

*Rivers Edge  
Community Development District*

*November 16, 2022*

## *AGENDA*

# Rivers Edge Community Development District

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November 9, 2022

Board of Supervisors  
Rivers Edge Community Development District

Dear Board Members:

The Rivers Edge Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, November 16, 2022 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)
- III. Organizational Matters - Consideration of Appointments to Seats 2 and 4
- IV. Approval of the Consent Agenda
  - A. Minutes of the October 19, 2022 Meeting
  - B. Balance Sheet and Income Statement
  - C. Assessment Receipts Schedule
  - D. Check Register
- V. Ratification of Fence Installation Request Encroaching into a CDD Easement – 597 Kendall Crossing
- VI. Consideration of Proposals for Updating the Capital Reserve Study
  - A. Community Advisors
  - B. Reserve Advisors
- VII. Consideration of Resolution 2023-04, Amending the Fiscal Year 2022 General Fund Budget
- VIII. Consideration of Acceptance of Corrective Deed from HOA

- IX. Consideration of Whistling Pines Plat Conveyances (Cost Share)
- X. Consideration of Facility Use Request for Belle's & Beaus
- XI. Consideration of New Gym Equipment (Cost Share)
- XII. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. General Manager
    - 1. Report
    - 2. Pond Service Report
  - E. Landscape Team – Report
- XIII. Other Business
- XIV. Supervisor Requests and Audience Comments
- XV. Next Scheduled Meeting – December 14, 2022 at 11:00 a.m. at the RiverTown Amenity Center
- XVI. Adjournment

**PUBLIC CONDUCT:** Members of the public are provided the opportunity for public comment during the meeting. Each member of the public is limited to three (3) minutes, at the discretion of the Presiding Officer, which may be shortened depending on the number of speakers. Speakers shall refrain from disorderly conduct, including launching personal attacks; the Presiding Officer shall have the discretion to remove any speaker that disregards the District's public decorum policies. Public comments are not a Q&A session; Board Supervisors are not expected to respond to questions during the public comment period.



## *FOURTH ORDER OF BUSINESS*

*A.*

Minutes of Meeting  
Rivers Edge  
Community Development District

The regular meeting of the Board of Supervisors of the Rivers Edge Community Development District was held Wednesday, October 19, 2022 at 11:04 a.m. 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 by telephone
Robert Cameron	Supervisor

Also present were:

Marilee Giles	District Manager
Jennifer Kilinski	District Counsel
Ryan Stillwell	District Engineer
Dan Fagen	Vesta/Amenity Services
Kevin McKendree	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Clint Waugh	Vesta/Amenity Services
Jonathan Perry	Vesta/Amenity Services
Brad Poor	Yellowstone
Blake Dougherty	Yellowstone

The following is a summary of the discussions and actions taken at the October 19, 2022 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order at 11:04 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Mr. Curtis stated I'm trying to put my fence into the easement. I have a letter from the county, and it seems that the easement is oversized; you have 30-feet. It is listed as an access

point, but you cannot use it as an access point. The person who services the lake goes through lot 26 or 27. My neighbor has a fence already and mine should not present a problem.

Ms. Giles stated staff has corresponded about this topic and if you want staff to weigh in, Ryan is prepared to do that.

Mr. McIntyre asked what are you trying to get done?

Mr. Curtis stated I don't currently have a fence, I'm in the process of working with Stirling through Mattamy. They requested a certain amount of space, but it was denied, it was pushed back against the house, and he said we have dealt with this in the past. I talked to a few people in the county, and they pulled up the information and they said per the survey there were a couple issues but I'm trying to get more space for the fence.

Mr. McIntyre stated you intend to install a fence and based on the easement lines and survey your installers were told they couldn't put it in the easement. You are asking for consideration from the board to allow you to put your fence further from the house. There is a 30-foot easement. How far out do you want to bring your fence?

Mr. Curtis stated they had that 10-feet out and that would put me 5-feet over the code and if I could get 7 ½ that would keep me under code and if I could do 10 that would be great. Charles Aquatic was told he couldn't use that area and I was told by the county that the post indicates it is not a drivable area. It is an easement, but you can't drive over it. I believe there are four other access points.

Mr. Stillwell stated this was a 30-foot drainage easement that was designed when the pond was designed, there is a 30" reinforced concrete pipe that is an outfall for this pond that goes to the wetland. Based on the depth and sizes it could be a 20-foot drainage easement, but the county made us increase the easement, that being said that 30-foot drainage easement goes up to the side setback of his house and his neighbor's house. You literally couldn't put a fence it would be off the corner of the houses. What we don't like to do is set a precedent by saying you can put a fence in drainage easements because it results in everyone requests their fences be put in drainage easements, then we have no drainage easements. This is a little unique in that there are a couple parks around this pond so there are access ways that are owned by the district for the boat to access. It doesn't change the fact that there is a pipe here. If there is ever an issue with the pipe we would need access. I don't like to tell boards yes you can set a precedent and put fences in easements because it is a slippery slope for everyone in the community would use all our access. This is a

unique situation where there is a park that the CDD owns a tract, so we have access and his property line is to the middle of the easement. I would not ever advise a board to allow a fence to be put on top of a pipe. We have basically 15-feet, your half of the easement. I'm not opposed to some leeway there, but I think you would want to maintain a minimum of a 10-foot easement where that pipe is and also from a legal perspective the district wouldn't be liable if we do have to get in there and remove the pipe. The pipe is 7 or 8-feet in the ground. We don't want to put a trench box in there to get to it, the reason we have 30-feet is so that we can dig a ditch and not have added expense. If you allow anything in that easement I recommend there be language put in that the district is not responsible for removing and replacing a fence in the event you have to dig up the pipe. It is unusual in that this is a grass strip that is the full width between these two houses. We have another access point for the lake maintenance contractor. I would not ever recommend putting it all the way to the property line.

Mr. McIntyre asked is there any leeway we can provide?

Mr. Stillwell stated I don't know if any fences in drainage easements existed prior to my involvement at the district.

Ms. Kilinski stated not approved by this district.

Mr. Stillwell stated my recommendation would be to stay at the 20 that you heard from the county as well. Once you vote on one location there could be numerous other residents that come to you.

Mr. Curtis stated I looked at the other surveys and I'm comfortable that there is not another lot similar to my lot that you will have this issue with.

Ms. Kilinski stated this has been an issue in a lot of districts recently. I have one in Nassau County where we had to file mandatory injunctions against individual homeowners for removal of the fences because the district was put in a position of people whose access was overly burdened. There were two access points they construct a fence to block one now the boats are constantly coming in the other so they were threatening a suit against the district, remove this fence or let us all them. On the other hand we had people who said we are not removing our fence, sue us, so we had to. The crux of the situation is if it is really not an access point meaning there is not access there I think we can make at least an argument there are two reasons this is unique, one is you can't access it so it is not really an access point and two, because it is a wider strip so having some five foot or so access on either side we can differentiate it from other requests. What we typically

do when we grant these is we record on the property a variance access agreement and what it says is what Ryan indicated, it says we are agreeing but everybody who takes title to the property thereafter understands that if we need to remove it because health/safety/pipe issues you agree that you are going to do that at your expense.

Mr. Curtis stated my neighbor has a fence that is 7 ½ feet into the easement.

Ms. Kilinski stated it wasn't approved through the district. That is the problem we had at all these other communities, the HOA approves things then we have gone to court over this issue and I'm confident of the outcome, which is too bad for the homeowner.

The district has an access easement, the district has had an access easement since people took the property, so we have one homeowner for example whose title did not show an easement, they are now suing their title insurance company. In every other situation when you have a title that says you are subject to an access easement you have to get permission to encroach upon that and if you didn't get the permission from the district, the HOA's are getting sued.

Mr. Cameron stated the house is up against the easement there should have been a setback.

Mr. McIntyre asked could he at least match his neighbor's?

Mr. Stillwell stated if we were to give him 7 ½ foot it sounds like he would be willing to sign whatever agreement is necessary, but we immediately need to have the same thing with the person who has illegally put a fence in. From an engineering perspective 15-feet doesn't meet the code, even if we were a little bigger then the code if we meet the code that the county said 20 I would feel a lot more comfortable because then we have basis for when we have 20-foot easement that does meet the code and somebody wants to encroach on that, I don't want to keep encroaching more and more on what county standards are. The county has standards for reasons, we as the CDD and as the engineer follow those standards so that we don't set precedents and rules for ourselves.

Mr. Cameron asked why doesn't he have a 7 ½ foot set back between his house and the easement?

Mr. Stillwell stated it is not required. The setback for his house is at the easement, that is how these easements are set up and is the reason we have 30-feet instead of 20-feet. In RiverTown the eaves are allowed to encroach into the setback. If you take a foot and a half off the 30 on each side now we are at 27. I'm not going to put a 27-foot easement on the plan it is going to 20 or 30. You can have that encroachment, the reality is if you need to get a full size excavator to take a 30"

RCP out that is 7 feet in the ground can it fit in 20, yes, will it be a pain and cost the district more money, yes. If you have 30 it would be a lot easier for somebody to swing that bucket around. Again, will we ever have to touch this pipe? I hope not. The right number is probably 20, which is 5-feet on each side if we were going to allow an encroachment to allow them to have a side yard that is in their fence. We have 20-foot easements in RiverTown that we can't allow any encroachment into.

Mr. McIntyre stated the problem I see now is that someone has already done it, not someone in the neighborhood but someone that correlates directly with his piece of property. I think if we tell him no, we have to go back and tell the other people they have to get rid of that. Then we have a whole new can of worms to deal with.

Ms. Kilinski stated we are going to want to go back regardless and get something recorded.

Mr. McIntyre stated my recommendation is to find a happy medium. Then put something in place so that we are not bumping up against this in other areas. It has to be a very specific exception with background to back it up as to why we were able to do it here and why we can't do it elsewhere. If we find this happy medium the homeowner could be on the hook for things down the line should something go wrong that you cannot hold the board responsible for.

Mr. Curtis asked if we kept it within the 20, wouldn't that be the easiest solution, then it would be per county code?

Ms. Kilinski stated we would still need the agreement. There is also a lot of turnover at the HOA level and we want to do a heavy reminder about those applications that have to come to this board if it encroaches on an access easement. We have been notifying as issues have come up in other districts the HOA so if you are on notice that if something happens, we may come to you and say you are responsible for this.

Mr. Cameron stated I would like the HOA to go through all the fence plans with Mattamy so their sales is not different from what the HOA says.

Mr. Saks stated Mattamy runs the HOA, it is their own organization.

Mr. Curtis stated my fence company is slated to install the fence tomorrow because I originally was scheduled to meet you and something happened.

Mr. McIntyre asked is 20-feet good?

Mr. Stillwell stated yes, but know that is going to require the other landowner to move their fence.

Ms. Kilinski stated if you can give me your contact information, I can get a variance agreement to you this afternoon. I assume you are comfortable with us reaching out to the neighbor. I will have Marilee's office send them a letter so that it is not coming from the attorney.

Public comments were closed and item nine taken out of order.

#### **NINTH ORDER OF BUSINESS**

#### **Consideration of Request for Fence Installation Encroaching into a CDD Easement**

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor a five-foot encroachment into the access easement for the installation of a fence at 597 Kendall Crossing Drive was approved and district counsel was authorized to prepare and record a variance agreement in the public records for this encroachment.

Mr. Curtis asked should I cancel the installation for tomorrow or move it?

Ms. Kilinski stated as long as I can get that agreement executed today, we will be good to go.

#### **THIRD ORDER OF BUSINESS**

#### **Approval of the Consent Agenda**

##### **A. Minutes of the September 7, 2022 Special Joint Meeting and September 14, 2022 Regular Board of Supervisors Meeting**

On MOTION by Mr. Cameron seconded by Mr. McIntyre with all in favor the minutes of the September 7, 2022 joint meeting were approved as amended and the September 14, 2022 board meeting were approved as presented.

##### **B. Balance Sheet & Income Statement**

##### **C. Assessment Receipt Schedule**

##### **D. Approval of Check Register**

Mr. Baron stated this doesn't address the question about the landscaping being missing for two months and whether or not that is going to be paid or not paid. The landscaper has no pay out for August or September. I'm wondering why.



Ms. Giles stated August for VerdeGo was released last week and we can address the September payment. The September invoice for VerdeGo, the question on the table is if you are satisfied and willing to release the September payment.

Mr. Cameron asked can we do the same as boards 2 and 3 did?

Ms. Giles responded yes. They approved to release smaller invoices, but to only pay half of the September invoice until Jason has worked with VerdeGo to make sure they met all their final requirements.

Mr. Baron stated I'm good with that.

On MOTION by Mr. Cameron seconded by Mr. McIntyre with all in favor the check register was approved with payment to VerdeGo as outlined above.

#### **FOURTH ORDER OF BUSINESS**

#### **Ratification of Agreement with Yellowstone Landscape, Inc, for Landscape and Irrigation Maintenance Services**

Ms. Giles stated this is ratification of the agreement with Yellowstone. Nothing has changed in the agreement it was signed between meetings and I am looking for ratification.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the agreement with Yellowstone Landscape, Inc. for landscape and irrigation services was ratified.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Proposals for Updating the Capital Reserve Study**

This item was tabled.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2023-01 Amending the Fiscal Year 2023 Budget General Fund Budget**

Ms. Giles stated Resolution 2023-01 amends the fiscal year 2023 general fund budget. At your last meeting there was a line item identified as requiring reallocation of \$45,000 and that is the Vesta hospitality line item. That line item is being reduced by \$45,000 and reallocated to the capital reserves.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor Resolution 2023-01 was approved subject to a correction to the window cleaning description.

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2023-02  
Amending the Fiscal Year Budget to Include  
the Capital Reserve Fund Budget**

Ms. Giles stated Resolution 2023-02 amends the fiscal year 2023 budget to include a capital reserve fund budget page. The district has always had capital reserve fund budget, this resolution is to amend the adopted budget as presented at the last meeting to include this page.

Mr. Baron asked the numbers we have for the budget for the gym Jason mentioned that the numbers wouldn't be as high as they were because of lease versus purchase of gym equipment. Have you adjusted the numbers for the capital budget based on his plan versus what was put in the actual report?

Ms. Giles stated we did. We worked with Vesta between the approved budget and the adopted budget to make those changes.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor Resolution 2023-02 was approved.

**EIGHTH ORDER OF BUSINESS****Consideration of Resolution 2023-03  
Authorizing Investment of Funds in the Local  
Government Surplus Funds Trust Fund**

Ms. Giles stated Resolution 2023-03 authorizes investment of funds in the local government surplus funds trust fund account. The purpose of the local government surplus funds trust is to help maximize earnings with competitive returns with minimization of risk of those invested funds. These are your O&M funds and is done by transferring the funds to the State Board of Administration to be invested according to Florida Statute.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor Resolution 2023-03 was approved.

**NINTH ORDER OF BUSINESS****Consideration of Request for Fence  
Installation Encroaching into a CDD  
Easement**

This item was taken earlier in the meeting.

**TENTH ORDER OF BUSINESS****Consideration of Cost Share Items****A. Waterside Repair**

Mr. Davidson stated the repair is to remove and replace the check valve, remove the “y-pipe” and unclog the pipe and replace all piping. Your sister districts went with Epic Pools.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the proposal from Epic Pools in the amount of \$4,000 was approved.

