any additional amounts that may be necessary to repair any Damage. If the Property is free of Damage, the District shall return the Deposit in full.

7. **INSURANCE.** Pool Contractor and any other contractor or subcontractor engaged to perform any work on the District's property shall, at its own expense, maintain insurance during the term of this Agreement, with limits of liability not less than the following:

Worker's Compensation	Statutory
General Liability	
Bodily Injury (including contractual)	\$1,000,000
Property Damage (including contractual)	\$1,000,000
Automobile Liability	\$1,000,000
Combined single limit, Bodily injury and property damage (covering owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed)	

The District and its staff, consultants and supervisors shall be named as additional insured on the General Liability and Automobile Liability policies. Pool Contractor shall furnish to the District a Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

8. **DEFAULT.** A default by any party under this Access Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

9. **ENFORCEMENT OF AGREEMENT.** In the event that the District, Pool Contractor or Homeowner seek to enforce this Access Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

10. **NOTICES.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Access Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner: Mr. and Mrs. Ronald Jewett
2170 Orange Branch Trail
St. Johns, Florida 32259

To Pool Contractor: Castle Pools LLC
11560 Mandarin Forest Dr.
Jacksonville FL 32223
Attn: Kari

To the District: Rivers Edge Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
Attn: District Counsel

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

11. THIRD PARTIES. This Access Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Access Agreement. Nothing in this Access Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Access Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Access Agreement against any interfering third party. Nothing contained in this Access Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

12. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Access Agreement without the prior written consent of the other parties.

13. CONTROLLING LAW; VENUE. This Access Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree and consent to venue in St. Johns County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Agreement.

14. PUBLIC RECORDS. Homeowner and Pool Contractor understand and agrees that all documents of any kind provided to the District in connection with this Agreement are public records and are to be treated as such in accordance with Florida law. Homeowner and Pool Contractor agree to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Homeowner and Pool Contractor acknowledge that the designated public records custodian for the District is Ernesto Torres ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Homeowner and Pool Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Homeowner and Pool Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Homeowner' and Pool Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Homeowner and Pool Contractor, the Homeowner and Pool Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE HOMEOWNER AND POOL CONTRACTOR HAVE QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE HOMEOWNER'S AND POOL CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092 PHONE: (904) 940-5850, E-MAIL ETORRES@GMSNF.COM

15. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Access Agreement shall not affect the validity or enforceability of the remaining portions of this Access Agreement, or any part of this Access Agreement not held to be invalid or unenforceable.

16. BINDING EFFECT. This Access Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

17. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Access Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Access Agreement may be made only by an instrument in writing which is executed by all parties hereto.

19. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Access Agreement.

20. JOINT AND SEVERAL LIABILITY. Homeowner and Pool Contractor hereby agree that in any and all instances where either party may be found liable for damages or obligations under this Access Agreement, Homeowner and Pool Contractor shall, to the fullest extent permitted by law, be jointly and severally liable and obligated.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

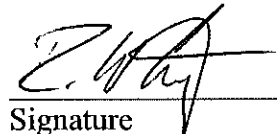
ATTEST:

Secretary/Assistant Secretary

Chairperson

ATTEST:

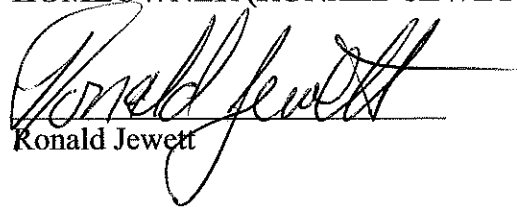
HOMEOWNER (RONALD JEWETT)



Signature

Robert Crotty

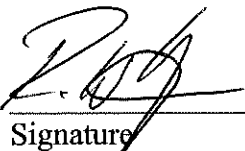
Printed Name



Ronald Jewett

ATTEST:

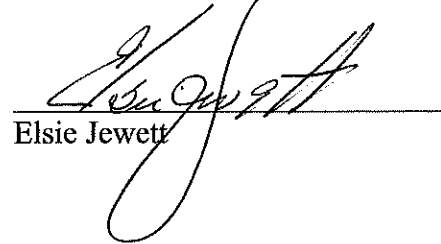
HOMEOWNER (ELSIE JEWETT)



Signature

Robert Crotty

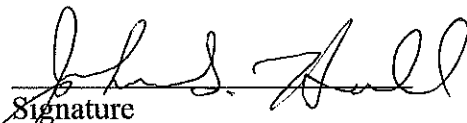
Printed Name



Elsie Jewett

ATTEST:

POOL CONTRACTOR



Signature

John S. Hull

Printed Name

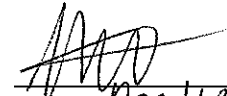
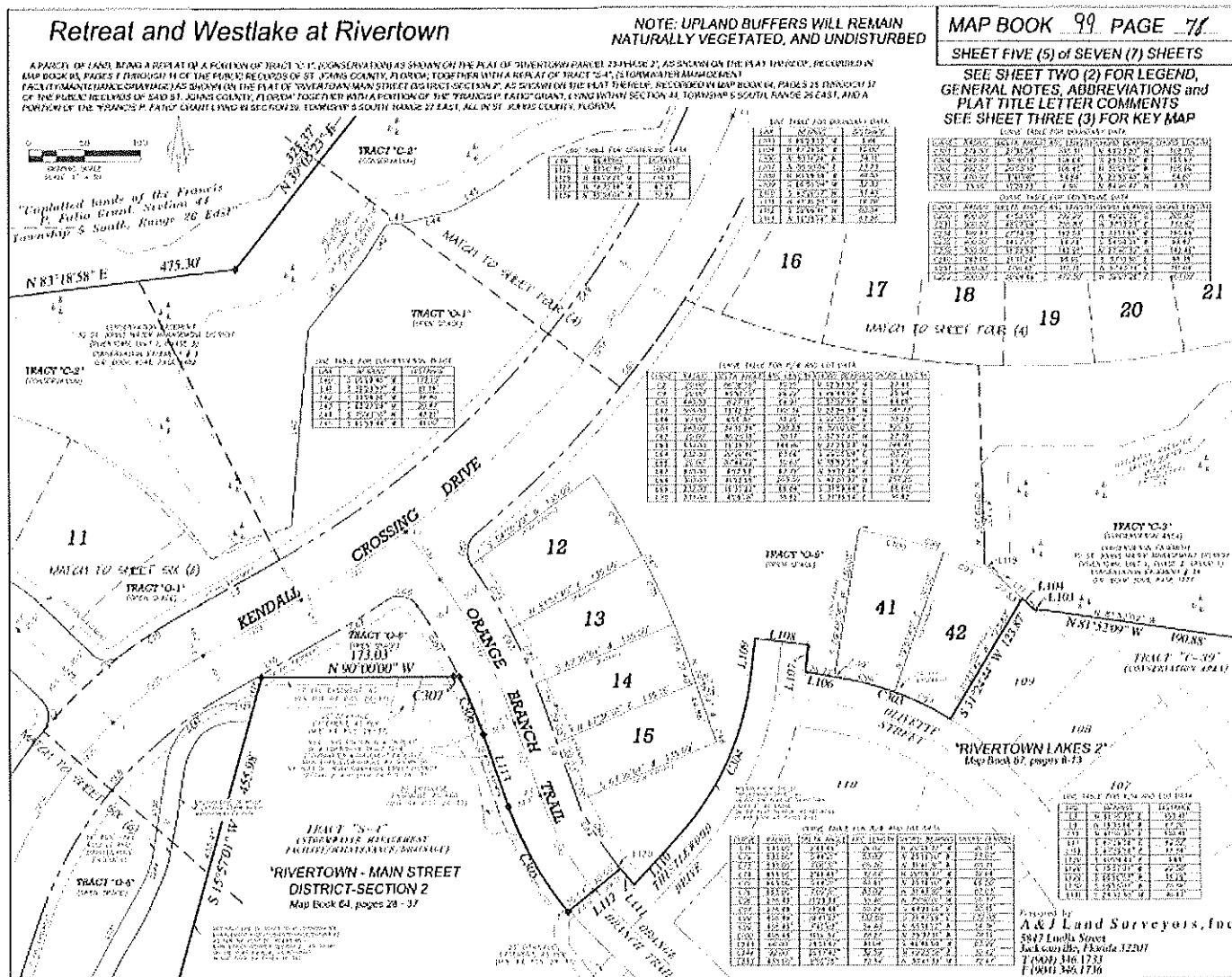

By: Andrew Castleman
Its: Contractor

Exhibit A: Property

EXHIBIT A

The Property: Tract O-5, as identified on the Plat entitled “Retreat and Westlake at Rivertown,” recorded in Plat Book 99, Pages 74 *et seq.* in the Official Records of St. Johns County, Florida





PROPOSAL

Mailing Address

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

Job Address

Rivertown - RECDDI
140 Landing Street
St Johns, FL 32259

Date: January 27, 2022

Phone: St Johns

Opportunity#: 7312

Job Summary:

Repair damaged sod due to pool installation at OBT and Thistlewood. All concrete to be removed prior to sod installation. No prep for debris removal is included in this proposal.

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
1.00	Sod Installed - St. Augustine	Pallet	\$500.00	\$500.00
Landscape Enhancement Total				\$500.00

Proposal Total: \$500.00

Note: This proposal includes all labor and material necessary to complete the job.

Payment due 30 days after receipt of invoice.

All material is guaranteed for one year as long as proper maintenance and landscape practices are being performed. All work to be completed in a workman-like manner according to standard practices. Any changes or additional work from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written.

Verdego employees are fully covered by workman's compensation insurance.



PROPOSAL

ACCEPTANCE OF PROPOSAL

I/WE have reviewed your proposal and hereby indicate our acceptance of the same, as per the scope, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein.

By _____
Shane Blair
Date 1/27/2022

VerdeGo

By _____
Date _____
Rivers Edge CDD

ELSIE CARDOSO JEWETT
RONALD F JEWETT
2170 ORANGE BRANCH TRL
SAINT JOHNS, FL 32259-8670

106

53-13110-MA
26736

2/3/22 Date

\$ 500.00

Photo
Safe
Signature
Device on back

Dollars

Pay to the order of
Rivers Edge I cdd
Five hundred & 00/100

BANK OF AMERICA

ACH R/T 011000138

For Deposit

[Signature]

000005086337110106

SEVENTH ORDER OF BUSINESS

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
GOLF CART VEHICLE POLICIES

Adopted: _____, 2022

- A. **Scope.** This Policy applies only to the lands within the Rivers Edge Community Development District and is not intended to supersede any applicable State or local law, regulation, rule, or ordinance.
- B. **Definitions.** For purposes of these policies, the following definitions shall apply unless the context clearly indicates or requires a different meaning. Any other terms shall have the meaning as set forth in the Florida Statutes.
1. **District.** The Rivers Edge Community Development District.
 2. **Golf Cart Vehicle.** A four (4)-wheeled vehicle owned specifically designed and intended for the purposes of transporting a maximum of four (4) persons, golf clubs, maintenance equipment or other miscellaneous items while engaged in the playing of golf, supervising the play of golf, maintaining the condition of the grounds on a public or private golf course, maintaining the conditions of common areas and transporting residents and their guests over Designated District Paths and Roadways. This definition includes both “golf carts” and “low-speed vehicles” as defined in Section 320.01, *Florida Statutes*, and in St. Johns County Ordinance 2018-42.
 3. **Designated District Paths and Roadways.** Paths and roadways owned and operated by the District and designated for use by Golf Cart Vehicles via the *Agreement for Traffic Control on District Roads* between the District and St. Johns County, as shown at **Exhibit A** attached hereto.
 4. **District Decal.** An adhesive decal issued by the District for a particular Golf Cart Vehicle and affixed by District Staff after the owner of the Golf Cart Vehicle has complied with the registration process described herein.
 5. **Laws and Policies.** All Florida Statutes, County Ordinances, and District Rules and Policies that are applicable to use of a Golf Cart Vehicle, including but not necessarily limited to the following, all of which may be updated from time to time:
 - i. Chapter 320, Florida Statutes - Motor Vehicle Licenses, Section 320.01 Definitions, General; Section 320.08001 Electric Vehicles; License Tax
 - ii. Chapter 316, Florida Statutes - State Uniform Traffic Control, Section 316.212 Operation of Golf Carts on Certain Roadways; Section 316.2122 Operation of a Low-Speed Vehicle on Certain Roadways
 - iii. St. Johns County Ordinance 2018-42 regarding the use of golf carts on designated roads and street within St. Johns County
 - iv. The *Rivers Edge Community Development District Policies Regarding District Amenity Facilities (River House)*
 - v. The *Rivers Edge Community Development District Policy Relating to Parking and*

Parking Enforcement

vi. *These Rivers Edge Community Development District Golf Cart Vehicle Policies*

- C. **Registration.** All Golf Cart Vehicles operated within the District must be registered with the District and clearly display a District Decal. To be eligible for a District Decal, a Resident or Paid Annual User must:
1. Provide all information requested on the Golf Cart Registration and Use Agreement attached hereto at **Exhibit B**; and
 2. Pay the applicable Registration Fee of \$_____.
- D. **Designated Paths and Roadways.**
1. **County/State Roadways.** Golf Cart Vehicles may not travel on or cross any roadway or highway controlled by St. Johns County or the State of Florida (i.e. SR13), unless such roadways are specifically designated and marked for golf cart use. Use of Golf Cart Vehicles on St. Johns County or State of Florida roadways shall be subject to all applicable State laws and County ordinances.
 2. **Designated District Paths and Roadways.** Use of Golf Cart Vehicles is authorized ONLY on paths and roadways owned, operated and designated for such use by the District as shown at **Exhibit A**. Golf Cart Vehicles shall **not** be operated on community sidewalks, undesignated paths, or common areas at any time.
- E. **Operation.**
1. A person who drives or is in actual physical control of a Golf Cart Vehicle within the District is subject to all applicable Laws and Policies.
 2. Individuals operating a Golf Cart Vehicle on District property must be at least 14 years of age unless otherwise specified in applicable Laws and Policies. A person who is under 17 years of age may only operate a Golf Cart Vehicle between 11pm and 6am if they have a valid driver's license. A person who is 17 years of age may only operate a Golf Cart Vehicle between 1am and 5am if they have a valid driver's license. Any person who does not hold a valid driver's license must have in his or her possession when operating a Golf Cart Vehicle on Designated District Paths and Roadways. A valid driver's license is required for all operation of a Low-Speed Vehicle as defined in St. Johns County Ordinance 2018-42.
 3. Golf Cart Vehicles may only be operated between sunrise and sunset unless otherwise stated.
 4. Golf Cart Vehicles should remain to the right side of the paths and roads allowing regular vehicles to pass without obstruction. Operators must remain aware of and away from marked bike paths and give bicyclists and pedestrians the right of way at all times.
 5. All Golf Cart Vehicles must be parked in designated Golf Cart Vehicle parking areas or motor vehicle parking areas and in compliance with all District Policies. No Golf Cart Vehicles shall be parked in a roadway or on a designated Golf Cart Vehicle path that may in any manner hinder the safe passage of other Golf Cart Vehicles, bicycles or pedestrians.