**B. RiverFront Park Septic System Repair**

Mr. Davidson stated next is the RiverFront park septic system repair. The control panel for the septic tank consistently goes into a fault mode due to damaged equipment. While in that state some pumps do not work causing sewage to back up into the drains. Your sister districts did go with Barney’s Pumps.

On MOTION by Mr. Cameron seconded by Mr. Saks with all in favor the proposal from Barney’s Pumps, Inc. in the amount of \$2,363.00 was approved.

**C. Reupholstering of Outdoor Cushions**

Mr. Davidson stated next is reupholstering of the outdoor cushions at the RiverClub at CDD II.

On MOTION by Mr. Cameron seconded by Mr. Saks with all in favor the proposal from Vincent & Sons in the amount of \$1,715.82 was approved.

**D. Holiday Décor (RE and RE2 Only)**

Mr. Davidson stated next is holiday décor consideration for Rivers Edge CDD I and II only. Each year we team up with Hulihan to do the holiday lighting and décor, they are very responsive with concerns and very knowledgeable with the lay of the land and we would like to continue the partnership with Hulihan this season.

On MOTION by Mr. Cameron seconded by Mr. McIntyre with all in favor the proposal for holiday lighting in the amount of \$12,887 and \$20,485 for CDD II was approved.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Facility and Property Use Requests**

**A. Request for use of the RiverHouse for a RiverTown Wine Tasters Club**

Mr. Davidson stated next is a request from Nancy Roeder, a resident, for a wine tasting club that would meet monthly.

Ms. Kilinski stated we have that alcohol matrix you adopted and so long as it is resident only and there is no charge you are covered by your current insurance policy.

Mr. Baron left the telephone conference at this time.

On MOTION by Mr. Saks seconded by Mr. McIntyre with four in favor the request for a wine tasting club was approved.

**B. Request to Install a Little Free Library**

Mr. Davidson stated we have two requests for the installation of a little free library, Ms. Kriel on Twin Flower Place and Ms. Deramon on Rycroft Place. They have given descriptions and included all the information in the packet.

Mr. Saks asked are they going to look like the first one?

Mr. McIntyre stated something like that needs to be consistent and you need to lay out that is the only way it can be built. Once it is done, they need to notify you so you can verify that it is installed properly, no safety issue and it is consistent with the other ones.

Mr. Saks stated also they can put a plaque on there that says it was donated by whomever.

On MOTION by Mr. Cameron seconded by Mr. McIntyre with four in favor the two requests for the installation of little free libraries were approved.

**C. Request from Soccer Shots for Winter Session**

Mr. Davidson stated Soccer Shots submitted their winter schedule for your consideration.

On MOTION by Mr. McIntyre seconded by Mr. Saks with four in favor the winter schedule for the Soccer Shots was approved.

**D. Request from UPS to Place a POD at the RiverHouse**

Mr. Davidson stated we have a request from UPS to place a POD at the RiverHouse. We have done this the five years I have been here at RiverTown. They would like permission to do it again this year to allow for easier deliveries. They have offered \$700 this year; in the past it has been \$1,000.

Mr. Baron rejoined the conference call during this item.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor staff was authorized to enter into an agreement with UPS to place a POD at the RiverHouse to assist with holiday deliveries under the same terms as last year.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. McIntyre stated the insurance, we are protected currently under what we have so we don't need to purchase.

Ms. Kilinski stated you saw the correspondence and I believe that is the case. We asked your insurance carrier after the last meeting about the provision of a special event policy for Hallow Crawl. Essentially, what the lead agent said is we think based on the factors that we gave them, you are already covered, you don't need a special event policy.

**B. District Engineer**

Mr. Stillwell stated you may have noticed the North Lake pond has come down quite a bit in elevation thanks to Jason and his team. We will continue to monitor that. We are working on maps for each of the districts that have the outfall locations labeled on a map in one location with the pond number or letters so that any lay person can find these outfall structures.

Mr. Saks stated residents are saying that the area behind Rambling Water Run didn't get its second lift.

Mr. Davidson stated it is an alley.

Mr. Stillwell stated alleys typically don't get a second lift of asphalt. Those are CDD property in the old Main Street district and that predates Mattamy.

Mr. Saks asked is there any need for maintenance by the CDD or is that built in the capital reserves?

Mr. Stillwell stated it should be addressed in the capital reserves. I don't know if it is in there now. That is only 16 years old and typically we would say a minimum of 20 years but potentially after 30 on asphalt roadways but if it is an alley with 1" of asphalt it is not a standard road. We can pull those plans.

Mr. Saks stated I'm not saying it is needed, I wanted to go back to the residents and let them know. It is good to know alleys don't get a second lift of asphalt because it is utilized significantly less.

### **C. District Manager**

Ms. Giles stated I have Fred's questions and I will respond to those in writing.

### **D. General Manager - Report**

#### **1. Report**

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

#### **2. Landscape Update**

Mr. Davidson stated we have been working diligently with Yellowstone to ensure a smooth transition. They have done a wonderful job thus far getting to know the lay of the land and I have received several compliments from the community. We are very appreciative of that and will continue to work with them with their 30,60,90-day transition plan.

#### **3. Pond Service Report**

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

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

Mr. Poor gave an overview of the landscape update, copy of which was included in the agenda package.

Mr. Baron left the telephone conference during this item.

**THIRTEENTH ORDER OF BUSINESS      Supervisors' Requests and Audience Comments**

Mr. Saks asked are we seeing issues with people camping on the trails and at RiverFront Park?

Mr. Davidson stated we have had two incidents where we have removed tents.

Mr. McIntyre stated one of my friends was on the trail with his daughter and in the middle of the trail was a big tent and they turned around and left because they didn't know what was there. If it is residents that is a no go, that is what your backyard is for or go to a place that authorizes it. If it is homeless that brings a completely different element because if you have one then you have five and we already have issues with residents and their friends doing things in the neighborhood that they shouldn't be doing. On top of that you may have cars broken into or residents being scared to death. I think we are going to have to stay abreast of and when you come across these let every board member know. I'm concerned about the safety of residents.

Mr. Saks stated we need to have a speaker set up for our big meetings.

Mr. McIntyre stated I will get with Jason on this and we will figure out what we can do. Also, we need to get with Fred and see what could potentially be allocated. My vision for this was to have a minimum of two speakers and a screen in the event we have slides and to have people follow along the agenda and that may eliminate the need to print these out for every meeting.

Mr. Saks stated the invoice we get from the security patrols are impressive. One of the deputies was called in to assist in a medical emergency and having someone here made a quicker response time and he was on scene until the paramedics showed up. Having someone in the community has proved to be beneficial.

Mr. Davidson stated I have been working on security issues with Erik and with Fred on fund allocations and will bring back suggestions to the November meeting.

Mr. Saks stated CDD I still does not own the trail system. Are we ever going to? Are they going to turn it over because Mattamy still owns it.

Ms. Kilinski stated we are working on a comprehensive due diligence documentation. Hopefully, at the next meeting we will have a list of all of what you should own and what you don't currently own. There has been a disconnect about which documentation was prepared and reviewed by the district and what has actually been signed because it just didn't get followed-up

on. Also, there is a RiverTown wide construction and maintenance easement that was recorded at the beginning of time for some of these transitional items so it is not as though you don't have the right at the end of the day, the question is how hard you push. We are trying to get it all cleaned up.

Mr. Davidson stated I want to be sure I have clear directive on what is being requested security-wise. I'm working with Erik on all security options, working with Fred on fund allocations and bringing back suggestions to the November meeting.

Mr. McIntyre stated yes, November/December I would like things to be ready to go so that in January it becomes an official item we can thoroughly discuss and bring it to a vote or have a combined meeting and bring it to a vote at the beginning of the year so we can let things flow throughout the year, finding vendors, finding the allocated funds and incrementally put these things in place.

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

Ms. Giles stated the next meeting will be held November 16, 2022 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with four in favor the meeting adjourned at 12:47 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman



*B.*

# Rivers Edge

## Community Development District

Unaudited Financial Reporting  
October 31, 2022



**Rivers Edge**  
**Community Development District**  
**Combined Balance Sheet**  
October 31, 2022

	<b>Governmental Fund Types</b>				<b>Totals</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	<b>Capital Reserve</b>	<b>(Memorandum Only)</b>
<b><u>Assets:</u></b>					
Cash	\$408,333	---	---	\$498,907	\$907,240
Investments:					
Custody	\$57,957	---	---	---	\$57,957
Due from Rivers Edge II-Utilities	\$19,713	---	---	---	\$19,713
Due from Rivers Edge III-Utilities	\$2,022	---	---	---	\$2,022
Due from Mattamy - Utilities	\$1,455	---	---	---	\$1,455
Due from DS 2018	---	\$858	---	---	\$858
Due from General Fund	---	\$1,011	---	---	\$1,011
Utilities Deposit	\$7,241	---	---	---	\$7,241
<b><u>Series 2016</u></b>					
Reserve	---	\$216,977	---	---	\$216,977
Revenue	---	\$288,933	---	---	\$288,933
Prepayment	---	\$27,873	---	---	\$27,873
<b><u>Series 2018</u></b>					
Reserve	---	\$117,191	---	---	\$117,191
Revenue	---	\$187,126	---	---	\$187,126
Construction	---	---	\$3,734	---	\$3,734
<b><u>Series 2018A-1/2018A-2</u></b>					
Revenue	---	\$112,617	---	---	\$112,617
Excess Revenue	---	\$1	---	---	\$1
Reserve 2018A-1	---	\$68,919	---	---	\$68,919
Reserve 2018A-2	---	\$89,016	---	---	\$89,016
Prepayment	---	\$924	---	---	\$924
Assessments Receivable	\$4,602	\$2,191	---	---	\$6,793
<b>Total Assets</b>	<b>\$501,323</b>	<b>\$1,113,637</b>	<b>\$3,734</b>	<b>\$498,907</b>	<b>\$2,117,601</b>
<b><u>Liabilities:</u></b>					
Accounts Payable	\$24,251	---	---	---	\$24,251
Accrued Expenses	\$24,870	---	---	---	\$24,870
Fica Payable	\$92	---	---	---	\$92
Due to DS 2018	\$1,011	---	---	---	\$1,011
Due to DS 2018A	---	\$858	---	---	\$858
<b><u>Fund Balances:</u></b>					
Restricted for Debt Service	---	\$1,112,779	---	---	\$1,112,779
Restricted for Capital Projects	---	---	\$3,734	\$498,907	\$502,641
Nonspendable	\$30,430	---	---	---	\$30,430
Unassigned	\$420,670	---	---	---	\$420,670
<b>Total Liabilities and Fund Equity</b>	<b>\$501,323</b>	<b>\$1,113,637</b>	<b>\$3,734</b>	<b>\$498,907</b>	<b>\$2,117,601</b>

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

Description	ADOPTED BUDGET	PRORATED	ACTUAL 10/31/22	VARIANCE
		BUDGET 10/31/22		
Assessments - Roll	\$2,245,579	\$4,602	\$4,602	\$0
Assessments - Direct	\$132,843	\$66,421	\$66,421	\$0
Misc Income/Interest	\$12,000	\$1,000	\$1,343	\$343
Rental Revenue	\$30,000	\$2,500	\$0	(\$2,500)
Special Events	\$6,000	\$500	\$0	(\$500)
Cost Share Landscaping Rivers Edge II	\$713,588	\$0	\$0	\$0
Cost Share Landscaping Rivers Edge III	\$179,286	\$0	\$0	\$0
Cost Share Amenity Rivers Edge III	\$316,559	\$0	\$0	\$0
Community Garden	\$1,000	\$83	\$0	(\$83)
Tennis Revenue	\$500	\$42	\$0	(\$42)
<b>Total Income</b>	<b>\$3,637,354</b>	<b>\$75,149</b>	<b>\$72,367</b>	<b>(\$2,782)</b>

**Expenditures**

**Administrative**

Supervisor Fees	\$12,000	\$1,000	\$800	\$200
FICA Expense	\$918	\$77	\$61	\$15
Engineering (Prosser)	\$25,000	\$2,083	\$0	\$2,083
Assessment Roll	\$5,000	\$417	\$0	\$417
Attorney	\$55,000	\$4,583	\$0	\$4,583
Annual Audit	\$5,000	\$417	\$0	\$417
Trustee Fees	\$11,000	\$4,863	\$4,863	\$0
Dissemination	\$6,100	\$508	\$508	\$0
Arbitrage	\$1,800	\$150	\$0	\$150
Management Fees	\$49,875	\$4,156	\$4,156	\$0
Information Technology	\$2,888	\$241	\$241	(\$0)
Website Maintenance	\$1,488	\$124	\$124	(\$0)
Telephone	\$800	\$67	\$96	(\$29)
Postage	\$1,500	\$125	\$50	\$75
Printing & Binding	\$3,000	\$250	\$349	(\$99)
Insurance	\$11,280	\$11,280	\$9,626	\$1,654
Legal Advertising	\$4,500	\$375	\$0	\$375
Other Current Charges	\$2,500	\$208	\$0	\$208
Office Supplies	\$150	\$13	\$3	\$10
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

<b>Total Administrative</b>	<b>\$199,973</b>	<b>\$31,111</b>	<b>\$21,051</b>	<b>\$10,060</b>
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**Grounds Maintenance**

Field Operations Management	\$45,210	\$3,768	\$3,768	\$0
Landscape Maintenance	\$1,523,000	\$126,917	\$0	\$126,917
Landscape Reserves	\$60,000	\$5,000	\$13,355	(\$8,355)
Irrigation Repairs and Maintenance	\$15,000	\$1,250	\$0	\$1,250
Lakes, Vegetation and Algae Control	\$56,340	\$4,695	\$3,514	\$1,181
Irrigation Water Use	\$367,000	\$30,583	\$19,951	\$10,633
Electric	\$105,000	\$8,750	\$9,247	(\$497)
Street Lighting & Signage Repairs and Replacements	\$20,000	\$1,667	\$0	\$1,667
Street and Drainage Maintenance	\$5,000	\$417	\$0	\$417
Other Repairs and Maintenance	\$10,000	\$833	\$808	\$26

<b>Total Grounds Maintenance</b>	<b>\$2,206,550</b>	<b>\$183,879</b>	<b>\$50,642</b>	<b>\$133,237</b>
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**Rivers Edge**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending October 31, 2022