6. All Golf Cart Vehicles must comply with the posted speed limits. In no case may speed exceed 15 mph on designated paths. **In no case shall a Golf Cart Vehicle be driven in a manner that is careless, reckless or otherwise likely to threaten the safety of others or cause damage to property of the District, its residents, and their guests.**
- F. **Enforcement.** These Policies shall be enforced in accordance with the provisions of Florida Statutes and County Ordinances, as may be amended from time to time. Golf Cart Vehicle use is intended to be a privilege and convenience to District residents and paid annual users. Any action that threatens the safety and well-being of the residents or guests and/or violates applicable Laws and Policies or otherwise infringes upon the rights of others will not be tolerated. **Enforcement shall be by the Rivers Edge Community Development District and the St. Johns County Sheriff's Office, as applicable.**
1. **St. Johns County Sheriff's Office.** The Rivers Edge Community Development District reserves the right to report violations to the St. Johns County Sheriff's Office for appropriate legal action. The District is requesting the St. Johns County Sheriff's Office to assist in enforcing the above-listed Florida Statutes, County Ordinances, and these Policies of the District. District residents and paid annual users are encouraged to report violations of Florida Statutes or County Ordinances to the Sheriff's Office.
 2. **District Enforcement.** The District, at its sole discretion, may determine that specific Golf Cart Vehicles are violating these Policies and the District may prohibit those Golf Cart Vehicles from using Designated District Paths and Roadways. In the District's discretion, violations of these policies may be subject to the rule for Suspension and Termination of Privileges as set forth in the District's *Policies Regarding District Amenity Facilities (River House)*, and may hold users of Golf Cart Vehicles responsible for any damages caused by their use of a Golf Cart Vehicle within the District.

Exhibit A: Map of Designated District Paths and Roadways

Exhibit B: Golf Cart Registration and Use Agreement

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
GOLF CART REGISTRATION AND USE AGREEMENT**

NOTE TO STAFF: This form may contain confidential information. Please do not disclose its contents without first consulting the District Manager.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, some of the information you submit on this form may become part of a public record. This means that if a citizen makes a public records request, we may be required to disclose certain parts of the information you submit to us.

VEHICLE OWNER(S)
NAME _____

ADDRESS _____

TELEPHONE _____

EMAIL ADDRESS _____

VEHICLE
MANUFACTURER _____

MODEL _____

MODEL YEAR _____

SERIAL NUMBER _____

RIVERS EDGE
DECAL NUMBER _____

FLORIDA LICENSE PLATE
NUMBER (if applicable) _____

EXPIRATION DATE _____

OWNER(S) DRIVER'S
LICENSE NUMBER _____

STATE ISSUED _____

EXPIRATION DATE _____

ADDITIONAL AUTHORIZED VEHICLE OPERATORS

1. NAME: _____

Relationship to Owner: _____ Date of Birth: _____

Driver's License – State / Number / Expiration: _____

2. NAME: _____

Relationship to Owner: _____ Date of Birth: _____

Driver's License – State / Number / Expiration: _____

3. NAME: _____

Relationship to Owner: _____ Date of Birth: _____

Driver's License – State / Number / Expiration: _____

IDEMNIFICATION, HOLD HARMLESS, AND CERTIFICATIONS

By submitting this Registration and Use Agreement, I, _____, hereby certify that the above information is true and correct and agree to assume full responsibility for the operation of my personal golf cart and also agree to accept full responsibility for (1) the operation of my personal golf cart and for (2) liability that may arise from ownership and operation by both myself and others that I have authorized to operate the vehicle, as well as my passengers.

I agree to hold the Rivers Edge Community Development District (RECDD), Governmental Management Services, LLC, Vesta Property Services and all related and affiliated companies of each, and the officers, directors, supervisors, employees, agents, representatives, successors and assigns of each of the foregoing entities (together, the "Indemnitees") harmless from any and all liabilities, damages, claims, losses, costs, or harm of any kind arising out of or in connection with the operation of my golf cart vehicle by myself or anyone else who is operating my golf cart. I acknowledge that motorized vehicles are dangerous and pose a risk of injury or death and agree that I have assumed the risk of operating my vehicle within the boundaries of the District.

I agree to fully comply with the FLORIDA STATUTES and ST. JOHNS COUNTY ORDINANCES regarding the operation of golf carts, and the RECDD Golf Cart Vehicle Policies, regarding the use of my golf cart vehicle within the RECDD boundary, all of which may be amended from time to time, and such amendments shall be incorporated herein without need for further acknowledgement.

I agree that I will follow Florida Statutes, St. Johns County Ordinances and all District rules, regulations, and policies.

I agree to maintain my golf cart vehicle and the required equipment in a safe operating condition, and certify that my golf cart vehicle has the following minimum equipment: (1) If the golf cart vehicle is a Golf Cart as defined in Ordinance 2018-42, efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and red reflectorized warning devices in the front and rear, a horn or other warning device as required by section 316.271, Florida Statutes, and any other equipment required by applicable law or ordinance; and (2) If the golf cart vehicle is an "LSV" as defined in Ordinance 2018-42, headlamps, stop lamps, turn signal lamps, reflex reflectors, parking brakes, rearview mirrors, windshields, seatbelts, and vehicle identification numbers, and any other equipment required by applicable law or ordinance. I have willingly provided all the information requested above and I understand that it may be used by the District for various purposes.

Nothing herein shall be considered a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability that may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

[Registration form continues on following page]

Public Records Exemption

Is any of the personal information that you have provided on this form, including, but not limited to, identity, address, and telephone number, exempt from disclosure under Florida law?

☐ YES ☐ NO

If you checked "YES," please explain which exemption you qualify for:

If you checked "YES," please provide a written and notarized request for maintenance of such exemption to District staff at the following address:

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

I have read and understand the above. I agree to the terms and conditions as stated.

Date: _____

Signature: _____

Print Name: _____

Witness: _____

Print Name: _____

Please fill out the RECDD Golf Cart Use Agreement and bring it along with your insurance certificate to the Community Manager's office located at _____, St. Johns, Florida. Each vehicle will have a decal placed on the back of the golf cart and the decals shall be placed by District personnel.

EIGHTH ORDER OF BUSINESS



528 S. Edgewood Avenue
Jacksonville, FL 32205
904.384.8071 or 1.888.844.4345
Fax: 904.389.9931
info@giddenssecurity.com

Professional Armed and Unarmed Security Officers since 1982.

Offices and Training Facilities: Jacksonville - Ocala - West Palm Beach - Fort Myers - Tallahassee

January 12, 2022

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



RE: Security Services at RiverTown

Due to Florida's Amendment 2 minimum wage increases, the extraordinary disruptions in the economy due to the worldwide COVID 19 pandemic, and associated shortages in the labor market and inflationary trends, our bill rate will be increasing to \$20.44 per hour, plus \$0.59 a mile. We appreciate the years we have provided security to RiverTown and look forward to many more.

Thank you,

Adam Giddens, CPA
Chief Financial Officer

TENTH ORDER OF BUSINESS

RIVERTOWN

Consideration of Champion Swim School Lesson Program

Date of Consideration: 2/16/22

Submitted by: Jason Davidson

Pam with Champion Swim School ran a wonderful program for us last year and we are delighted her team is proposing to return this year. Majority of the lessons will take place in the family pool. If it is identified that there is a high volume of usage in the family pool, then the lap pool will be used, when available. Champion will provide A-frame signs that say, "Swim Lessons in Progress". There will be a 10% profit share with the CDD collected monthly on the total number of lessons taught for that month. These lessons will be for RiverTown residents, only. Champion Swim School is proposing the following schedule for this coming season.

Starting April 1st

Tue/Thu 3-6pm

Saturday 9-1pm

Adding in on May 1st

Wed/Fri 9-12pm

Sunday 9-1pm

Adding in on June 1st

Tu/Th 9-12pm

2nd instructor to each shift as needed

September 30th - October 15th

Will be their closing date. We play it by ear depending on how long we get warm weather.

ELEVENTH ORDER OF BUSINESS

COST-SHARE STATUS COVER SHEET

Instructions to Staff: Please complete this form and attach as a cover sheet to each proposal presented for approval.

Proposal: Playground Mulching

1. Is the cost for this work intended to be shared?

☒ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by: [Choose One]
(Please leave remainder of form blank)

2. If yes, please check one of the following:

☐ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.