Description	ADOPTED	PRORATED	ACTUAL	VARIANCE
	BUDGET	10/31/22	10/31/22	
Amenity Center				
General Manager / Lifestyle Director (Vesta)	\$95,486	\$7,957	\$7,957	(\$0)
Lifeguards (Vesta)	\$46,009	\$3,834	\$0	\$3,834
Hospitality Staff (Vesta)	\$106,902	\$8,909	\$5,121	\$3,788
Amenity Manager (Vesta)	\$18,911	\$1,576	\$1,576	(\$0)
Security Monitoring	\$3,500	\$292	\$199	\$93
Security Guards	\$75,000	\$6,250	\$6,669	(\$419)
Telephone	\$17,406	\$1,451	\$944	\$507
Insurance	\$52,906	\$52,906	\$63,557	(\$10,651)
General Facility Maint/Common Grounds Maint (Vesta)	\$76,541	\$6,378	\$6,378	(\$0)
Pool Maintenance (Vesta)	\$10,012	\$834	\$834	\$0
Pool Chemicals (Poolsure)	\$18,000	\$1,500	\$1,191	\$309
Janitorial Services/Supplies (Vesta)	\$31,003	\$2,584	\$2,584	\$0
Window Cleaning	\$2,767	\$231	\$0	\$231
Pressure Washing	\$40,000	\$3,333	\$0	\$3,333
Natural Gas	\$500	\$42	\$31	\$11
Electric	\$30,000	\$2,500	\$2,422	\$78
Sewer/Water/Irrigation	\$52,000	\$4,333	\$3,312	\$1,021
Repair and Replacements	\$110,000	\$9,167	\$7,958	\$1,209
Refuse	\$25,000	\$2,083	\$2,780	(\$697)
Pest Control	\$6,588	\$549	\$524	\$25
Facility Preventative Maintenance	\$2,000	\$167	\$0	\$167
Access Cards	\$2,000	\$167	\$0	\$167
License/Permits	\$1,800	\$150	\$0	\$150
Other Current	\$3,500	\$292	\$429	(\$137)
Special Events	\$50,000	\$4,167	\$0	\$4,167
Holiday Decorations	\$11,000	\$917	\$0	\$917
Office Supplies/Postage	\$1,500	\$125	\$190	(\$65)
Capital Expenditure	\$15,000	\$1,250	\$0	\$1,250
Community Garden	\$500	\$42	\$0	\$42
Total Amenity Center	\$905,831	\$123,983	\$114,655	\$9,328
General Reserve - Grounds Maintenance	\$75,000	\$0	\$0	\$0
General Reserve - Amenity Center	\$100,000	\$0	\$0	\$0
Additional Reserves	\$150,000	\$0	\$0	\$0
Total Expenses	\$3,637,354	\$338,973	\$186,349	\$152,624
Excess Revenues (Expenditures)	\$0		(\$113,981)	
Fund Balance - Beginning	\$0		\$565,081	
Fund Balance - Ending	\$0		\$451,100	

[illegible]

**Rivers Edge**  
**Community Development District**  
**General Fund**  
 Month By Month Income Statement  
 Fiscal Year 2023

[illegible]

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

Description	ADOPTED BUDGET	PRORATED BUDGET 10/31/22	ACTUAL 10/31/22	VARIANCE
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**Revenues:**

Assessment - Tax Roll	\$698,180	\$1,427	\$1,427	\$0
Assessment - Direct	\$13,798	\$0	\$0	\$0
Interest Income	\$2,000	\$167	\$975	\$809

<b>Total Revenues</b>	<b>\$713,978</b>	<b>\$1,594</b>	<b>\$2,403</b>	<b>\$809</b>
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**Expenditures**

**Series 2016**

Interest 11/1	\$250,318	\$0	\$0	\$0
Interest 5/1	\$250,318	\$0	\$0	\$0
Principal 5/1	\$210,000	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$710,635</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$3,343</b>	<b>\$1,594</b>	<b>\$2,403</b>	<b>\$809</b>
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<b>Net Change in Fund Balance</b>	<b>\$3,343</b>	<b>\$1,594</b>	<b>\$2,403</b>	<b>\$809</b>
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<b>Fund Balance - Beginning</b>	<b>\$310,000</b>		<b>\$532,808</b>	
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<b>Fund Balance - Ending</b>	<b>\$313,343</b>		<b>\$535,211</b>	
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Reserve	\$216,977
Revenue	\$288,933
Prepayment	\$27,873
Assessments Receivables	\$1,427
	<u>\$535,211</u>



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

Description	ADOPTED BUDGET	PRORATED	ACTUAL 10/31/22	VARIANCE
		BUDGET 10/31/22		

**Revenues:**

Assessment - Direct	\$96,492	\$0	\$0	\$0
Assessment - Tax Roll	\$373,540	\$763	\$763	\$0
Interest Income	\$1,500	\$125	\$559	\$434

<b>Total Revenues</b>	<b>\$471,532</b>	<b>\$888</b>	<b>\$1,322</b>	<b>\$434</b>
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**Expenditures**

**Series 2018**

Interest 11/1	\$174,943	\$0	\$0	\$0
Interest 5/1	\$174,943	\$0	\$0	\$0
Principal 5/1	\$120,000	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$469,885</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$1,647</b>	<b>\$888</b>	<b>\$1,322</b>	<b>\$434</b>
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<b>Net Change in Fund Balance</b>	<b>\$1,647</b>	<b>\$888</b>	<b>\$1,322</b>	<b>\$434</b>
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<b>Fund Balance - Beginning</b>	<b>\$184,001</b>		<b>\$303,912</b>	
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<b>Fund Balance - Ending</b>	<b>\$185,648</b>		<b>\$305,233</b>	
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Reserve	\$117,191
Revenue	\$187,126
Due to DS 2018A	(\$858)
Due from General	\$1,011
Assessments Receivables	\$763
	<u>\$305,233</u>

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

Description	ADOPTED BUDGET	PRORATED BUDGET 10/31/22	ACTUAL 10/31/22	VARIANCE
<b>Revenues:</b>				
Assessment -Tax Roll	\$458,741	\$0	\$0	\$0
Interest Income	\$1,500	\$125	\$494	\$369
<b>Total Revenues</b>	<b>\$460,241</b>	<b>\$125</b>	<b>\$494</b>	<b>\$369</b>
<b>Expenditures</b>				
<b><u>Series 2018A-1</u></b>				
Interest 11/1	\$54,246	\$0	\$0	\$0
Interest 5/1	\$54,246	\$0	\$0	\$0
Principal 5/1	\$155,000	\$0	\$0	\$0
<b><u>Series 2018A-2</u></b>				
Interest 11/1	\$46,859	\$0	\$0	\$0
Interest 5/1	\$85,000	\$0	\$0	\$0
Principal 5/1	\$80,000	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$522,210</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$61,969)</b>	<b>\$125</b>	<b>\$494</b>	<b>\$369</b>
<b>Net Change in Fund Balance</b>	<b>(\$61,969)</b>	<b>\$125</b>	<b>\$494</b>	<b>\$369</b>
<b>Fund Balance - Beginning</b>	<b>\$121,827</b>		<b>\$271,840</b>	
<b>Fund Balance - Ending</b>	<b>\$59,859</b>		<b>\$272,334</b>	

Revenue	\$112,617
Prepayment	\$1
Prepayment	\$924
Reserve 2018A-1	\$68,919
Reserve 2018A-2	\$89,016
Due from DS 2018	\$858
	<u>\$272,334</u>

# Rivers Edge

## Community Development District

### Capital Reserve Fund

Statement of Revenues & Expenditures  
For The Period Ending October 31, 2022

Description	PROPOSED	PRORATED	ACTUAL	VARIANCE
	BUDGET	BUDGET	10/31/22	
	10/31/22	10/31/22	10/31/22	
Revenues:				
Interest	\$3,405	\$284	\$133	(\$151)
General Reserve - Grounds Maintenance	\$75,000	\$0	\$0	\$0
General Reserve - Amenity Center	\$100,000	\$0	\$0	\$0
Additional Reserves	\$150,000	\$0	\$0	\$0
Total Revenues	\$328,405	\$284	\$133	(\$151)
Expenditures				
Other Current Charges	\$1,000	\$83	\$0	\$83
Capital Outlay	\$166,963	\$13,914	\$0	\$13,914
Repair and Replacements	\$0	\$0	\$49,012	(\$49,012)
Total Expenditures	\$166,963	\$13,914	\$49,012	(\$35,016)
Excess Revenues (Expenditures)	\$161,442		(\$48,879)	
Fund Balance - Beginning	\$536,521		\$547,786	
Fund Balance - Ending	\$697,963		\$498,907	

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

Description	SERIES 2018
<b><u>Revenues:</u></b>	
Interest Income	\$7
Bond Proceeds	\$0
Transfer In	\$0
<b>Total Revenues</b>	<b>\$7</b>
<b><u>Expenditures:</u></b>	
Capital Outlay	\$0
Cost of Issuance	\$0
<b>Total Expenditures</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$7</b>
<b><u>Other Sources &amp; Uses:</u></b>	
Transfer In (Out)	\$0
<b>Fund Balance - Beginning</b>	<b>\$3,727</b>
<b>Fund Balance - Ending</b>	<b>\$3,734</b>

# River's Edge

## Community Development District

### Long Term Debt Report

<b>Series 2016 Capital Improvement Revenue Bonds and Refunding Bonds</b>	
Interest Rate:	4.5% - 5.3%
Maturity Date:	5/1/2046
Reserve Fund Definition:	30% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$213,593
Reserve Fund Balance:	\$216,977
Bonds outstanding - 10/19/16	\$10,765,000
Less: May 1, 2017 (Mandatory)	(\$160,000)
Less: May 1, 2018 (Mandatory)	(\$170,000)
Less: November 1, 2018 (Optional)	(\$5,000)
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)
Less: May 1, 2022 (Mandatory)	(\$200,000)
Less: May 1, 2022 (Optional)	(\$5,000)
	<b>\$9,640,000</b>

<b>Series 2018 Capital Improvement Revenue Bonds</b>	
Interest Rate:	4.1% - 5.3%
Maturity Date:	5/1/2049
Reserve Fund Definition:	25% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$117,511
Reserve Fund Balance:	\$117,191
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)
Less: May 1, 2022 (Mandatory)	(\$115,000)
Less: May 1, 2022 (Optional)	(\$5,000)
Current Bonds Outstanding	<b>\$6,695,000</b>

# River's Edge

## Community Development District

### Long Term Debt Report

<b>Series 2018A-1 Capital Improvement Revenue Refunding Bonds</b>		
Interest Rate:		2.9%-3.75%
Maturity Date:		5/1/2038
Reserve Fund Definition:	25% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement:		\$68,919
Reserve Fund Balance:		\$68,919
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)
Less: May 1, 2022 (Mandatory)		(\$155,000)
Less: May 1, 2022 (Optional)		(\$5,000)
Current Bonds Outstanding		\$3,200,000

<b>Series 2018A-2 Capital Improvement Revenue Refunding Bonds</b>		
Interest Rate:		4.375%-5%
Maturity Date:		5/1/2038
Reserve Fund Definition:	50% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement:		\$89,125
Reserve Fund Balance:		\$89,016
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)
Less: May 1, 2022 (Mandatory)		(\$80,000)
Less: May 1, 2022 (Optional)		(\$5,000)
Current Bonds Outstanding		\$1,940,000

*C.*

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**SUMMARY OF FISCAL YEAR 2023 ASSESSMENTS**  
**10/1/22 - 9/30/23**

		ASSESSED				
ASSESSED TO	# UNITS	SERIES 2018A1-2 DEBT INVOICED NET	SERIES 2016 DEBT INVOICED NET	SERIES 2018 DEBT INVOICED NET	FY22 O&M	TOTAL NVOICED NET
MATTAMY - BULK (1)	66	-	13,798.45	96,491.77	132,842.92	243,133.14
TOTAL DIRECT BILLS	66	-	13,798.45	96,491.77	132,842.92	243,133.14
NET REVENUE TAX ROLL	1,452	444,980.69	696,449.67	372,425.79	2,245,575.32	3,759,431.46
TOTAL REVENUE	1,518	444,980.69	710,248.12	468,917.56	2,378,418.24	4,002,564.60

RECEIVED					
SERIES 2018A1- 2 DEBT PAID	SERIES 2016 DEBT PAID	SERIES 2018 DEBT PAID	O&M PAID	TOTAL PAID	BALANCE DUE / (DISCOUNTS NOT TAKEN)
-	-	-	66,421.46	66,421.46	176,711.68
-	-	-	66,421.46	66,421.46	176,711.68
912.02	1,427.43	763.32	4,602.49	7,705.26	3,751,726.20
912.02	1,427.43	763.32	71,023.95	74,126.72	3,928,437.88

<b>DIRECT BILL PERCENT COLLECTED</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>50.00%</b>	<b>27.32%</b>
<b>TAX ROLL PERCENT COLLECTED</b>	<b>0.20%</b>	<b>0.20%</b>	<b>0.20%</b>	<b>0.20%</b>	<b>0.20%</b>
<b>TOTAL PERCENT COLLECTED</b>	<b>0.20%</b>	<b>0.20%</b>	<b>0.16%</b>	<b>2.99%</b>	<b>1.85%</b>

(1) Developer is on a payment plan for undeveloped land. Debt service assessments – 50% due December 1, 2022, 25% due February 1, 2023 and 25% due May 1, 2023  
Operations and maintenance assessments – 50% on October 31, 2022, 25% on November 30, 2022 and 25% on December 31, 2022

SUMMARY OF TAX ROLL RECEIPTS						
ST JOHNS COUNT DIST.	DATE	AMOUNT	SERIES 2018A1- 2 DEBT	SERIES 2016 DEBT	SERIES 2018 DEBT	O&M
1	11/2/2022	7,705.26	912.02	1,427.43	763.32	4,602.49
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		7,705.26	912.02	1,427.43	763.32	4,602.49



*D.*

# Rivers Edge

## Community Development District

### Check Run Summary

October 31, 2022

SEP

Fund	Date	Check No.	Amount
<b>General Fund</b>			
<i>Payroll</i>	10/24/22	50571-50574	\$ 738.80
Sub-Total			\$ 738.80
<i>Accounts Payable</i>	10/11/22	5319-5339	\$ 61,362.45
	10/24/22	5340-5360	\$ 138,386.17
Sub-Total			\$ 199,748.62
<b>Capital Fund</b>			
<i>Accounts Payable</i>	10/11/22	12	\$ 25,800.00
	10/24/22	13-14	\$ 17,084.00
Sub-Total			\$ 42,884.00
<b>Total</b>			<b>\$ 243,371.42</b>

PR300R

## PAYROLL CHECK REGISTER

RUN 10/24/22 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50571	18	AHMED M MCINTYRE	184.70	10/24/2022
50572	20	ERICK L SAKS	184.70	10/24/2022
50573	21	FREDERICK T BARON	184.70	10/24/2022
50574	22	ROBERT L CAMERON	184.70	10/24/2022
TOTAL FOR REGISTER			738.80	

REDG RIVERS EDGE DLAUGHLIN

# Attendance Sheet

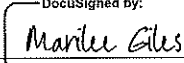
District Name: Rivers Edge CDD

Board Meeting Date: October 19, 2022 Meeting

	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 type="checkbox"/>	YES - \$200

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

## Approved for Payment:

DocuSigned by:  
  
 District Manager Signature

10/21/2022

Date

**PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN**

\*\*\* CHECK DATES 10/01/2022 - 10/31/2022 \*\*\*  
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 #
10/11/22	00292	9/14/22 220933-1	202209 320-57200-46500	SIGN POWER SUPPLY REPAIR	*	273.70	
				B&S SIGNS, INC			273.70 005319
10/11/22	00308	9/28/22 SJSO22CA	202209 330-57200-34510	9/28/22 SECURITY	*	165.00	
				CASEY A ROMEIN LLC			165.00 005320
10/11/22	00020	10/01/22 46399	202210 320-57200-46800	OCT LAKE MAINTENANCE	*	3,514.00	
				CHARLES AQUATICS, INC			3,514.00 005321
10/11/22	00020	9/28/22 46250	202209 320-57200-46800	ALGAE TREATMENT	*	1,309.00	
				CHARLES AQUATICS, INC			1,309.00 005322
10/11/22	00323	10/03/22 SJSO22CA	202209 330-57200-34510	9/10/22 SECURITY	*	165.00	
		10/03/22 SJSO22CA	202209 330-57200-34510	9/14/22 SECURITY	*	165.00	
		10/03/22 SJSO22CA	202209 330-57200-34510	9/20/22 SECURITY	*	165.00	
		10/03/22 SJSO22CA	202209 330-57200-34510	9/28/22 SECURITY	*	165.00	
				DAVID GARNES			660.00 005323
10/11/22	00034	10/03/22 86975	202210 310-51300-54000	FY23 SPECIAL DISTRICT FEE	*	175.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 005324
10/11/22	00173	9/30/22 13	202209 310-51300-32400	SERIES 2016 AMORT PREPAY	*	250.00	
				DISCLOSURE SERVICES LLC			250.00 005325
10/11/22	00071	10/04/22 23465836	202209 330-57200-34510	9/19/22-10/2/22 SECURITY	*	1,737.40	
		10/04/22 23465836	202209 330-57200-34510	MILEAGE	*	241.31	
				GIDDENS SECURITY CORPORATION			1,978.71 005326
10/11/22	00003	10/01/22 243	202210 310-51300-34000	OCT MANAGEMENT FEE	*	4,156.25	
		10/01/22 243	202210 310-51300-35100	OCT WEBSITE ADMIN	*	124.00	
		10/01/22 243	202210 310-51300-35100	OCT INFORMATION TECH	*	240.67	

REDG RIVERS EDGE OKUZMUK

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 11/07/22		PAGE 2	
*** CHECK DATES 10/01/2022 - 10/31/2022 ***		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 #				
		10/01/22 243	202210 310-51300-32400	OCT DISSEMINATION SERVICE	*	508.33					
		10/01/22 243	202210 310-51300-51000	OFFICE SUPPLIES	*	2.50					
		10/01/22 243	202210 310-51300-42000	POSTAGE	*	49.61					
		10/01/22 243	202210 310-51300-42500	COPIES	*	349.20					
		10/01/22 243	202210 310-51300-41000	TELEPHONE	*	95.88					
							5,526.44	005327			
-----											
10/11/22	00278	10/04/22 419480	202210 330-57200-45700	MAINTENANCE SUPPLIES	*	57.10					
							57.10	005328			
-----											
10/11/22	00073	10/01/22 13129560	202210 330-57200-45200	OCT POOL CHEMICALS	*	1,191.46					
							1,191.46	005329			
-----											
10/11/22	00058	10/01/22 3792	202210 330-57200-34500	OCT CLUBHOUSE MONITOR	*	122.40					
		10/01/22 3792	202210 330-57200-34500	OCT FITNESS CNTR MONITOR	*	32.40					
		10/01/22 3792	202210 330-57200-34500	OCT PARK MONITOR	*	43.92					
							198.72	005330			
-----											
10/11/22	00206	9/26/22 55636	202209 330-57200-45700	FANS FOR VFD FOR POOL	*	502.68					
							502.68	005331			
-----											
10/24/22	00206	9/26/22 55636	202209 330-57200-45700	FANS FOR VFD FOR POOL	V	502.68-					
							502.68-	005331			
-----											
10/11/22	00250	8/25/22 16439484	202208 330-57200-45700	MAINTENANCE SUPPLIES	*	1,455.01					
							1,455.01	005332			
-----											
10/11/22	00250	9/25/22 16445062	202209 330-57200-45700	MAINTENANCE SUPPLIES	*	1,509.86					
							1,509.86	005333			
-----											
10/11/22	00156	9/27/22 19159594	202209 330-57200-45900	SEP PEST CONTROL	*	192.94					
							192.94	005334			
-----											
				REDG RIVERS EDGE	OKUZMUK						

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/11/22	00237	9/27/22 9364	202209 320-57200-46102	REMOVE HOLLY INSTL CRAPE	*	3,361.22	
				VERDEGO			3,361.22 005335
10/11/22	00155	10/01/22 403395	202210 330-57200-34000	OCT GENERAL MANAGER	*	4,871.77	
		10/01/22 403395	202210 320-57200-46001	OCT FIELD OPS MANAGER	*	3,767.50	
		10/01/22 403395	202210 330-57200-34000	OCT LIFESTYLE SERVICES	*	3,085.45	
		10/01/22 403395	202210 330-57200-45200	OCT POOL MAINTENANCE	*	834.31	
		10/01/22 403395	202210 330-57200-45300	OCT JANITORIAL MAINT	*	2,583.58	
		10/01/22 403395	202210 330-57200-34100	OCT MAINTENANCE SERVICES	*	6,378.44	
		10/01/22 403395	202210 330-57200-34400	OCT ATTENDANT/HOSPITALITY	*	5,120.67	
		10/01/22 403395	202210 330-57200-34402	OCT ADMINISTRATIVE SERVIC	*	1,575.92	
				VESTA PROPERTY SERVICES, INC.			28,217.64 005336
10/11/22	00155	9/30/22 403419	202209 330-57200-34200	SEP LIFEGUARD HOURS	*	11,048.69	
				VESTA PROPERTY SERVICES, INC.			11,048.69 005337
10/11/22	00307	9/27/22 SJSO22CA	202209 330-57200-34510	9/27/22 SECURITY	*	165.00	
				WALKER SIMS			165.00 005338
10/11/22	00255	10/04/22 12383	202210 330-57200-45700	GYM WIPES	*	112.96	
				WIPES.COM			112.96 005339
10/24/22	00308	10/07/22 SJSO22CA	202210 330-57200-34510	10/7/22 SECURITY	*	165.00	
				CASEY A ROMEIN LLC			165.00 005340
10/24/22	00308	10/13/22 SJSO22CA	202210 330-57200-34510	10/13/22 SECURITY	*	165.00	
				CASEY A ROMEIN LLC			165.00 005341
10/24/22	00308	10/20/22 SJSO22CA	202210 330-57200-34510	10/20/22 SECURITY	*	165.00	
				CASEY A ROMEIN LLC			165.00 005342
				REDG RIVERS EDGE OKUZMUK			

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 11/07/22	PAGE 4
*** CHECK DATES 10/01/2022 - 10/31/2022 ***												
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 #					
10/24/22	00152	10/17/22 51287407	202210 330-57200-45700	FIRST AID SUPPLIES	*	80.32						
								CINTAS CORPORATION				
							80.32	005343				
10/24/22	00103	10/09/22 14845635	202210 330-57200-50000	5G SPRING WATER X14	*	205.31						
		10/09/22 14845635	202210 330-57200-50000	5G SPRING WATER X15	*	218.30						
		10/09/22 14845635	202210 330-57200-50000	HOT AND COLD COOLER RENTL	*	4.99						
								CRYSTAL SPRINGS				
							428.60	005344				
10/24/22	00151	10/10/22 3553	202210 330-57200-45700	STORM PREP OUT FALL	*	575.00						
								G&G EXCAVATION & CONSTRUCTION INC.				
							575.00	005345				
10/24/22	00071	10/18/22 23465991	202210 330-57200-34510	10/3/22-10/16/22 SECURITY	*	2,187.08						
		10/18/22 23465991	202210 330-57200-34510	MILEAGE	*	338.07						
								GIDDENS SECURITY CORPORATION				
							2,525.15	005346				
10/24/22	00278	10/14/22 419572	202210 330-57200-45700	MAINTENANCE SUPPLIES	*	17.97						
								HAGAN ACE HARDWARE OF MANDARIN				
							17.97	005347				
10/24/22	00278	10/20/22 419598	202210 330-57200-45700	MAINTENANCE SUPPLIES	*	33.17						
								HAGAN ACE HARDWARE OF MANDARIN				
							33.17	005348				
10/24/22	00278	9/22/22 419404	202209 330-57200-45700	MAINTENANCE SUPPLIES	*	41.92						
								HAGAN ACE HARDWARE OF MANDARIN				
							41.92	005349				
10/24/22	00317	7/16/22 3034	202210 330-57200-45700	ENTRY TOWER PAINT DEPOSIT	*	2,175.00						
								INVESTMENT PAINTING OF				
							2,175.00	005350				
10/24/22	00317	7/16/22 3035	202210 330-57200-45700	PIRATE SHIP PAINT DEPOSIT	*	1,670.00						
								INVESTMENT PAINTING OF				
							1,670.00	005351				
10/24/22	00332	10/24/22 SJSO22CA	202210 330-57200-34510	10/22/22 SECURITY	*	192.50						
								JOSHUA ROBERSON				
							192.50	005352				
REDG RIVERS EDGE OKUZMUK												



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/24/22	00300	10/12/22 4412	202209 310-51300-31500	SEP GENERAL COUNSEL	*	3,159.03	
			KE LAW GROUP				3,159.03 005353
10/24/22	00055	10/12/22 48863	202209 310-51300-31100	SEP PROFESSIONAL SERVICES	*	1,292.50	
			PROSSER INC				1,292.50 005354
10/24/22	00282	10/10/22 13803	202210 330-57200-45700	FENCE REPLACEMENT	*	2,114.00	
			STERLING SPECIALTIES, INC				2,114.00 005355
10/24/22	00237	8/01/22 8954A	202208 320-57200-46100	AUG LANDSCAPE MAINTENANCE	*	115,159.17	
			VERDEGO				115,159.17 005356
10/24/22	00237	9/30/22 9557	202209 320-57200-46102	20 DECODERS/LIGHTNING STK	*	7,458.33	
			VERDEGO				7,458.33 005357
10/24/22	00155	9/30/22 403460	202209 330-57200-45700	PET WASTE BAGS/HEADER BAG	*	156.88	
		9/30/22 403460	202209 330-57200-45700	LED STRIP LIGHTS	*	13.30	
		9/30/22 403460	202209 330-57200-45700	RECHARGEABLE FLASHLIGHTS	*	30.87	
		9/30/22 403460	202209 330-57200-45700	HEAVY DUTY COMBO LOCK	*	42.24	
		9/30/22 403460	202209 330-57200-45700	RESTROOM SIGNS	*	20.22	
		9/30/22 403460	202209 330-57200-45700	CHALK BOARD SIGNS X2	*	146.94	
		9/30/22 403460	202209 330-57200-45700	MAN HOLE COVER TOOL X2	*	63.06	
			VESTA PROPERTY SERVICES, INC.				473.51 005358
10/24/22	00307	10/11/22 SJSO22CA	202210 330-57200-34510	10/10/22 SECURITY	*	165.00	
		10/11/22 SJSO22CA	202210 330-57200-34510	10/11/22 SECURITY	*	165.00	
			WALKER SIMS				330.00 005359
10/24/22	00307	10/20/22 SJSO22CA	202210 330-57200-34510	10/20/22 SECURITY	*	165.00	
			WALKER SIMS				165.00 005360
TOTAL FOR BANK A						199,748.62	
REDG RIVERS EDGE OKUZMUK							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						199,748.62	



# Invoice

Date	Invoice #
09/14/2022	220933-1

B & S Signs, Inc.  
2764 S. Collins Ave. St. Augustine, FL 32084  
904-824-3323

Contractor #ES000312

Bill To
RIVERS EDGE CDD 475 WEST TOWN PLACE, SUITE 114 ST. AUGUSTINE, FL 32092

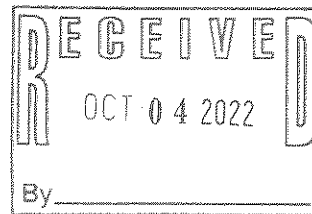
Job site
MATTAMY HOMES   RIVER TOWN MAIN WATERFALL LOCATION SIGN ON EXIT SIDE, OF RIVERTOWN

P.O. Number	Rep	Ordered By
	Lee Andrews	DJ Smith

Item	QTY	Amount
1. Service the following:		\$225.00

A. POWER SUPPLY ISSUE. SIGN ONLY HALF LIGHTING  
MAIN WATERFALL LOCATION SIGN  
EXIT SIDE OF RIVERTOWN

Please diagnose and repair.



LABOR 1.5 HOURS (1 MAN W/ PICK-UP AT \$150/HR)

VAL POWER SUPPLY, 60W, 12V, 100-277VAC, 5A, IP68, CLASS 2 1 \$48.70

Approved RECDD I  
Submitted to AP on 10-4-22  
by Jason Davidson

*Jason Davidson*  
1-32-572-465  
292

Item	Price
Sales Price	\$273.70
Sales Tax	\$20.53
Deposit	-\$0.00
<b>Total Amount Due</b>	<b>\$294.23</b>

## Terms:

**Invoice Terms:** Due Upon Receipt. Interest of 1.5% per month will be charged on all accounts not paid in full within 30 days of invoice date.

Please remit payments to:

B & S Signs  
2764 S. Collins Ave.  
St. Augustine, FL 32084  
904-824-3323



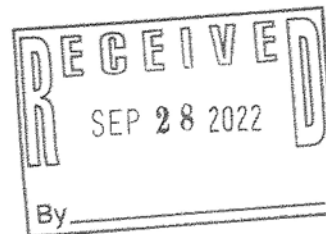
**ST JOHNS COUNTY SHERIFF'S OFFICE  
DETAIL INVOICE**

INVOICE# SJSO22CAD216963

NAME / ID:	Casey A Romein LLC (SGT. Casey Romein #10343)			
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Wednesday, September 28, 2022	SJSO22CAD216963		3	\$165.00
<b>ACTIVITY / COMMENTS:</b>			Hour Rate \$55.00	3 \$165.00

\*Special Hurricane Ian coverage\* Main focus was presence throughout the entire community due to homes that may be vacant from residents evacuating.

Multiple patrols conducted.



\*Continued R/P of 49 Oak Shadow Place.\*

1.33.572.34510  
306

***Payroll use only***	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
<b>BILL TO:</b>	<b>REMIT PAYMENT TO:</b>	<b>INVOICE #</b>	SJSO22CAD216963
Govt. Management Service	Casey A Romein LLC	Service Date:	09/28/22
475 W Town Place, Suite 114	82 Willow Lake Drive	Invoice Date:	09/28/22
St. Augustine, FL 32092	St. Augustine, FL 32092	Total Due:	\$165.00
		Due Date:	<b>UPON RECEIPT</b>

Charles Aquatics, Inc.

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

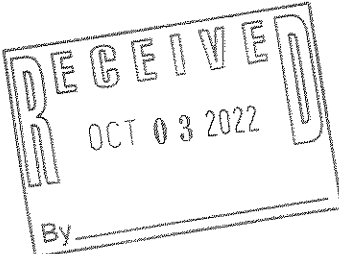
# Invoice

Date	Invoice #
10/1/2022	46399

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

Due Date
10/31/2022

Vendor #

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 33 Ponds at River Town and 8 Ponds at CR244  Approved RECDD I Submitted to AP on 10-3-22 by Jason Davidson <i>Jason Davidson</i> 1-32-572-468 20  	3,514.00	3,514.00

It is a pleasure doing business with you!

**Balance Due** \$3,514.00

Charles Aquatics, Inc.

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

# Invoice

Date	Invoice #
9/28/2022	46250

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

Due Date
10/28/2022

Vendor #

Qty	Description	Rate	Amount
1	Aquatic Management Services - Algae treatment of Pond B	582.00	582.00
1	Aquatic Management Services - Algae treatment of Pond K	727.00	727.00
<p>Approved RECDD I Submitted to AP on 10-4-22 by Jason Davidson <i>Jason Davidson</i> 1-32-572-468 20</p> <p>RECEIVED OCT 04 2022 By _____</p>			

Thank you for doing business with us!