☒ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

Request: ☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

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

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:

Total Proposed Compensation:

\$ _____

Cost Share Calculation:

_____ Rivers Edge
_____ Rivers Edge II
_____ Rivers Edge III

Methodology

Consultant Approval:

(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval:

(Signature)

(Date)

[Please attach this page for supplemental maintenance services for existing Improvements]

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

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

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

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

Date: _____

RIVERS EDGE III CDD

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

Date: _____

RIVERTOWN

Request for Funds

Date of request: 02/16/22

Submitted by: Johnathan Perry

Maintenance:

During our inspections of areas that are going to be mulched throughout the community's common areas and beds, we also inspected the play features to ensure the mulch height was adequate. We found that nearly all parks need mulch installed to meet our safety requirements. Below are the vendors who have bid the project. We have the option to split the installation into installments over the next couple of years if necessary.

Vendor	Warranty	Job Scope	Cost
US Mulching		Mulch Installation in all 8 playgrounds	\$21,479.00
First Coast Mulch		Installation of IPEMA Certified chips in all 8 playgrounds	\$20,108.00

Should you have any comments or questions feel free to contact me directly.





First Coast Mulch
4672 Race Track Rd
St Johns, FL 32259
(904)254-5366
bobbyk@firstcoastmulch.com

Estimate

ADDRESS
Vesta Property management Riverside Ave Jacksonville, Fl 32298

SHIP TO
RiverTown C.D.D./H.O.A. 8 Playgrounds St Augustine Fl

ESTIMATE #	DATE	
2974	02/07/2022	

ACTIVITY	QTY	RATE	AMOUNT
Mulch Installation:Playground Chips Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #1 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth,	68	44.00	2,992.00
Mulch Installation:Playground Chips Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #2 as measured by Johnathan and Bob No Photo not visable with tree's Measured to return to original inspected Depth,	35	44.00	1,540.00
Mulch Installation:Playground Chips Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #3 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth,	56	44.00	2,464.00
Mulch Installation:Playground Chips Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #4 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth,	63	44.00	2,772.00
Mulch Installation:Playground Chips Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #5 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth,	85	44.00	3,740.00
Mulch Installation:Playground Chips	65	44.00	2,860.00

Please note that there is 3% surcharge for all credit card payments.

ACTIVITY	QTY	RATE	AMOUNT
Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #6 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth, Mulch Installation:Playground Chips	52	44.00	2,288.00
Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #7 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth, Mulch Installation:Playground Chips	33	44.00	1,452.00
Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds Play Ground #8 as per attached Photo measured by Johnathan and Bob Measured to return to original inspected Depth,			
Thank you for the opportunity to bid your project. We look forward to working with you soon! Please note that there is 3% surcharge for all credit card payments.	TOTAL		\$20,108.00

Accepted By

Accepted Date

U.S. MULCHING - JACKSONVILLE

409 Queen Anne Court
St. Augustine, FL 32092

**ESTIMATE**

Johnathan Perry
Field Operations Manager
Rivertown
Vesta

DATE February 8, 2022
PO number

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Install Certified playground at: RiverTown		
56	Homestead	\$47.00	\$2,632.00
68	Riverclub Pirate ship	\$47.00	\$3,196.00
35	Riverhouse Play House	\$47.00	\$1,645.00
63	Northlake	\$47.00	\$2,961.00
52	Enclaves	\$47.00	\$2,444.00
85	Groves	\$47.00	\$3,995.00
65	Adventure Park	\$47.00	\$3,055.00
33	Highpoint	\$47.00	\$1,551.00
		SUBTOTAL	\$21,479.00
		TAX	0.00
			\$21,479.00
		PAY THIS AMOUNT	

DIRECT ALL INQUIRIES TO:

Javi Sowers
(904) 422-5927
email: usmulchingjax@bellsouth.net
www.usmulchingjax.com

THANK YOU FOR YOUR BUSINESS!

TWELFTH ORDER OF BUSINESS

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(a)2.c., FLORIDA STATUTES AND INSTRUCTING THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTION.

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

WHEREAS, the Board of Supervisors of Rivers Edge Community Development District (hereinafter the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., Florida Statutes and to instruct the Supervisor of Elections for St. Johns County, Florida (the “**Supervisor**”), to conduct the District’s General Election.

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

Section 1. The Board is currently made up of the following individuals:

Ahmed McIntyre – 250 Olivette Street, St. Johns, Florida 32259
Erick Saks – 107 Broadleaf Lane, St. Johns, Florida 32259
Fred Baron – 44 Cherry Laurel Place, St. Johns, Florida 32259
Robert Cameron – 72 Sorrell Court, St. Johns, Florida 32259
Scott Maynard – 59 Oak Shadow Place, St. Johns, Florida 32259

Section 2. The term of office for each member of the Board is as follows:

<u>Seat</u>	<u>Board Member</u>	<u>Term (Including Expiration Date)</u>
1	Erick Saks	06/2020 – 11/2024
2	Scott Maynard	07/2021 – 11/2022
3	Robert Cameron	11/2020 – 11/2024
4	Ahmed McIntyre	11/2018 – 11/2022
5	Fred Baron	11/2020 – 11/2024

Section 3. Seat 2, currently held by Scott Maynard, and Seat 4, currently held by Ahmed McIntyre, are scheduled for the General Election in November 2022.

Section 4. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. All candidates for a seat on the Board must qualify with the Florida Department of State’s Division of Elections. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote in St. Johns County, Florida. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

Section 5. Members of the Board may elect to receive \$200 per meeting for their attendance, up to a maximum of \$4,800 per year.

Section 6. The term of office for the individuals to be elected to the Board in the November 2022 General Election is 4 years.

Section 7. The new Board members shall assume office on the second Tuesday following their election.

Section 8. The District hereby instructs the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 16th day of February, 2022.

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

THIRTEENTH ORDER OF BUSINESS

B.

February 8, 2022

Rivers Edge Community Development District
c/o GMS, Ernesto Torres
475 West Town Place, Suite 114
St. Augustine, FL 32092

**RE: Rivers Edge, RE II, and RE III Community Development District
Proposal for Engineering Services
Stormwater Management Needs Analysis Report**

Dear Ernesto:

Thank you very much for this opportunity to submit a proposal for professional services for the preparation of a "Stormwater Management Needs Analysis Report" (NAR) for the District. Due to the RiverTown stormwater system being interconnected throughout multiple CDD's, we are proposing to perform one (1) needs analysis below to serve all 3 Districts within RiverTown (RECDD, REIICDD and REIIICDD). This proposal covers the fees necessary for all 3 Districts Report. The necessary scope and fee are described below:

Task 1 – Coordination, Meetings and Exhibits

Prosser will meet with District Staff and consultants, as necessary, for the completion of the District's NAR. Prosser will utilize GIS information and available District data to develop the necessary exhibits to support the NAR. These exhibits will be provided to District Staff and consultant team for comments. Prosser will modify as necessary to finalize.

Because of the uncertain nature of this task, we propose it be on a time & materials (T&M) basis utilizing Prosser's current hourly rates.

Task 2 – Complete Stormwater "Needs Analysis" Documentation

Prosser, with the assistance of the CDD Manager, will complete Stormwater Management NAR spreadsheet in accordance with Section 403.9302 of the Florida Statutes which as a minimum will include the following:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served, calculated in 5-year increments.
- c) The current and projected service area for the stormwater management program or system.
- d) The current and projected cost of providing services, calculated in 5-year increments.
- e) The estimated remaining useful life of each facility and/or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues, in addition to

expenditures with an evaluation of how the local government expects to close any projected funding gap.

This draft will be provided to District staff and the consultant team for review and comments.

Task 3 Final Stormwater Needs Analysis

Prosser will evaluate the comments generated from Task 2, incorporate any additional information, and finalize the Stormwater Management NAR.

FEES

TASK	DESCRIPTION	FEE
Task 1	Coordination, Meetings and Exhibits (T&M)	\$4,500.00
Task 2	Draft Stormwater Needs Analysis (Lump Sum)	\$7,500.00
Task 3	Final Stormwater Needs Analysis (Lump Sum)	\$3,000.00

ADDITIONAL SERVICES

Any services requested outside of the scope of work above will be charged hourly according to the rate schedule attached. Prosser, Inc. will obtain proposals for other subconsultant services including surveying, geotechnical investigation, etc., as necessary to complete the proposed work as necessary. We will assist with coordinating the work of all subconsultants by providing them with site information and data, as and when requested. These subconsultants will contract directly with you for their services.

Our scope of work for this project does not include the following:

- CLOMR/LOMR Application Process
- Regulatory Planning Work
- Traffic Study/Signal Warrant Analysis
- Design and Permitting
- Wetland/Wildlife Identification, Studies, Flagging or Permitting
- Land or Easement Acquisition Elements
- Surveys
- Geotechnical Engineering/Investigations
- Environmental studies/analysis
- NPDES Stormwater permitting
- Engineers Estimate of Probable Costs
- Bid Administration
- Coordination of any dry utilities
- Permit Fees
- Three-dimensional graphics
- Structural, electrical and mechanical design
- PUD Modification

OUT-OF-POCKET EXPENSES

All job-related travel, reprographic, printing and plotting costs and supplies, telefax and long-distance telephone charges, mail and courier delivery services will be billed at cost plus 15%.

It is our pleasure to provide this professional services proposal to you. If you wish to authorize us to proceed, we ask that you sign and return one copy of the signed proposal to our office. If you have any questions regarding our proposal, we remain available to discuss it with you at your convenience. Our Standard General Conditions and Rate Schedule are attached to this proposal for your information.

Sincerely,

PROSSERTM



Ryan P. Stilwell, PE
Principal

Accepted By:

Signature

Typed Name and Title

Date

PROSSER

PROSSER, INC.

GENERAL CONDITIONS

1. Invoicing for services will be on a monthly basis and in proportion to the amount of work performed. Payment for work completed is not contingent upon receipt of governmental or other approvals. Payment is required within 30 days from date of invoice. Past due invoice amounts will be subject to interest charges at a rate of one percent (1%) per month. Should any invoice be 15 or more days past due, Prosser, Inc. shall have the right to suspend work on the project 10 days after written notice to our Client. Prosser, Inc. reserves the right to withhold sealing of drawings until all invoices due and payable have been paid in full.
2. Default: If the said Client fails to perform the covenants herein contained or fails to make payment as herein specified, Prosser, Inc. shall have the right to bring suit against Client for the sums due hereunder. In connection with any litigation arising herein, the prevailing party shall be entitled to recover all costs incurred, including reasonable attorney's fees.
3. Lien Provisions: The Client acknowledges that it has secured legal rights to the property upon which the contemplated project will be built. Client further agrees that Prosser, Inc. may file its "Notice to Owner" to secure its right to payment.
4. Regulatory Changes: The lump sum fees and corresponding scope of work has been formulated based upon existing regulatory codes, ordinances and procedures known to Prosser, Inc. on the date of proposal preparation. In the event subsequent regulatory changes require revisions to work completed or an increased level of effort, compensation for this additional work shall be in accordance with Paragraph 5 herein.
5. Additional Work: If the scope of our Agreement is modified, additional work may be undertaken at Prosser, Inc.'s discretion, under a lump sum fee or a time and material basis in accordance with our hourly rate schedule attached hereto.
6. Excluded Items from Lump Sum Fees: The lump sum fees do not include the cost of surveying, preparation of easements, soil tests or hydrogeologic work. Prosser, Inc.'s scope of work includes coordination with subconsultants; however, we request that their invoicing be made directly to you.
7. Reimbursable Expenses: Client requested expedited data delivery such as courier, fax, Federal Express, etc., shall be invoiced as a reimbursable expense in accordance with the attached hourly rate schedule. Costs of reproduction for transmittals & submittals beyond those specifically referenced in the proposal shall also be invoiced as a reimbursable expense in accordance with the attached hourly rate schedule.
8. Indemnification: Prosser, Inc. agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by Prosser, Inc.'s negligent acts, errors or omissions in the performance of professional services under this Agreement and those of our subconsultants or anyone for whom Prosser, Inc. is legally liable.

The Client agrees, to the fullest extent permitted by law, to indemnify and hold Prosser, Inc. harmless from any damage, liability or cost, including reasonable attorney's fees and costs, caused by the negligent acts, errors or omissions by the Client and those of its contractors, subcontractors or consultants or anyone who acts on behalf of Client, and arising from the project that is the subject of this Agreement.

9. Limitations of Liability: In performing its professional services hereunder, Prosser, Inc. will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession practicing in the same or similar locality. **NO OTHER WARRANTY, EXPRESS OR IMPLIED, IS MADE OR INTENDED BY PROSSER, INC.'S UNDERTAKING HEREIN OR ITS PERFORMANCE OF SERVICES HEREUNDER. IT IS AGREED THAT BY EXECUTION OF THE ATTACHED PROPOSAL, THE CLIENT ACKNOWLEDGES THAT PROSSER, INC.'S LIABILITY FOR ANY DAMAGE, LIABILITY OR COST ON ACCOUNT OF ANY ERROR, OMISSION, OR OTHER PROFESSIONAL NEGLIGENCE WILL BE LIMITED TO A SUM NOT TO EXCEED \$15,000 OR PROSSER, INC.'S FEE, WHICHEVER IS GREATER.**
10. Preliminary and detailed estimates of Construction Cost, if any, prepared by Prosser, Inc., represent our judgment as a design professional familiar with the construction industry. It is recognized, however, that neither Prosser, Inc. nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, Prosser, Inc. cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's Project budget or from any estimate of Construction Cost or evaluation prepared or agreed to by Prosser, Inc.
11. Regulatory Permitting: This Agreement does not include application fees required by any regulatory agency. We ask that the Client furnish the appropriate fee at the time applications are submitted. Permits may contain a requirement for public noticing. Any publishing and associated fees shall be the responsibility of the permittee (Client). Permits may be conditioned upon Engineer of Record inspection and certification of construction. In the event such a condition is imposed, progress and final inspections must be provided by Prosser, Inc. Compensation for this additional work shall be in accordance with Paragraph 5 herein.
12. Term of Agreement: This Agreement shall commence on the effective date of the attached proposal and upon execution by the Client. If the Client does not execute this Agreement within thirty days of the date noted on the Proposal, it is no longer valid unless otherwise mutually agreed upon by Client and Prosser.

9/15/2015

PROSSER



Creative Visionaries. Engineering Minds™

Hourly Rate Schedule

Effective May 17, 2021

Planning & Engineering

Principal	\$235
Project Director	\$200
Project Manager	\$175
Senior Engineer	\$170
Engineer	\$140
Senior Planner & Senior Landscape Architect	\$165
Planner & Landscape Architect	\$140
Senior Graphic Arts Director	\$165
Graphic Art Designer	\$120
Senior Designer	\$140
Designer	\$110
CADD Technician	\$ 95
Clerical	\$ 85
Administrative Support	\$ 85

Project & Business Services

Project Administrator	\$145
Sr. Project Researcher	\$140
Project Researcher	\$135
Sr. Public Relations Liaison	\$150
Technical Writer	\$105

Information Services

Programmer	\$140
Information Systems	\$140
GIS Programmer	\$150
GIS Analyst	\$130
GIS Technician	\$115

CEI/Construction Management Services

Resident Engineer	\$160
Construction Project Manager	\$150
Sr. Construction Inspector	\$105
Construction Inspector	\$ 95

ALL REIMBURSABLE EXPENSES SHALL BE COST TIMES A FACTOR OF 1.15

D.

1.

RIVERTOWN

RECDD I General Manager Report

Date of report: 2/16/22

Submitted by: Jason Davidson

RiverHouse update/No board action required:

Playground Mulching:

The team is currently gathering quotes to add mulch to the play parks throughout the community, eight parks total. We will be bringing these quotes back to the board at the March meeting for consideration.

Lifestyle Report

Submitted by: Clint Waugh & Ross Ruben

Exercise Classes and Kids Programming

Zumba with a Twist

- Class times staying the same, no adjustments needed.
- The class takes place inside the RiverHouse Ballet Room.