**Balance Due** \$1,309.00



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

**INVOICE# SJSO22CAD154004**

NAME / ID:		Sgt David Garns #3486			
DATE	CAD #			TOTAL HOURS	TOTAL DUE
Saturday, September 10, 2022	SJSO22CAD202623			3	\$165.00
Wednesday, September 14, 2022	SJSO22CAD205873			3	\$165.00
Tuesday, September 20, 2022	SJSO22CAD210644			3	\$165.00
Wednesday, September 28, 2022	SJSO22CAD216817			3	\$165.00
<b>ACTIVITY / COMMENTS:</b>			\$55.00	\$12.00	\$660.00

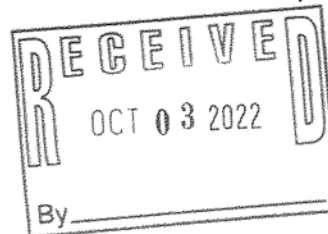
09-10-22 Traffic stops for stop sign violations on Keystone Corners.

09-14-22 Traffic stops at Kendall Crossing and Orange Trail for stop sign violations 3x's. Routine patrolled construction areas and spoke to builder about construction thefts. Vhecked school bus stops.

09-20-22 Stopped vehicles for run the stop sign at Orange Branch Trail and Keystone Corners. Routine patrolled the neighborhoods and checked parks. Checked bus stops.

09-28-22 Worked a traffic in the neighborhoods, but saw no violations. Checked pool and park areas.

1-33-572-34516  
323



***Payroll use only***		**VERIFY NAME AND ADDRESS**		***Payroll use only***	
<b>BILL TO:</b>		<b>REMIT PAYMENT TO:</b>		<b>INVOICE #</b>	SJSO22CAD202623
Govt. Management Service		David Garns			09/10/22
475 W Town Place, Suite 114		1980 County Rd 13a North		Invoice Date:	10/03/22
St. Augustine, FL 32084		Saint Augustine, FL 32092		Total Due:	\$660.00
				Due Date:	<b>UPON RECEIPT</b>

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2022/2023 Special District Fee Invoice and Update Form**  
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 86975			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

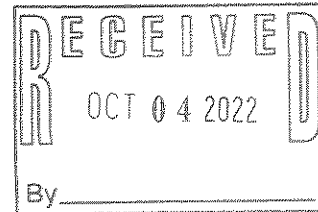
**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**

**Rivers Edge Community Development District**  
Ms. Marilee Giles  
Governmental Management Services  
475 West Town Place, Suite 114  
St. Augustine, FL 32092



2. Telephone:	(904) 940-5850
3. Fax:	(904) 940-5899
4. Email:	mgiles@gmsnf.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	riversedgecdd.com
8. County(ies):	St. Johns
9. Function(s):	Community Development
10. Boundary Map on File:	12/14/2006
11. Creation Document on File:	10/13/2011
12. Date Established:	11/01/2006
13. Creation Method:	Rule of the Governor and Cabinet
14. Local Governing Authority:	St. Johns County
15. Creation Document(s):	Rule Chapter 42FFF - 1.002, Florida Administrative Code (amended 09/06/2011)
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments
19. Most Recent Update:	06/21/2022



I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: \_\_\_\_\_ Date \_\_\_\_\_

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



Disclosure Services LLC

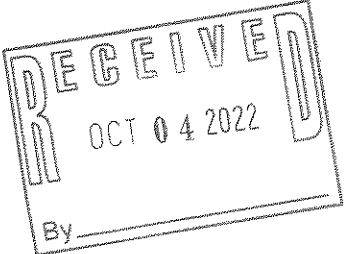
1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
9/30/2022	13

Bill To
Rivers Edge CDD c/o GMS, LLC

Terms	Due Date
Net 30	10/30/2022

Description	Amount
<p>Amortization Schedule Series 2016 11-1-22 Prepay \$30,000</p> <p>1-31-513-324 173</p> 	250.00

<b>Total</b>	\$250.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$250.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

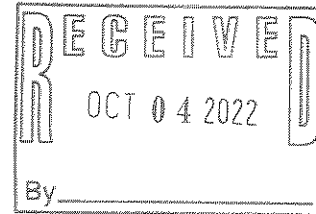
## GIDDENS SECURITY CORPORATION

528 S. Edgewood Ave. Suite 1  
JACKSONVILLE, FL 32205

## Invoice

Date	Invoice #
10/4/2022	23465836

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
85	Security Service 09/19/2022-10/02/2022	20.44	1,737.40
409	Mileage	0.59	241.31
<p style="text-align: center;">1.33.572.34610 71</p>			

**Total** \$1,978.71

Phone #	Fax #	E-mail
9043848071	904-389-9931	akoon@giddenssecurity.com

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 243

Invoice Date: 10/1/22

Due Date: 10/1/22

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 - October 2022 1-31-513-34		4,156.25	4,156.25
Website Administration - October 2022 1-31-513-351		124.00	124.00
Information Technology - October 2022 1-31-513-351		240.67	240.67
Dissemination Agent Services - October 2022 1-31-513-324		508.33	508.33
Office Supplies 1-31-513-51		2.50	2.50
Postage 1-31-513-42		49.61	49.61
Copies 1-31-513-425		349.20	349.20
Telephone 1-31-513-41		95.88	95.88
<div>3 RECEIVED OCT 0 2022</div>			
<b>Total</b>			<b>\$5,526.44</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,526.44</b>

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

PAGE NO: 1

PHONE: (904) 268-9597  
SERVING NORTH FLORIDA SINCE 1962  
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050 JOB NO: 000 PURCHASE ORDER: RECDD REFERENCE: PO # RECDD TERMS: NET 15TH CLERK: AKM3 DATE / TIME: 10/4/22 12:20

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

**INVOICE: 419480/3**

REWARD NO:19820227380

REWARD NO. 15620227500

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
4	4	EA	3425022	BLANK COVER 1GANG GRAY	2.79	4	2.79 /EA	11.16 N
4	4	EA	5390638	KICKDOWN DOOR HOLD4"SN	7.99	4	7.99 /EA	31.96 N
2	2	EA	5027200	NUMBERS 0-9 BLK 3" 26PC	6.99	2	6.99 /EA	13.98 N
<div>Approved RECDD I Submitted to AP on 10-4-22 by Jason Davidson <i>Jason Davidson</i></div>								
							TAXABLE	0.00
							NON-TAXABLE	57.10
							SUB-TOTAL	57.10
							TAX AMOUNT	0.00
							TOTAL AMOUNT	57.10

XC

RECEIVED

OCT 04 2022

By \_\_\_\_\_

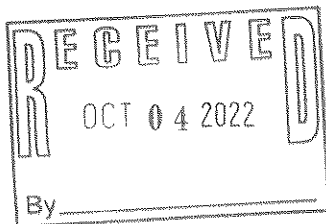
\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\*

1.33.57  
2

(DAVIDSON, JASON)

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

57.10



Received By

(DAVIDSON, JASON)

1.33 572.457  
278



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

# Invoice

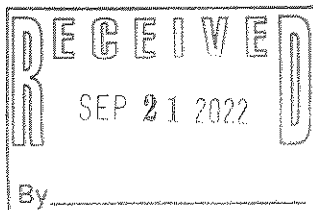
Date 10/1/2022

Invoice # 131295609858

Terms	Net 20
Due Date	10/21/2022
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
WM Surcharge	WM Surcharge	1	ea	110.02
Approved RECDD I Submitted to AP on 9-21-22 by Jason Davidson 1-33-572-452 73				



Subtotal 1,191.46  
Shipping Cost (FEDEX GROUND) 0.00  
Total 1,191.46  
Amount Due \$1,191.46

## Remittance Slip

Customer  
13RIV125  
Invoice #  
131295609858

Amount Due \$1,191.46

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

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295609858

Invoice #3792

SONITROL OF NORTH CENTRAL FLORIDA



 RIVERTOWN

Access Code



\*0512M0U1Y1ZT\*



Due Date: Oct 1st 2022

Date of Service: Jan 1st 1970

Balance (USD): \$198.72

SELECT YOUR PAYMENT METHOD:

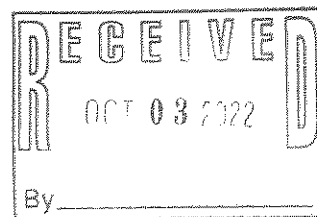
Pay with card



Return Policy:

MERCHANT DISCRETION

1-33-572-345  
58



St. Augustine Electric Motor Works, Inc.  
Ham's Irrigation Service  
14 Center St.  
St Augustine, FL. 32084

# Statement

Date

9/26/2022

Bill To

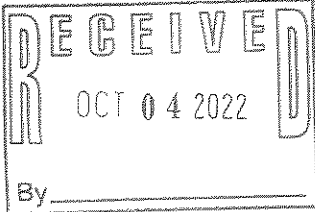
Rivers Edge CDD  
475 W Town Place STE 114  
St. Augustine, FL 32092

Approved RECDD I  
Submitted to AP on 10-4-22  
by Jason Davidson

*Jason Davidson*

Please provide your email address  
to: [monica@saemw.com](mailto:monica@saemw.com) or send  
with your payment.

Thanks \_\_\_\_\_

Email: <a href="mailto:monica@saemw.com">monica@saemw.com</a> Phone: 904-829-8211		Terms	Amount Due
			\$502.68
Date	Description	Amount	Balance
07/31/2022	Balance forward		0.00
09/19/2022	INV #55636. POS Receipt# 84439 NEED NEW FANS FOR VFD FOR POOL.	502.68	502.68
133,572.457 206			
			
We would appreciate your prompt payment.			

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	502.68	0.00	0.00	0.00	\$502.68



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

888480 434 01 038819 06 NNNNNY

Daniel Laughlin  
Rivers Edge Cdd  
475 West Town Place Suite 114  
Saint Augustine, FL 32092

Credit Account #	345854
Staples Account #	10235583RCH
Statement Date	08/25/22
Statement #	1643948400

Previous Account Balance	\$3,028.13
New Purchases	\$2,678.39
Other Charges/Credits	\$0.00
Payments	-\$3,377.53

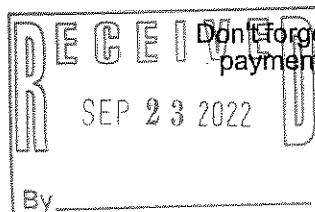
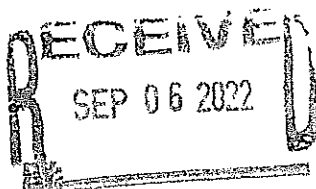
Account Balance	\$2,328.99
-----------------	------------

Credit Limit	\$5,000.00	<b>Payment Due Date(s)</b>	
Account Balance	\$2,328.99	Unapplied Payments	-\$1,763.91
Available Credit	\$2,671.01	Past Due	\$1,414.51
		09/20/22	\$2,678.39

$$1.33 \cdot 572 \cdot 457$$

$$250$$

**Pay online - it's fast, easy and secure!**



Don't forget you can make quick and easy payments online! Log into your secure account today!

Pay online at <https://www.StaplesAdvantage.com>.

For questions, or to report an unauthorized use claim, call Staples Business Credit at 877-457-6424 or email [help@staplesbusinesscredit.com](mailto:help@staplesbusinesscredit.com).

For online or phone payments, your account will be credited as of the business day we receive it, as long as it is made by 5 PM ET. Mail payments will be credited the same business day, as long as it is received by 3 PM ET at the correct address, noted below, with remit coupon. Payments received by us at any other location or in any other form may not be credited as of the day we receive them. Allow at least 7 business days for mail delivery.

To avoid late charges, please make a payment within 5 days of the due date.

Please detach and return stub with payment to address below.

Daniel Laughlin  
Rivers Edge Cdd  
475 West Town Place Suite 114  
Saint Augustine, FL 32092

Credit Account #	345854
Statement Date	08/25/22
Statement #	1643948400

Account Balance	\$2,328.99
-----------------	------------

Address Change:

Amount Enclosed \$:



Staples Business Credit  
PO BOX 105638  
ATLANTA, GA 30348-5638

[illegible]



RECDD I = \$1,455.01  
RECDD II = \$1,223.38

Approved  
Submitted to AP on 9-9-22  
by Jason Davidson

*Jason Davidson*



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account #  
Staples Account #  
Statement Date  
Statement #

345854  
10235583RCH  
08/25/22  
1643948400

CREDITS & ADJUSTMENTS	CURRENT	PAST DUE			ACCOUNT BALANCE
		1-59 DAYS	60-89 DAYS	90+ DAYS	
-\$1,763.91	\$2,678.39	\$1,414.51	\$0.00	\$0.00	\$2,328.99

#### OPEN ITEMS

PO #	Budget Center	Order #	Purchase Location	Trans Date	Due Date	Trans Total	Balance Due
Payment				02/22/22	02/25/22	-\$523.71	-\$343.93
Payment				03/08/22	03/25/22	-\$415.89	-\$415.89
RECDD I	RECDD I	7359698825-0-2	StaplesAdvantage.com	06/27/22	08/20/22	\$127.98	\$127.98
RECDD II	RECDD II	7359492784-0-1	StaplesAdvantage.com	06/27/22	08/20/22	\$63.99	\$63.99
RECDD II	RECDD II	7359699661-0-1	StaplesAdvantage.com	06/27/22	08/20/22	\$277.94	\$277.94
RECDD I	RECDD I	7359698825-0-1	StaplesAdvantage.com	07/01/22	08/20/22	\$260.97	\$260.97
RECDD II	RECDD II	7360349079-0-1	StaplesAdvantage.com	07/07/22	08/20/22	\$44.49	\$44.49
RECDD I	RECDD I	7360582147-0-1	StaplesAdvantage.com	07/11/22	08/20/22	\$295.27	\$295.27
RECDD II	RECDD II	7360688493-0-1	StaplesAdvantage.com	07/12/22	08/20/22	\$54.48	\$54.48
RECDD II	RECDD II	7361039639-0-2	StaplesAdvantage.com	07/18/22	08/20/22	\$78.65	\$78.65
RECDD II	RECDD II	7361039639-0-1	StaplesAdvantage.com	07/22/22	08/20/22	\$190.74	\$190.74
Late Fee				07/25/22	08/20/22	\$20.00	\$20.00
RECDD I	RECDD I	7361627596-0-1	StaplesAdvantage.com	07/29/22	09/20/22	\$22.99	\$22.99
RECDD II	RECDD II	7361530009-0-1	StaplesAdvantage.com	07/29/22	09/20/22	\$129.44	\$129.44
RECDD II	RECDD II	7361626248-0-1	StaplesAdvantage.com	07/29/22	09/20/22	\$82.53	\$82.53
RECDD II	RECDD II	7361626248-0-2	StaplesAdvantage.com	07/29/22	09/20/22	\$22.99	\$22.99
RECDD I	RECDD I	7362036383-0-1	StaplesAdvantage.com	08/01/22	09/20/22	\$466.43	\$466.43
RECDD II	RECDD II	7362035076-0-1	StaplesAdvantage.com	08/01/22	09/20/22	\$655.28	\$655.28
RECDD I	RECDD I	7362244244-0-1	StaplesAdvantage.com	08/04/22	09/20/22	\$171.46	\$171.46
RECDD II	RECDD II	7361530009-0-2	StaplesAdvantage.com	08/04/22	09/20/22	\$173.98	\$173.98
Payment				08/05/22	08/25/22	-\$1,500.87	-\$319.87
		7362534846-0-1	StaplesAdvantage.com	08/08/22	09/20/22	\$79.00	\$79.00
RECDD I	RECDD I	7362779410-0-1	StaplesAdvantage.com	08/10/22	09/20/22	\$270.54	\$270.54
RECDD II	RECDD II	7362779996-0-1	StaplesAdvantage.com	08/10/22	09/20/22	\$84.17	\$84.17
RECDD II	RECDD II	7362790784-0-1	StaplesAdvantage.com	08/10/22	09/20/22	\$35.49	\$35.49
RECDD I	RECDD I	7363276062-0-1	StaplesAdvantage.com	08/17/22	09/20/22	\$484.09	\$484.09
Payment				08/25/22	08/25/22	-\$684.22	-\$684.22
Account Balance							\$2,328.99

#### PURCHASES

PO #	Budget Center	Order #	Purchase Location	Trans Date	Due Date	Trans Total	Balance Due
RECDD I	RECDD I	7361627596-0-1	StaplesAdvantage.com	07/29/22	09/20/22	\$22.99	\$22.99
RECDD II	RECDD II	7361530009-0-1	StaplesAdvantage.com	07/29/22	09/20/22	\$129.44	\$129.44
RECDD II	RECDD II	7361626248-0-1	StaplesAdvantage.com	07/29/22	09/20/22	\$82.53	\$82.53

Continued on next page...

Pay online at <https://www.StaplesAdvantage.com>  
Contact Staples Business Credit at 877-457-6424 or email [help@staplesbusinesscredit.com](mailto:help@staplesbusinesscredit.com) with questions.



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account #  
Staples Account #  
Statement Date  
Statement #

345854  
10235583RCH  
08/25/22  
1643948400

PURCHASES							
PO #	Budget Center	Order #	Purchase Location	Trans Date	Due Date	Trans Total	Balance Due
RECDD II	RECDD II	7361626248-0-2	StaplesAdvantage.com	07/29/22	09/20/22	\$22.99	\$22.99
RECDD 1	RECDD I	7362036383-0-1	StaplesAdvantage.com	08/01/22	09/20/22	\$466.43	\$466.43
RECDD II	RECDD II	7362035076-0-1	StaplesAdvantage.com	08/01/22	09/20/22	\$655.28	\$655.28
RECDD II	RECDD II	7361530009-2-1	StaplesAdvantage.com	08/02/22	09/20/22	\$33.49	\$0.00
RECDD 1	RECDD I	7362244244-0-1	StaplesAdvantage.com	08/04/22	09/20/22	\$171.46	\$171.46
RECDD II	RECDD II	7361530009-0-2	StaplesAdvantage.com	08/04/22	09/20/22	\$173.98	\$173.98
		7362534846-0-1	StaplesAdvantage.com	08/08/22	09/20/22	\$79.00	\$79.00
RECDD 1	RECDD I	7362779410-0-1	StaplesAdvantage.com	08/10/22	09/20/22	\$270.54	\$270.54
RECDD II	RECDD II	7362779996-0-1	StaplesAdvantage.com	08/10/22	09/20/22	\$84.17	\$84.17
RECDD II	RECDD II	7362790784-0-1	StaplesAdvantage.com	08/10/22	09/20/22	\$35.49	\$35.49
RECDD II	RECDD II	7361530009-1-1	StaplesAdvantage.com	08/12/22	09/20/22	-\$33.49	\$0.00
RECDD 1	RECDD I	7363276062-0-1	StaplesAdvantage.com	08/17/22	09/20/22	\$484.09	\$484.09
Total Purchases						\$2,678.39	

OTHER CHARGES AND CREDITS				
Description	Trans Date	Due Date	Trans Total	Balance Due
No other charges and credits in current period.				

PAYMENTS		
Date	Payment Number	Amount
08/01/22	Check # 1037	-\$1,192.44
08/05/22	Check # 5216	-\$1,500.87
08/25/22	Check # 5245	-\$684.22
Total Payments		-\$3,377.53



**Staples Business Credit**  
 PO BOX 105638  
 ATLANTA, GA 30348-5638

Credit Account #  
 Staples Account #  
 Statement Date  
 Statement #

345854  
 10235583RCH  
 08/25/22  
 1643948400

PO # RECDD 1	ORDER # 7361627596-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD 1	
TERMS Standard	INVOICE DATE 07/29/22	DUE DATE 09/20/22		
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$22.99	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
633539	PURELL HD SNTZR PUMP 2L	\$22.99	1.0	\$22.99
			SUBTOTAL	\$22.99
			TAX	\$0.00
			TOTAL	\$22.99

PO # RECDD II	ORDER # 7361530009-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD II	
TERMS Standard	INVOICE DATE 07/29/22	DUE DATE 09/20/22		
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$129.44	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
365374	CWP MULTIF WHT 250SH/RL	\$37.49	2.0	\$74.98
732218	GREENWORKS CLNR SPRAY 32OZ	\$6.99	3.0	\$20.97
951358	LIQ BLEACH GRMCDL CONC121OZ3CT	\$33.49	1.0	\$33.49
			SUBTOTAL	\$129.44
			TAX	\$0.00
			TOTAL	\$129.44

PO # RECDD II	ORDER # 7361626248-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 07/29/22	DUE DATE 09/20/22	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$82.53	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
24478691	MRCL ME XD YHP 8/7CT	\$11.79	7.0	\$82.53
			SUBTOTAL	\$82.53
			TAX	\$0.00
			TOTAL	\$82.53



**Staples Business Credit**  
 PO BOX 105638  
 ATLANTA, GA 30348-5638

Credit Account #  
 Staples Account #  
 Statement Date  
 Statement #

345854  
 10235583RCH  
 08/25/22  
 1643948400

PO # RECDD II	ORDER # 7361626248-0-2	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 07/29/22	DUE DATE 09/20/22	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$22.99	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
633539	PURELL HD SNTZR PUMP 2L	\$22.99	1.0	\$22.99
			SUBTOTAL	\$22.99
			TAX	\$0.00
			TOTAL	\$22.99

PO # RECDD 1	ORDER # 7362036383-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD 1	
TERMS Standard	INVOICE DATE 08/01/22	DUE DATE 09/20/22		
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$466.43	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
365374	CWP MULTIF WHT 250SH/RL	\$37.49	1.0	\$37.49
394139	LINERS 38X58 1.5MIL REPRO	\$92.99	3.0	\$278.97
394138	LINERXS33X39 1.5MIL REPRO	\$49.99	3.0	\$149.97
			SUBTOTAL	\$466.43
			TAX	\$0.00
			TOTAL	\$466.43



**Staples Business Credit**  
 PO BOX 105638  
 ATLANTA, GA 30348-5638

Credit Account #  
 Staples Account #  
 Statement Date  
 Statement #

345854  
 10235583RCH  
 08/25/22  
 1643948400

PO # RECDD II	ORDER # 7362035076-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 08/01/22	DUE DATE 09/20/22	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$655.28	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
365374	CWP MULTIF WHT 250SH/RL	\$37.49	4.0	\$149.96
394139	LINERS 38X58 1.5MIL REPRO	\$92.99	3.0	\$278.97
394138	LINERXS33X39 1.5MIL REPRO	\$49.99	3.0	\$149.97
951358	LIQ BLEACH GRMCDL CONC121OZ3CT	\$33.49	1.0	\$33.49
2658120	PINE-SOL LAV ALL PURP CLNR 3CT	\$42.89	1.0	\$42.89
			SUBTOTAL	\$655.28
			TAX	\$0.00
			TOTAL	\$655.28

PO # RECDD II	ORDER # 7361530009-2-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 08/02/22	DUE DATE 09/20/22	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$33.49	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
951358	LIQ BLEACH GRMCDL CONC121OZ3CT	\$33.49	1.0	\$33.49
			SUBTOTAL	\$33.49
			TAX	\$0.00
			TOTAL	\$33.49



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account # 345854  
Staples Account # 10235583RCH  
Statement Date 08/25/22  
Statement # 1643948400

PO # RECDD 1	ORDER # 7362244244-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD 1	
TERMS Standard	INVOICE DATE 08/04/22	DUE DATE 09/20/22		
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$171.46	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
365374	CWP MULTIF WHT 250SH/RL	\$37.49	3.0	\$112.47
375681	SEB BATH TISSUE 80/PK	\$58.99	1.0	\$58.99
SUBTOTAL				\$171.46
TAX				\$0.00
TOTAL				\$171.46

PO # RECDD II	ORDER # 7361530009-0-2	REF JASON DAVIDSON	BUDGET CENTER RECDD II	
TERMS Standard	INVOICE DATE 08/04/22	DUE DATE 09/20/22		
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$173.98	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
CSDW202	WIPES,SCRIM,4PLY,POPOP,WH	\$86.99	2.0	\$173.98
			SUBTOTAL	\$173.98
			TAX	\$0.00
			TOTAL	\$173.98

PO #	ORDER # 7362534846-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 08/08/22	DUE DATE 09/20/22		
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$79.00	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
1916793	SELECT MEMBERSHIP FEE	\$79.00	1.0	\$79.00
			SUBTOTAL	\$79.00
			TAX	\$0.00
			TOTAL	\$79.00



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account #  
Staples Account #  
Statement Date  
Statement #

345854  
10235583RCH  
08/25/22  
1643948400

PO # RECDD 1	ORDER # 7362779410-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 08/10/22	DUE DATE 09/20/22	RECDD 1	
SOLD TO		SHIP TO	PURCHASED AT	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092		SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	
			INVOICE TOTAL	
			\$270.54	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
24443491	CLR L VYNL EXM GLOVE 100/BOX	\$6.99	1.0	\$6.99
918430	CUT-END MOP COTTON WH 20#	\$70.19	1.0	\$70.19
637721	FABULOSO CLEANER 1-GAL	\$53.59	3.0	\$160.77
951358	LIQ BLEACH GRMCDL CONC121OZ3CT	\$32.59	1.0	\$32.59
			SUBTOTAL	\$270.54
			TAX	\$0.00
			TOTAL	\$270.54

PO # RECDD II	ORDER # 7362779996-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 08/10/22	DUE DATE 09/20/22	RECDD II	
SOLD TO		SHIP TO	PURCHASED AT	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092		SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	
			INVOICE TOTAL	
			\$84.17	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
24443491	CLR L VYNL EXM GLOVE 100/BOX	\$6.99	2.0	\$13.98
918430	CUT-END MOP COTTON WH 20#	\$70.19	1.0	\$70.19
			SUBTOTAL	\$84.17
			TAX	\$0.00
			TOTAL	\$84.17





**Staples Business Credit**  
 PO BOX 105638  
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Credit Account # 345854  
 Staples Account # 10235583RCH  
 Statement Date 08/25/22  
 Statement # 1643948400

PO # RECDD II	ORDER # 7362790784-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 08/10/22	DUE DATE 09/20/22	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$35.49	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
787385	ENV #10 P&S SECURITY 500CT	\$35.49	1.0	\$35.49
			SUBTOTAL	\$35.49
			TAX	\$0.00
			TOTAL	\$35.49

PO # RECDD II	ORDER # 7361530009-1-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 08/12/22	DUE DATE 09/20/22	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	-\$33.49	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
951358	PICKUP/NO RESHIP/CREDIT LIQ BLEACH GRMCDL CONC12	\$33.49	-1.0	-\$33.49
			SUBTOTAL	-\$33.49
			TAX	\$0.00
			TOTAL	-\$33.49



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account #  
Staples Account #  
Statement Date  
Statement #

345854  
10235583RCH  
08/25/22  
1643948400

PO # RECDD 1	ORDER # 7363276062-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 08/17/22	DUE DATE 09/20/22	RECDD 1	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$484.09	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
495312	CLOROX DISINFECTING SPRAY 19OZ	\$9.79	4.0	\$39.16
394139	LINERS 38X58 1.5MIL REPRO	\$92.99	2.0	\$185.98
394138	LINERXS33X39 1.5MIL REPRO	\$49.99	4.0	\$199.96
375681	SEB BATH TISSUE 80/PK	\$58.99	1.0	\$58.99
			SUBTOTAL	\$484.09
			TAX	\$0.00
			TOTAL	\$484.09

Pay online at <https://www.StaplesAdvantage.com>

Contact Staples Business Credit at 877-457-6424 or email [help@staplesbusinesscredit.com](mailto:help@staplesbusinesscredit.com) with questions.



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

896774 434 01 037643 05 NNNNNY  
Daniel Laughlin  
Rivers Edge Cdd  
475 West Town Place Suite 114  
Saint Augustine, FL 32092

Credit Account #	345854
Staples Account #	10235583RCH
Statement Date	09/25/22
Statement #	1644506263

Previous Account Balance	\$2,328.99
New Purchases	\$2,342.86
Other Charges/Credits	\$20.00
Payments	-\$710.29

Account Balance	\$3,981.56
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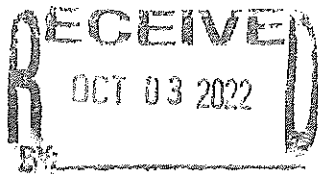
Credit Limit	\$10,000.00	<b>Payment Due Date(s)</b>	
Account Balance	\$3,981.56	Unapplied Payments	-\$1,079.69
Unbilled Purchases	\$346.37	Past Due	\$2,698.39
Available Credit	\$5,672.07	10/20/22	\$2,362.86

RECDD I = \$1,509.86  
RECDD II = \$833.17

Approved Submitted  
to AP on 10-4-22  
by Jason Davidson

Jason Davidson

1.33.572.457  
250



## A Friendly Reminder

We have not yet received your payment. If payment is on its way, thank you! If you have questions or need assistance, please contact us at 877-457-6424 or [help@staplesbusinesscredit.com](mailto:help@staplesbusinesscredit.com). We're here to help!

Pay online at <https://www.StaplesAdvantage.com>.

For questions, or to report an unauthorized use claim, call Staples Business Credit at 877-457-6424 or email [help@staplesbusinesscredit.com](mailto:help@staplesbusinesscredit.com).

For online or phone payments, your account will be credited as of the business day we receive it, as long as it is made by 5 PM ET. Mail payments will be credited the same business day, as long as it is received by 3 PM ET at the correct address, noted below, with remit coupon. Payments received by us at any other location or in any other form may not be credited as of the day we receive them. Allow at least 7 business days for mail delivery.

To avoid late charges, please make a payment within 5 days of the due date.

Please detach and return stub with payment to address below.