Pilates and Barre

- Pilates and Barre will be concluded in December and will not be continuing. The teacher decided to stop teaching.

Aqua and Land Aerobics

- Now moving into the colder months, we have transitioned to land aerobic classes only.
- To test interest for each class, we are running a Monday, Wednesday, Friday class schedule
- Monday and Wednesday – Tracie’s choice, and Friday walking class
- Subject to change on the schedule due to participation.

Tennis

- 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 tennis has moved to Saturday mornings, with the top Tennis pro from 904 tennis running the program.
- Beginners’ women’s class (10am to 11am) for Saturday’s, men’s and cardio were dropped after no sign ups

Soccer Shots

- Fall session continues to November 22nd on Monday’s.
- The winter program will start November 29th and run through February 7th.
- The spring program will be from February 14th through May 9th
- Fall numbers were as follows:
 - 14 minis (2-3 year olds)

- 16 classics (4-5 year olds)
- 7 premiers (6-9 year olds)
- Winter Numbers were as follows:
 - 12 minis (2-3 year olds)
 - 12 classics (4-5 year olds)
 - 9 premiers (6-9 year olds)

Gentle Flow Yoga

- Every Monday Morning 9:30 – 10:20 AM at the RiverHouse Ballet Room.

Mary Time Music

- Winter program will be January 18th through March 9th.
- Classes on Tuesdays and Wednesdays

Kids Acrobatic Classes

- Will take place every Wednesday from January 5th to March 9th in the Fitness Room
- There are classes for different age groups: 7-10 years old, 4-7 years old, 3-5 years old

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.
- In place of Blazin Buffalo, every 2nd and 4th Thursday, we are going to have a different Taco truck for Taco Thursday! We also host one truck outside the gates of WaterSong twice a month, we have taken December off, but have started that back up for January. That is on the 1st and 3rd Thursdays of each month.
- We host 2-3 food trucks in rotation at the RiverHouse from 5:00 PM – 8:00 PM. We began to collect money from the food trucks (\$25.00 per savory and \$15.00 per dessert) starting on September 3rd. Revenue going back to CDD.

January Events:

- Food Truck Friday's
- Italian Night Monday's
- Taco Thursdays (13th and 27th)
 - Viva Mi Familia on the 13th and Daddy O's on the 27th
- Trivia with DJ Ross (21st)
 - Had 38 signups for the first trivia of the new year
- Live Music at the RiverClub (7th and 28th)
 - Racheal Warfield on the 7th and Colin Patterson on the 28th
- Wine Tasting with Appetizers (22nd)
 - Wine tasting and charcuterie with the Wine Guys at the RiverHouse from 6:00 PM to 9:00 PM. Tickets cost \$15 per person.
 - Had 95 residents partake in the evening at the RiverHouse
- Color Run 5k (29th)
 - Start/Finish will be at the RiverHouse on the soccer field
 - First race will take place at 9:00 AM

- Had 70 runners for the event – check with the \$5 for each is in the mail.
- Jacksonville Icemen Outing (17th)
 - Jacksonville Icemen are hosting the ECHL All Star game on January 17th. They have set up special group promotions for RiverTown. This is the first of 2 group outings with the team.

February Events:

- Food Truck Friday's
- Italian Night Monday's
- Taco Thursdays (10th and 24th)
 - What's the Catch on the 10th and Chubby Burrito on the 24th
- Trivia with DJ Ross (18th)
 - Second trivia of the year/last trivia on a Friday...will go back to normal when Café goes back to normal hours
- Music Bingo with DJ Ross (25th)
 - First Music Bingo of the year
- Daddy Daughter Dance (4th)
 - 87 families participated in this year's Daddy Daughter Dance. Had DJ Ross set up on the patio for the dance floor, deserts and photo wall were inside the RiverHouse. Tickets were \$20 a family.
- Adults Only Valentine's Dinner (12th)
 - Special menu in the Café for Valentines Day Dinner on Saturday the 12th. Will also have live music from 5pm to 8pm by Mark O'Quinn
- Superbowl Party at the RiverClub (13th)
 - Extended hours at the RiverClub to 10pm or the end of the game. Food and drink specials from 6pm to close.

March Events:

- Food Truck Friday's
- Italian Night Monday's
- Taco Thursdays (10th and 24th)
- Spring Break Activities (14th – 18th)
- Trivia with DJ Ross (31st)
- St Patrick's Day Sham-rock Concert/Party (17th)
- NCAA Tournament at the RiverClub (Thursday 17th thru 20th/Thursday 24th thru 27th)
- Mardi Gras Adults Only Party (date TBD)
- Jacksonville Icemen Outing

April Events:

- Food Truck Friday's
- Italian Night Monday's
- Taco Thursdays (14th and 28th)
- RiverTown Spring Fling (16th)
- Music Bingo with DJ Ross (7th)
- Trivia with DJ Ross (21st)

RT Website and Mobile Website – Update

- Website and mobile website are live now.
- Working with Mattamy's sales team, we sent over a "how to for residents" to help aid residents with acquiring access cards.
- Since launch:
 - Newsletter Sign ups – 251 (was 200 for the January report)
 - Access Card forms – 97 (was 74 for the January report)
 - Contact us/report a concern – 77 (was 49 for the January report)
 - Haven (13)
 - Groves (3)
 - Lakes 1 (7)
 - Landings (8)
 - Enclaves (2)
 - Arbors (11)
 - Gardens (9)
 - Northlake (5)
 - Homestead (4)
 - Main Street (4)
 - Preserve (2)
 - N/A (2)
 - Estates (1)
 - High Pointe (3)
 - Watersong (2)

Board Action

- No action at this time.

Field Operations Report

Submitted by: Johnathan Perry

RiverHouse

- Tennis Court
 - We have ordered a clay spreader for the tennis courts. This should help to maintain the courts at a higher level and ensure that the team is using the proper amount of clay when completing their periodic maintenance cycles.
- Maintenance Shed
 - The team has begun going through all equipment in preparation for the initial inventory review. We will create an accountability form for all CDD owned equipment and ensure its accuracy is kept.
- Hand Dryer
 - The hand dryer in the men's handicap restroom burnt out. The team was able to acquire a new unit and has replace it. It is working properly and will be monitored to make sure no other issues are present.
- Playground
 - The playground near the basketball courts was given a light pressure washing. During our inspections, it was identified that the playground was

beginning to show signs of a grimy buildup. The team lightly pressure washed to ensure no parts were damaged, but we were still able to clean it.

- Stairs Lights
 - The light inside some of the stairs have lights that have been going out. We are removing one to research what's needed to repair these.
- Pressure Washing
 - The team has pressure washed the pool deck. The pavers, stairs and all sidewalks were due for a cleaning.
- Railings
 - The railings throughout the RiverHouse were beginning to show signs of rust and loose paint. The team was able to get all the railings cleaned and painted throughout.
- Ballet Room
 - A handle in the ballet room was pulled off. We were able to reinstall the handle without needing to order a new one.
- Pool Rule signs
 - The signs have been finished. We are awaiting pickup and will install them as soon as we have them.
- Basketball Courts
 - The post at the basketball court were showing signs of use. The team was able to get them all painted.

RiverClub

- Kayak Launch
 - The grip tape has been replaced and the launch has been tightened to ensure weather or wakes do not take it away. We periodically check the launch to ensure its tightness.
 - The kayak launch was due for a cleaning due to algae buildup. The team was able to pressure wash the launch.
- Pirate Ship
 - The benches at the pirate ship playground have been painted. We are acquiring quotes to have the ship painted itself and the mulch installed.
- Address numbers
 - Per the fire department, we were required to install address numbers on the kayak shed and the amphitheater. They have been installed and should assist fire responders if an issue may arise.
- Cushions
 - The cushions have been returned and reinstalled. We have a few with were that will require purchasing new ones. We will research new options and have them relaced soon
- Pool Rule signs
 - We opted for ordering a new sign to meet the requirements of the Health Department, instead of replacing the existing sign. We have installed the signs and now meet the requirements.