Daniel Laughlin  
Rivers Edge Cdd  
475 West Town Place Suite 114  
Saint Augustine, FL 32092

Credit Account #	345854
Statement Date	09/25/22
Statement #	1644506263

Account Balance	\$3,981.56
-----------------	------------

Address Change:

Amount Enclosed \$

Staples Business Credit  
PO BOX 105638  
ATLANTA, GA 30348-5638

[illegible]



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account # 345854  
Staples Account # 10235583RCH  
Statement Date 09/25/22  
Statement # 1644506263

CREDITS & ADJUSTMENTS	CURRENT	PAST DUE			ACCOUNT BALANCE
		1-59 DAYS	60-89 DAYS	90+ DAYS	
-\$1,079.69	\$2,362.86	\$2,698.39	\$0.00	\$0.00	\$3,981.56

## OPEN ITEMS

PO #	Budget Center	Order #	Purchase Location	Trans Date	Due Date	Trans Total	Balance Due
Payment				02/22/22	02/25/22	-\$523.71	-\$343.93
Payment				03/08/22	03/25/22	-\$415.89	-\$415.89
Late Fee				07/25/22	08/20/22	\$20.00	\$20.00
RECDD 1	RECDD I	7361627596-0-1	StaplesAdvantage.com	07/29/22	09/20/22	\$22.99	\$22.99
RECDD II	RECDD II	7361530009-0-1	StaplesAdvantage.com	07/29/22	09/20/22	\$129.44	\$129.44
RECDD II	RECDD II	7361626248-0-1	StaplesAdvantage.com	07/29/22	09/20/22	\$82.53	\$82.53
RECDD II	RECDD II	7361626248-0-2	StaplesAdvantage.com	07/29/22	09/20/22	\$22.99	\$22.99
RECDD 1	RECDD I	7362036383-0-1	StaplesAdvantage.com	08/01/22	09/20/22	\$466.43	\$466.43
RECDD II	RECDD II	7362035076-0-1	StaplesAdvantage.com	08/01/22	09/20/22	\$655.28	\$655.28
RECDD 1	RECDD I	7362244244-0-1	StaplesAdvantage.com	08/04/22	09/20/22	\$171.46	\$171.46
RECDD II	RECDD II	7361530009-0-2	StaplesAdvantage.com	08/04/22	09/20/22	\$173.98	\$173.98
Payment				08/05/22	08/25/22	-\$1,500.87	-\$319.87
		7362534846-0-1	StaplesAdvantage.com	08/08/22	09/20/22	\$79.00	\$79.00
RECDD 1	RECDD I	7362779410-0-1	StaplesAdvantage.com	08/10/22	09/20/22	\$270.54	\$270.54
RECDD II	RECDD II	7362779996-0-1	StaplesAdvantage.com	08/10/22	09/20/22	\$84.17	\$84.17
RECDD II	RECDD II	7362790784-0-1	StaplesAdvantage.com	08/10/22	09/20/22	\$35.49	\$35.49
RECDD 1	RECDD I	7363276062-0-1	StaplesAdvantage.com	08/17/22	09/20/22	\$484.09	\$484.09
RECDD II	RECDD II	7364080098-0-1	StaplesAdvantage.com	08/29/22	10/20/22	\$316.46	\$316.46
RECDD 1	RECDD I	7364375222-0-1	StaplesAdvantage.com	09/01/22	10/20/22	\$335.95	\$335.95
RECDD II	RECDD II	7364390125-0-1	StaplesAdvantage.com	09/01/22	10/20/22	\$149.96	\$149.96
RECDD 1	RECDD I	7364078761-0-1	StaplesAdvantage.com	09/06/22	10/20/22	\$381.48	\$381.48
RECDD II	RECDD II	7364626968-0-1	StaplesAdvantage.com	09/07/22	10/20/22	\$146.45	\$146.45
RECDD II	RECDD II	7364476209-0-1	StaplesAdvantage.com	09/09/22	10/20/22	\$54.99	\$54.99
RECDD 1	RECDD I	7364992723-0-1	StaplesAdvantage.com	09/12/22	10/20/22	\$434.94	\$434.94
RECDD 1	RECDD I	7364626304-0-1	StaplesAdvantage.com	09/13/22	10/20/22	\$260.97	\$260.97
RECDD II	RECDD II	7365271270-0-1	StaplesAdvantage.com	09/15/22	10/20/22	\$124.75	\$124.75
RECDD II	RECDD II	7365371093-0-1	StaplesAdvantage.com	09/16/22	10/20/22	\$38.57	\$38.57
RECDD 1	RECDD I	7365446352-0-1	StaplesAdvantage.com	09/19/22	10/20/22	\$96.35	\$96.35
		7365474105-0-1	StaplesAdvantage.com	09/20/22	10/20/22	\$1.99	\$1.99
Late Fee				09/25/22	10/20/22	\$20.00	\$20.00
Account Balance							\$3,981.56

Continued on next page...

Pay online at <https://www.StaplesAdvantage.com>Contact Staples Business Credit at 877-457-6424 or email [help@staplesbusinesscredit.com](mailto:help@staplesbusinesscredit.com) with questions.



**Staples Business Credit**  
 PO BOX 105638  
 ATLANTA, GA 30348-5638

Credit Account # 345854  
 Staples Account # 10235583RCH  
 Statement Date 09/25/22  
 Statement # 1644506263

#### PURCHASES

PO #	Budget Center	Order #	Purchase Location	Trans Date	Due Date	Trans Total	Balance Due
RECDD II	RECDD II	7364080098-0-1	StaplesAdvantage.com	08/29/22	10/20/22	\$316.46	\$316.46
RECDD 1	RECDD I	7364375222-0-1	StaplesAdvantage.com	09/01/22	10/20/22	\$335.95	\$335.95
RECDD II	RECDD II	7364390125-0-1	StaplesAdvantage.com	09/01/22	10/20/22	\$149.96	\$149.96
RECDD 1	RECDD I	7364078761-0-1	StaplesAdvantage.com	09/06/22	10/20/22	\$381.48	\$381.48
RECDD II	RECDD II	7364626968-0-1	StaplesAdvantage.com	09/07/22	10/20/22	\$146.45	\$146.45
RECDD II	RECDD II	7364476209-0-1	StaplesAdvantage.com	09/09/22	10/20/22	\$54.99	\$54.99
RECDD 1	RECDD I	7364992723-0-1	StaplesAdvantage.com	09/12/22	10/20/22	\$434.94	\$434.94
RECDD 1	RECDD I	7364626304-0-1	StaplesAdvantage.com	09/13/22	10/20/22	\$260.97	\$260.97
RECDD II	RECDD II	7365271270-0-1	StaplesAdvantage.com	09/15/22	10/20/22	\$124.75	\$124.75
RECDD II	RECDD II	7365371093-0-1	StaplesAdvantage.com	09/16/22	10/20/22	\$38.57	\$38.57
RECDD 1	RECDD I	7365446352-0-1	StaplesAdvantage.com	09/19/22	10/20/22	\$96.35	\$96.35
		7365474105-0-1	StaplesAdvantage.com	09/20/22	10/20/22	\$1.99	\$1.99
Total Purchases						\$2,342.86	

#### OTHER CHARGES AND CREDITS

Description	Trans Date	Due Date	Trans Total	Balance Due
Late Fee	09/25/22	10/20/22	\$20.00	\$20.00
Total Other Charges and Credits			\$20.00	

#### PAYMENTS

Date	Payment Number	Amount
08/26/22	Check # 1064	-\$710.29
Total Payments		-\$710.29



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account # 345854  
Staples Account # 10235583RCH  
Statement Date 09/25/22

PO # RECDD II	ORDER # 7364080098-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD II	
TERMS Standard	INVOICE DATE 08/29/22	DUE DATE 10/20/22		
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$316.46	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
365374	CWP MULTIF WHT 250SH/RL	\$37.49	1.0	\$37.49
394139	LINERS 38X58 1.5MIL REPRO	\$92.99	3.0	\$278.97
			SUBTOTAL	\$316.46
			TAX	\$0.00
			TOTAL	\$316.46

PO # RECDD 1	ORDER # 7364375222-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 09/01/22	DUE DATE 10/20/22	RECDD I	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$335.95	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
394139	LINERS 38X58 1.5MIL REPRO	\$92.99	2.0	\$185.98
394138	LINERXS33X39 1.5MIL REPRO	\$49.99	3.0	\$149.97
			SUBTOTAL	\$335.95
			TAX	\$0.00
			TOTAL	\$335.95

PO # RECDD II	ORDER # 7364390125-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD II	
TERMS Standard	INVOICE DATE 09/01/22	DUE DATE 10/20/22		
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$149.96	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
365374	CWP MULTIF WHT 250SH/RL	\$37.49	4.0	\$149.96
			SUBTOTAL	\$149.96
			TAX	\$0.00
			TOTAL	\$149.96



**Staples Business Credit**  
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 ATLANTA, GA 30348-5638

Credit Account # 345854  
 Staples Account # 10235583RCH  
 Statement Date 09/25/22

PO # RECDD 1	ORDER # 7364078761-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD 1	
TERMS Standard	INVOICE DATE 09/06/22	DUE DATE 10/20/22		
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$381.48	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
GPC43715	SOAP,REFILL,FOAM,CLR	\$95.37	4.0	\$381.48
			SUBTOTAL	\$381.48
			TAX	\$0.00
			TOTAL	\$381.48

PO # RECDD II	ORDER # 7364626968-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 09/07/22	DUE DATE 10/20/22	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$146.45	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
861702	SCOTCH SUPER GLUE GEL 4PK	\$6.49	2.0	\$12.98
24495145	SEVGN NONCHLORN BLEACH 2/1 GAL	\$44.49	3.0	\$133.47
			SUBTOTAL	\$146.45
			TAX	\$0.00
			TOTAL	\$146.45

PO # RECDD II	ORDER # 7364476209-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 09/09/22	DUE DATE 10/20/22	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$54.99	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
ZPEZUHTC128CT	CLEANER,HI TRAF,128OZ	\$54.99	1.0	\$54.99
			SUBTOTAL	\$54.99
			TAX	\$0.00
			TOTAL	\$54.99



**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account # 345854  
Staples Account # 10235583RCH  
Statement Date 09/25/22

PO # RECDD 1	ORDER # 7364992723-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD 1	
TERMS Standard	INVOICE DATE 09/12/22	DUE DATE 10/20/22		
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Sulte 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$434.94	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
394139	LINERS 38X58 1.5MIL REPRO	\$93.99	3.0	\$281.97
394138	LINERXS33X39 1.5MIL REPRO	\$50.99	3.0	\$152.97
			SUBTOTAL	\$434.94
			TAX	\$0.00
			TOTAL	\$434.94

PO # RECDD 1	ORDER # 7364626304-0-1	REF JASON DAVIDSON	BUDGET CENTER RECDD 1	
TERMS Standard	INVOICE DATE 09/13/22	DUE DATE 10/20/22		
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$260.97	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
CSDW202	WIPES,SCRIM,4PLY,POPOP,WH	\$86.99	3.0	\$260.97
			SUBTOTAL	\$260.97
			TAX	\$0.00
			TOTAL	\$260.97





**Staples Business Credit**  
PO BOX 105638  
ATLANTA, GA 30348-5638

Credit Account # 345854  
Staples Account # 10235583RCH  
Statement Date 09/25/22

PO # RECDD II	ORDER # 7365271270-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 09/15/22	DUE DATE 10/20/22	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$124.75	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
822838	CW ANTBC HAND SOAP 4GAL	\$12.49	2.0	\$24.98
365374	CWP MULTIF WHT 250SH/RL	\$37.49	2.0	\$74.98
633539	PURELL HD SNTZR PUMP 2L	\$24.79	1.0	\$24.79
			SUBTOTAL	\$124.75
			TAX	\$0.00
			TOTAL	\$124.75

PO # RECDD II	ORDER # 7365371093-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS: Standard	INVOICE DATE 09/16/22	DUE DATE 10/20/22	RECDD II	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$38.57	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
24295900	3X5 BRIGHT 12PK 100 SHTS/PD	\$17.99	1.0	\$17.99
807721	MULTI-USE CLNR 1 GAL REFILL	\$10.29	2.0	\$20.58
			SUBTOTAL	\$38.57
			TAX	\$0.00
			TOTAL	\$38.57

PO # RECDD 1	ORDER # 7365446352-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 09/19/22	DUE DATE 10/20/22	RECDD I	
SOLD TO	SHIP TO	PURCHASED AT	INVOICE TOTAL	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$96.35	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
951358	BLEACH LIQUID CONC 121 OZ 3CT	\$32.59	2.0	\$65.18
1052550	GLOVE EXAM NTRL PF RBE LG100BX	\$10.39	3.0	\$31.17
			SUBTOTAL	\$96.35
			TAX	\$0.00
			TOTAL	\$96.35



**Staples Business Credit**  
 PO BOX 105638  
 ATLANTA, GA 30348-5638

Credit Account # 345854  
 Staples Account # 10235583RCH  
 Statement Date 09/25/22

PO #	ORDER # 7385474105-0-1	REF JASON DAVIDSON	BUDGET CENTER	
TERMS Standard	INVOICE DATE 09/20/22	DUE DATE 10/20/22		
<b>SOLD TO</b>	<b>SHIP TO</b>	<b>PURCHASED AT</b>	<b>INVOICE TOTAL</b>	
Daniel Laughlin Rivers Edge Cdd 475 West Town Place Suite 114 Saint Augustine, FL 32092	SAINT JOHNS RIVERS EDGE CDD 140 LANDING ST SAINT JOHNS, FL 32259	StaplesAdvantage.com	\$1.99	
SKU	DESCRIPTION	\$/UNIT	UNITS	TOTAL
123315	BIC ROUND STIC MED BLUE DZ	\$1.99	1.0	\$1.99
			<b>SUBTOTAL</b>	\$1.99
			<b>TAX</b>	\$0.00
			<b>TOTAL</b>	\$1.99

Pay online at <https://www.StaplesAdvantage.com>

Contact Staples Business Credit at 877-457-6424 or email [help@staplesbusinesscredit.com](mailto:help@staplesbusinesscredit.com) with questions.



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

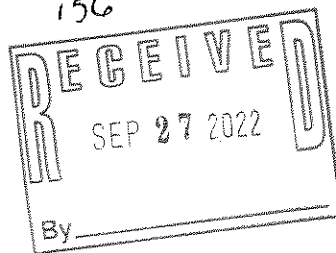
INVOICE: 19159594  
DATE: 9/27/2022  
ORDER: 19159594

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
9/27/2022	07:26 AM			07:26 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	9/27/2022		07:53 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$192.94
Approved RECDD I Submitted to AP on 9-27-22 by Jason Davidson <i>Jason Davidson</i> ; 1-33-572-459 156		
		SUBTOTAL \$192.94
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$192.94
		AMOUNT DUE \$192.94
		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 #: 9364

Date: 09/27/22

Customer PO:

DUE DATE: 10/27/2022

## 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

#8925 - Rambling Water Crepe Myrtles

Rambling Water. Remove Declining Holly trees install 4 multi trunk Pink Crepe Myrtles

INSTALL DATE 9/15/22

<i>Landscape Enhancement</i>				\$3,361.22
Bermuda (Sub)	1.00	\$575.00	\$575.00	
Crape Myrtle 'Tuscarora' (Material)	4.00	\$550.00	\$2,200.00	
Labor and Prep (Labor)	12.00	\$45.59	\$547.06	
Mulch, Brown (Material)	8.00	\$4.90	\$39.16	

## Invoice Notes:

Thank you for your business!