Common Areas

- Welcome Center Waterfall
 - The pit was inspected and presented the same issue. We are periodically draining all water that enters the pit and inspect it regularly.

- Both vendors have been notified that they have been approved to make the repair. We have a meeting with another to inspect the leak and potentially find the area causing the issue.
- Haven Play Park
 - The missing step on the play park in the Haven was found missing recently. The step has been replaced and we are monitoring these issues for signs of vandalism.
- Up Lights
 - Some up lights throughout the community have been knocked down or burnt out. We are removing one to research what's needed for repair or replacement.
- Streetlights
 - The streetlights in The Landings and The Lakes have been inspected. We have identified many that only needed bulbs, but others require an electrician to trouble shoot. We are building a map to help identify them all.
- HomeStead Park
 - The trash can at the HomeStead Park was rusting and falling apart. The maintenance team as able to fix the issues and repaint any areas that were no longer black.
 - The book nook at the mailboxes was falling off the wall. It was resecured and should be able to hold books properly again.
- Nature Trails
 - A tree fell on the one of the nature trails during the storm last weekend. Thanks to the assistance from a resident, the team was able to locate the tree and remove it from the path.

Tasker

Item	District	Proprietor	Description	Progress
Swim Team Addendum	RECDD I	Jason	Work with DC on the agreement and acquiring signatures	in progress
Golf Cart Enforcement	RECDD I	Jason	Work with Supervisor Saks on potential parameters around enforcement. Also will need to provide a cost analysis.	in progress
VerdeGo Opportunity 6720	RECDD I	Jason	Work with DC on work authorization agreement	completed
VerdeGo Opportunity 6840	RECDD I	Jason	Work with DC on work authorization agreement	completed
Gym Painting	RECDD I	Jason/Johnathan	Investment paint was approved will need to look into price match and also request for a 10% discount for	completed (ratification needed from RECDD II and RECDD III)
Pergola Painting	RECDD I	Jason/Johnathan	Investment paint was approved will need to look into price match and also request for a 10% discount for	completed (ratification needed from RECDD II and RECDD III)
Con Span Bridge Painting	RECDD I	Jason/Johnathan	Investment paint was approved will need to look into price match and also request for a 10% discount for	completed (ratification needed from RECDD II and RECDD III)
Mail Box Lighting	RECDD I	Johnathan	pilot program for a single mailbox kiosk. Start in the Arbors	Pilot Complete
FPL Pilot Light Program	RECDD I	Johnathan	work with Fred and FPL on lighting pilot program	in progress
Pool filtration	RECDD I	Johnathan	Johnathan to work with Mr. Cameron on pool filtration repair	in progress
Food Service	RECDD I	Jason/Clint	Work with Mac on repurposing of the RH	in progress
Erosion on pond banks	RECDD I	Johnathan	Identify areas that are in need and come up with an action plan	in progress
Memorial Bricks	RECDD I	Jason/Clint	work with Supervisor Baron on memorial bricks	in progress
Missing Tree	RECDD I	Johnathan	Johnathan to work Shane (VerdeGo) on missing tree at 75 Rawling Dr.	in progress
Dog Stations	RECDD I	Jason/Johnathan	order 3 to 4 new dog stations and work with Fred on locations	ordered
Cost flow analysis for the café	RECDD II	Jason/Dan	Provide the board with the most current café cost flow analysis. Also look at expenditure items in the budget for there is expenditures showing. Potentially Café supply items.	completed
Café survey results to the board	RECDDII	Jason	Provide the board with café surveys per supervisor Thomas.	completed
RiverClub Parking Lot Curbing	RECDD II	Johnathan/Jason	Work with District Engineer to address drainage and damage to areas that may require curbing	in progress
Reflective Tape RC Gates	RECDD II	Johnathan	put reflective tap (red) on gates to signal STOP	completed
Waterfall Repair	ALL	Johnathan/Jason	Work with Capital T Pools for scheduling and DC for drafting of the agreement. Work with KAD for relocation of the panel. NTE \$10K	in progress
Haven Pond Agreement	ALL	Jason	Work with DC on drafting and acquiring signatures	complete
CDD Meeting Comments	ALL	Jason and Clint	Create a way through the website in which residents can submit comments for future board meetings	in progress
inventory system for	ALL	Jason/Johnathan	work on an inventory list of current asset	in progress
Audit Golf Cart Stencil Locations	ALL	Johnathan/Jason	make sure all roads that golf carts are not allowed are property marked and or identified. Please include RiverFront park	in progress
BOS Rep to ride participate in a weekly Landscape Ride	ALL	Johnathan	DJ will be the representative from RECDD II and RECDD III; Fred will be for RECDD I.	in progress
Side by Side Approved	ALL	Johnathan	work with DM on purchasing	Payment Acquired. Side by Side ordered. Expected Delivery in March/April

2.

RECDD I, II and III Landscape Deficiency Report

Contracted Item Description		September					October					November				December				January			
		8/30-9/5	9/6-9/12	9/13-9/19	9/20-9/26	9/27-10/3	10/4-10/10	10/11-10/17	10/18-10/24	10/25-10/31	11/1-11/7	11/8-11/14	11/15-11/21	11/22-11/28	11/29-12/5	12/6-12/12	12/13-12/19	12/20-12/26	12/27-1/2	1/3-1/9	1/10-1/16	1/17-1/23	1/24-1/30
Reporting & Communication	Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month . (Friday each week) (pg3)	5	5	5	5	5	5	5	5	5	5	4	5	5	5	5	5	5	5	5	5	5	5
	Contractor shall then within the time period specified by the District Representative, or if no time is specified within forty-eight (48) hours , explain in writing what actions shall be taken to remedy the deficiencies . (Tuesday each week) (pg3)	2	4	4	3	4	5	5	5	5	0	0	0	0	3	3	4	4	4	4	4	4	4
	A representative of the grounds maintenance service crew will report to the on-site management office immediately upon arrival to the site. A representative shall report to the on-site management upon departure from site. (pg 19)	2	3	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	Ground maintenance supervisor and a representative of the District will inspect the entire property subject to this agreement once per month. (pg 19)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Mowing, Edging & Trimming	This schedule shall state how many mowings per week during the growing season and dormant season. Notwithstanding the above, at no time will the turf grasses be allowed to grow beyond the following: Bermuda grass beyond a maximum height of two (2) inches; St. Augustine grasses beyond four and one half (4 1/2) inches; and Zoysia grasses beyond four (4) inches (pg 14)																						
	Mow Bermuda Turf– March 1- November 1 - Once a week and November 1- March 1 – Once a month. (pg 14)	4	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	Mow St. Augustine Turf – March 1- November 1 – Once a week and November 1- March 1 – Once every two weeks. (pg 14)	4	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	Mow Zoysia Turf - March 1- November 1 – Once a week and November 1- March 1 – Once every two weeks. (pg 14)	4	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	Mow Bahia Turf - March 1 - November 1 – Once every two week and November 1- March 1 – Once a month (pg 14)	4	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Turf Management	Contractor is to include with its bid a detailed annual maintenance program to ensure optimum quality and performance of Bermuda St. Augustine, Zoysia and Bahia grasses. In addition to a detailed mowing schedule, program is to include detailed timed events such as fertilization, aeration and thatch removal. (pg 14)	3	3	3	3	2	4	4	5	3	4	5	3	3	3	3	3	3	4	3	3	4	4
Pond Areas	Pond areas will be maintained within three (3) feet of the water's edge unless otherwise directed by the District. Vegetation within three feet of the water's edge will be controlled with use of a string/line trimmer or other mechanical means. Vegetation within these limits should be maintained in a clean condition with the rise and fall of the water line. (pg 15)	3	3	3	3	4	3	3	4	4	4	5	5	5	5	5	5	5	5	5	5	5	4
	Any trash debris in the water within arm's reach of Contractor shall be removed and disposed of offsite. (pg 15)	1	2	3	4	4	4	4	4	4	5	5	5	5	5	5	5	5	5	5	5	4	3
Tree & Shrub Care	Trees, hedges, plants, vines, and shrubs shall be pruned by Contractor on an ongoing basis removing broken or dead limbs at least once (1x) a month or more, as necessary, to provide a neat and clean appearance. All the plant beds around the pond perimeters are to be maintained in the same manner as all other plant beds within the community. (pg 16)	2	3	3	3	3	3	3	4	3	3	4	4	4	3	3	2	2	3	3	3	4	4
	Ornamental grasses will be cut back once a year in late winter. (pg 16)																					5	5
	All deciduous trees shall be pruned when dormant to ensure proper uniform growth. (pg 16)																					5	5
	All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. (pg 16)											0	0										
	Sucker growth at the base of all trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. (pg 16)	2	2	2	3	3	3	3	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4
	Branches and limbs shall be kept off buildings, including roofs, sign wall structures, and pruned over sidewalks and parking lots so as not to interfere with pedestrians or cars. (This is to include maintaining a minimum of six to eight (6-8) feet of clearance under all limbs over sidewalks and ten to twelve (10-12) feet clearance above all driveways and ROW's depending on location and species of tree.) Hedges, shrubs and ground covers are to be maintained twelve to eighteen (12-18) inches away from buildings, fences and other structures. (pg 17)	3	3	3	3	4	4	4	3	3	3	4	4	4	3	3	2	2	3	3	3	3	3

[illegible]

3.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date : Jan 25, 2022

Field Techs: Mike Liddell /
Justin Powers

Client: RiverTown

Pond A: Applied algae treatment.



Pond B: Treated algae.



Pond C: Perimeter grass is decaying.



Pond D: Perimeter vegetation is decaying from previous treatment, sprayed floating water shield.



Pond E: Applied algaecide around edge of pond.



Pond G: Applied algaecide.

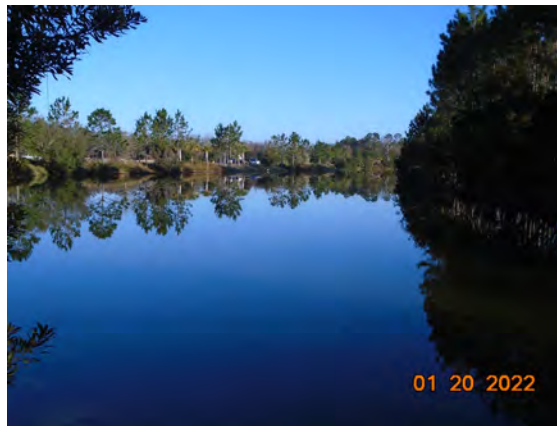
Pond H: Treated perimeter vegetation, no algae noticed on entire pond.



Pond I: Treated perimeter vegetation and algae.



Pond J: Perimeter vegetation is decaying. Algae is forming around decay.



Pond K: Treated algae and perimeter vegetation.



Pond L: previous treatment effective.



Pond M: Treated perimeter vegetation.



Pond Q: Applied algaecide.



Pond R: Previous treatment effective, pond looks good.



Pond S: Applied pond dye.



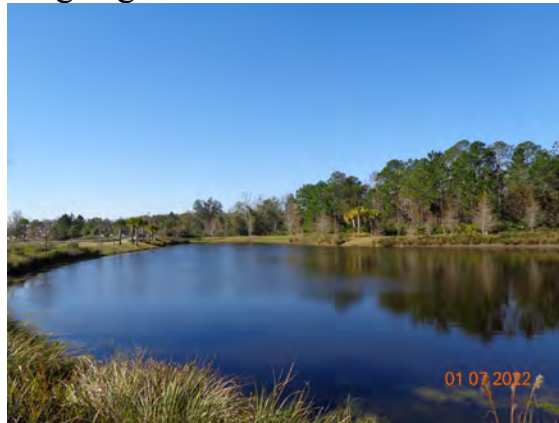
Pond T: Previous treatment was effective, water levels and clarity were normal.



Pond U: Previous treatment was effective.



Pond V: Treated for algae growth.



Pond W: Applied algaecide.



Pond X: (Homestead) Coontail treatments have been effective, just applied final treatment.



Pond Y: (behind model homes) pond looks good, previous treatment effective.



Pond Z: (behind pond K) Treated algae around pond.



Pond AA: (Homestead) Applied algae treatment.



Pond BB: (Homestead) Treated perimeter veg.



Pond CC: Treated algae around pond.



Pond DD: Removed trash.



Pond EE: Treated for algae



Pond FF: Treated algae around pond.



Pond GG: water level and clarity were normal.



Pond HH: Pond looks good, picked up trash.



Pond II: Previous treatment was effective, water level and clarity were normal.



Pond JJ: Treated perimeter vegetation.



Pond KK: Applied pond dye.



Pond LL: previous treatment was effective, water level and clarity were normal.



Pond MM: Treated algae and removed a small amount of trash from area.



Pond NN: Perimeter grasses are decaying.



Pond 7 (front): pond looks great, previous treatments effective.



Pond River Club 1: Applied algaecide to pond.



Pond River Club 2: Treated algae.



Pond 1: (Water Song) Treated algae. Will try a new chemical to lower pH in Feb. This should help slow the growth of the algae.



Pond 2: Vegetation decaying around pond.



Pond 3: Applied algaecide.



Pond 4: Had complaint for grasses growing around pond. No vegetation noticed, only where sod was placed too low on new construction.



Pond 5: Applied pond dye.



Pond 6: Treated cattails around perimeter.



Pond 7: Applied pond dye.



Pond 8: Treated algae earlier in the month, results were good.



Pond 9: Treated algae.



Pond 10: Spot treated cattails.



Pond 11: Spot treated cattails.



Pond 12: Pond in good condition, water level low.



E.



Landscape Maintenance Report February

Irrigation:

Irrigation is currently running at 2x per week. Different areas run on different days of the week to accommodate the size of the zones

Two irrigation techs are on site daily to address any breaks that are found or reported

Many wiring issues have been found this month. Power surges and poor grounding of the system have led to these issues. A strategy to address this is being worked on.

Maintenance:

Bi-weekly mowing is happening throughout the property.

We are running 2 maintenance teams and a team for trimming and weed control, they will be alternating schedules.

Bed detailing is being focused on, and weed issues are at a minimum with trimming being complete.

Cut backs of the grasses continue throughout the property are complete and are ready for mulching starting the week of 2/7

The cart path along longleaf parkway has been edged and all adjacent woodlines cut back.

Frost damage is apparent throughout the community where we had two days with temps below freezing. This damage will be cut back in the upcoming weeks after the threat of more freezing temperature has dwindled. Notable areas are the welcome center entry and the Main st roundabout.

We have removed moss from trees within the community and have limbed up almost all trees. The moss removal is not in scope and was done to improve the appearance of the community with no additional expense to the CDD.

While removing the moss we found many of the drake elms to be infected with Mistletoe. Mistletoe is a plant parasite that eventually will kill these trees. The optimal solution is to remove the affected branches. This in several instances is not an option. There is no chemical or maintenance treatment option for a remedy. A proposal will be generated for trimming and removal.

Turf and Chemical applications:

Turf color is as expected for this time of year and has taken a good bit of frost damage. The Bermuda turf height will be lowered in the coming weeks. The mowing will not look good but is necessary for the vigor of the turf.

Agrowpro treated the turf in February and will start the most aggressive fertilization plan to date in March. Given what we have learned over the years about the soil and nature of the site we have developed a plan to better suit the needs of the turf and increase the overall appearance. While environmental issues are still a factor such as fungus and abundant rainfall, this custom approach we feel is best for the property and residents.

Annuals:

Winter annuals are holding up well and weathered the freeze exceptionally. The timing of installation helped make sure they were established prior to the freeze event. The type of plant was also selected to give the community the best chance of winter long color.