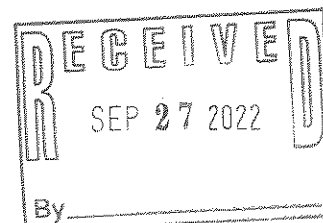
AMOUNT DUE THIS INVOICE

\$3,361.22

Approved RECDD I  
Submitted to AP on 9-27-22  
by Jason Davidson

*Jason Davidson*

1-32-572-46102  
237





## Invoice

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

Invoice # 403395  
Date 10/1/2022  
  
Terms Net 30  
Due Date 10/31/2022  
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

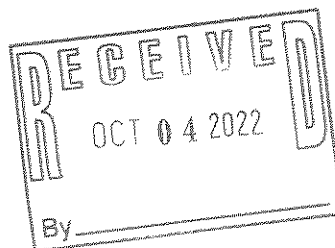
Description	Quantity	Rate	Amount
General Manager Services	1	4,871.77	4,871.77
Field operations Management	1	3,767.50	3,767.50
Lifestyle Services	1	3,085.45	3,085.45
Pool Maintenance	1	834.31	834.31
Janitorial Maintenance	1	2,583.58	2,583.58
Maintenance Services	1	6,378.44	6,378.44
Facility Attendant /Hospitality Services	1	5,120.67	5,120.67
Administrative Services	1	1,575.92	1,575.92

Thank you for your business.

155

Total

\$28,217.64





## Invoice

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

Invoice # 403419  
Date 9/30/2022  
  
Terms Net 30  
Due Date 10/30/2022  
Memo Lifeguard Hours

**Bill To**

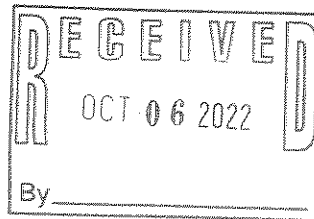
Rivers Edge C.D.D.  
c/o GMS, LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Lifeguard Hours	617.59	17.89	11,048.69

Thank you for your business.

**Total** \$11,048.69

1-33-572-342  
155



Location Desc	Job Title Desc	EE Name	Hours/Units	
Rivertown	Lifeguard	SAEY, MARIAH SARAH	12.67	
Rivertown	Lifeguard	VALENZUELA, HAILEY FAITH	20.51	
Rivertown	Lifeguard	BAILEY, PARKER DANIEL	17.23	
Rivertown	Lifeguard	SAEY, MARIAH SARAH	34.02	
Rivertown	Lifeguard	REBEOR, JACQUELINE RAE	49.39	
Rivertown	Lifeguard	CABALLERO, DIEGO	36.25	September
Rivertown	Lifeguard	MARRERO, FABIAN ANDRES	6.25	
Rivertown	Lifeguard	STUBBS, ISABELLA SIENNA	45.53	
Rivertown	Lifeguard	MARRERO, FABIAN ANDRES	6.25	
			<b>228.1</b>	
Total hours March-Sept			<b>2231.59</b>	
Total hours billed March-August			<b>1614.00</b>	
			<b>617.59</b>	



ST JOHNS COUNTY SHERIFF'S OFFICE  
DETAIL INVOICE

Rivertown CDD

INVOICE# SJSO22CAD215924

NAME / ID:		Deputy Walker Sims #10779			
DATE	CAD #			TOTAL HOURS	TOTAL DUE
Tuesday, September 27, 2022	SJSO22CAD215924			3	\$165.00
ACTIVITY / COMMENTS:		Hour Rate \$55.00		3	\$165.00

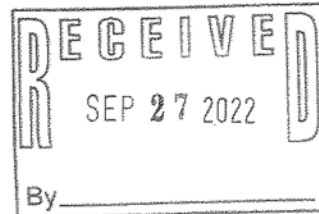
Total Contacts:7 Citations:2 Warnings:7 Top speed measured by RADAR was; \*\*37 MPH on Orange Branch Trail\*\*, \*\*42 MPH on Rivertown Main (NEAR ROUND-A-BOUT)\*\*

Multiple stops conducted for speed on inhabited portions of roadways. Traffic stops were conducted on THREE vehicles traveling over 40 MPH on the inhabited portion of the roadway.

Contact was made with construction crews working on houses under construction at 0615 hours. Subjects were advised of the county ordinance and ceased until 0700. (SJSO22CAD215944)

Approved RECDD I  
Submitted to AP on 9-27-22  
by Jason Davidson

*Jason Davidson*  
1-33-572-34516  
307



***Payroll use only***		**VERIFY NAME AND ADDRESS**		***Payroll use only***	
<b>BILL TO:</b>		<b>REMIT PAYMENT TO:</b>		<b>INVOICE #</b>	SJSO22CAD215924
Erik Saks		Walker Sims		Service Date:	09/27/22
Govt. Management Service		13990 Bartram Park Blvd #1619		Invoice Date:	09/27/22
475 W Town Place, Suite 114		Jacksonville, FL 32258		Total Due:	\$165.00
St. Augustine, FL 32092				Due Date:	<b>UPON RECEIPT</b>



**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  
160 Riverglade Run  
St. Johns, FL 32259

**SHIP DATE** 09/07/2022  
**SHIP VIA** UPS

**INVOICE** 12383  
**DATE** 10/04/2022  
**TERMS** Due on receipt  
**DUE DATE** 10/04/2022

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	1	98.96	98.96T
Shipping	Freight Cost	1	14.00	14.00
Sales Tax	Sales Tax calculated by AvaTax on Wed Aug 24 07:18:42 UTC 2022	1	0.00	0.00

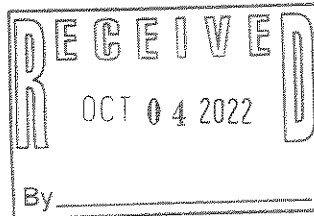
Approved RECDD I  
Submitted to AP on 10-4-22  
by Jason Davidson

*Jason Davidson*

1-33-572-457

255

SUBTOTAL	112.96
TAX	0.00
TOTAL	112.96
BALANCE DUE	<b>\$112.96</b>





ST JOHNS COUNTY SHERIFF'S OFFICE  
DETAIL INVOICE

Rivertown CDD

INVOICE# SJSO22CAD224589

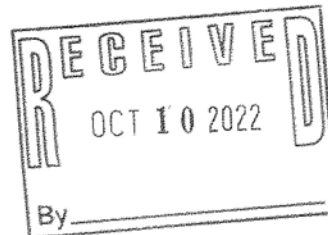
NAME / ID:	Casey A Romein LLC (SGT. Casey Romein #10343)			
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Friday, October 7, 2022	SJSO22CAD224589		3	\$165.00
ACTIVITY / COMMENTS:			Hour Rate \$55.00	3 \$165.00

Traffic enforcement provided for the entire community.

Multiple patrols conducted. Total Contacts - 4

Contacts: 2x (Rivertown Main Street) driver cited for speeding (43/25mph zone) and cited for not having a drivers license, another driver cited for speeding (39/25mph zone), 2x (Orange Branch Trail) two drivers cited for speeding (both at 37/25mph zone).

1-33-572-34510  
308



***Payroll use only***	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
<b>BILL TO:</b>	<b>REMIT PAYMENT TO:</b>	<b>INVOICE #</b>	SJSO22CAD224589
Govt. Management Service	Casey A Romein LLC	Service Date:	10/07/22
475 W Town Place, Suite 114	82 Willow Lake Drive	Invoice Date:	10/07/22
St. Augustine, FL 32092	St. Augustine, FL 32092	Total Due:	\$165.00
		Due Date:	UPON RECEIPT



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

INVOICE# SJSO22CAD229215

NAME / ID:	Casey A Romein LLC (SGT. Casey Romein #10343)			
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Thursday, October 13, 2022	SJSO22CAD229215		3	\$165.00
<b>ACTIVITY / COMMENTS:</b>		Hour Rate \$55.00	3	\$165.00

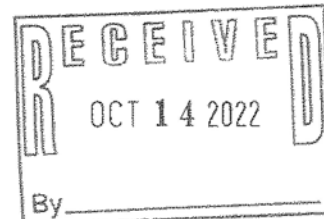
Traffic enforcement provided for the entire community.

Multiple patrols were conducted. Total Contacts - 4

1-33-572-34510  
308

Contacts: 3x (Rivertown Main Street) driver cited for speeding (44/25mph zone) and warned for not wearing a seatbelt, two other drivers warned for speeding (37/25mph zone) and (39/25mph zone).

Responded to a suicide attempt. Held scene until Fire Rescue and other deputies arrived.



***Payroll use only***	**VERIFY NAME AND ADDRESS**	***Payroll use only***
<b>BILL TO:</b>	<b>REMIT PAYMENT TO:</b>	<b>INVOICE #</b>
Govt. Management Service	Casey A Romein LLC	SJSO22CAD229215
475 W Town Place, Suite 114	82 Willow Lake Drive	Service Date: 10/13/22
St. Augustine, FL 32092	St. Augustine, FL 32092	Invoice Date: 10/13/22
		Total Due: \$165.00
		Due Date: <b>UPON RECEIPT</b>



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

INVOICE# SJSO22CAD234545

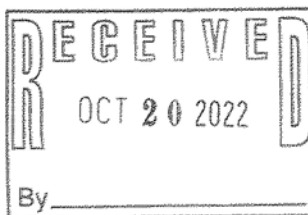
NAME / ID:	Casey A Romein LLC (SGT. Casey Romein #10343)			
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Thursday, October 20, 2022	SJSO22CAD234545		3	\$165.00
ACTIVITY / COMMENTS:			Hour Rate \$55.00	3 \$165.00

Traffic enforcement provided for the entire community.

Multiple patrols were conducted. Total Contacts - 4

Contacts: 4x (Rivertown Main Street) three drivers cited for speeding (44/25mph zone - 43/25mph zone - 42/25mph zone), and another driver warned for speeding 39/25mph zone.

1.33.572.34516  
308



***Payroll use only***	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
<b>BILL TO:</b>	<b>REMIT PAYMENT TO:</b>	<b>INVOICE #</b>	SJSO22CAD234545
Govt. Management Service	Casey A Romein LLC	Service Date:	10/20/22
475 W Town Place, Suite 114	82 Willow Lake Drive	Invoice Date:	10/20/22
St. Augustine, FL 32092	St. Augustine, FL 32092	Total Due:	\$165.00
		Due Date:	UPON RECEIPT



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 # 5128740756  
Invoice Date 10/17/2022  
Credit Terms NET 30 DAYS  
Customer # 10528780  
Store# RIVERS EDGE COMMUNITY DEV DISTRICT  
Cintas Route LOC #0292 ROUTE 0009  
Order # 7035786647  
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	
151629	FIRST AID GUIDE	1 EA	\$26.31	\$26.31	
	Unit Subtotal:			\$26.31	
Unit 000000000009586565	Unit Description: FITNESS				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
159	AED CHECKED	1 EA	\$35.06	\$35.06	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$35.06	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$18.95	\$18.95	
	Unit Subtotal:			\$18.95	
	Invoice Sub-total			\$80.32	
	Tax			\$0.00	
	Invoice Total			\$80.32	

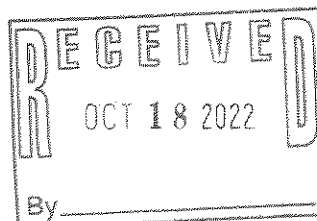
**Remit To** CINTAS  
P.O. Box 631025  
CINCINNATI, OH 45263-1025

1-33-572-457  
152

**Note**

Approved RECDD I  
Submitted to AP on 10-18-2022  
by Jason Davidson

*Jason Davidson*



*Cintas*

## Upcoming Delivery Dates

Delivery Calendars are available for each of  
your Ship-To Locations by accessing your self-  
service account online at [selfserve.water.com](http://selfserve.water.com).



We Deliver!

PRIMO

Bottled Water \* Filtration \* Coffee

Take a Hint! Now available for delivery - Hint  
and Hint Kids! Hint has all the health benefits  
of water plus tastebud-pleasing flavor with real  
fruit. Try a variety pack for only \$19.99!  
Order today - 800-4-WATERS or [water.com/myaccount](http://water.com/myaccount).

Customer Account#: 662311414845635

RIVERTOWN FITNESS CENTER  
See Account Summary Details

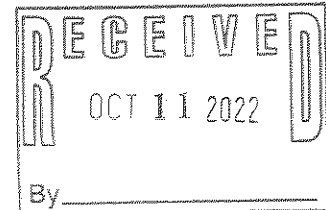
Invoice Date: 10-09-22  
Invoice #: 14845635 100922  
Purchase Order #: See Details Below

Date	Transaction #	Details	Qt y.	Each	Amount
		<b>Previous Balance</b>			<b>486.56</b>
10-03-22		Payment - Thank You			-486.56
		Remaining Balance			0.00
		<b>Products and Other Charges</b>			
		Ship To Reference # 14845634			0.00
		Ship To Reference # 15261387			399.61
		<b>Total Products and Other Charges</b>			<b>399.61</b>

Summary continued on next page...

Approved RECDD I  
Submitted to AP on 10-11-22  
by Jason Davidson

*Jason Davidson*  
1-33-572-500  
103



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

Previous Balance  
**\$486.56**

Payment  
**\$486.56**

Total New Charges  
**\$428.60**

Pay This Amount  
**\$428.60**

30356-P-0040

Write the complete account number on your check. Detach remittance and mail with payment in the enclosed envelope. To pay online go to [www.water.com](http://www.water.com)



200 Eagles Landing Blvd  
Lakeland, FL 33810

Customer Account#: 662311414845635  
Due By: Upon Receipt  
Late Fees May Apply After: 11-01-22  
Total Amount Due: \$428.60

Check here and see reverse for  
address and phone corrections.

\$

Mail Remittance With Payment To:

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

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

Customer Account#:662311414845635

Invoice #:14845635 100922

Date	Détails	Qty.	Each	Amount
	Rental			
	Ship To Reference # 14845634			0.00
	Ship To Reference # 15261387			4.99
	<b>Total Rental</b>			<b>4.99</b>
	Deposits			
	Ship To Reference # 14845634			0.00
	Ship To Reference # 15261387			24.00
	<b>Total Deposits</b>			<b>24.00</b>
	<b>Total New Charges:</b>			<b>428.60</b>

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



Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
09-14-22	T222576970042			
	CRYSTAL SPRINGS 5G SPRING WATER	14	12.99	181.86
	5.0 GALLON BOTTLE DEPOSIT	14	6.00	84.00
	5.0 GALLON BOTTLE RETURN	-12	6.00	-72.00
	DELIVERY FEE	1	11.45	11.45
	Sales Tax			0.00
	<b>Total</b>			<b>205.31</b>
	Rec'd By:			
09-28-22	T222716970046			
	CRYSTAL SPRINGS 5G SPRING WATER	15	12.99	194.85
	5.0 GALLON BOTTLE DEPOSIT	15	6.00	90.00
	5.0 GALLON BOTTLE RETURN	-13	6.00	-78.00
	DELIVERY FEE	1	11.45	11.45
	Sales Tax			0.00
	<b>Total</b>			<b>218.30</b>
	Rec'd By:			
	R2228012623891			
	BLACK HOT AND COLD COOLER RENTAL	1	4.99	4.99
	Sales Tax			0.00
	<b>Total</b>			<b>4.99</b>
	Rec'd By:			
	<b>Total for Location</b>			<b>428.60</b>

## How to Read Your Bill

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

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

**Summary:**  
Previous balance and posted payments since last bill.

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

**Important Monthly Message**

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

**Bottle Deposits:**  
Highlights bottle deposits and returns.

**Easy to Pay:**  
Pay your invoice through the mail, online at [www.water.com](http://www.water.com) or call us to expedite your remittance with automatic credit card payments.

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

## Billing Rights Summary

### In case of Errors or Questions About Your Bill:

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

In your letter, give us the following information:

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

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

## Electronic Funds Transfer Notice

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

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

## Insufficient Funds Notice

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

## We appreciate your business.

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

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

## Address Changes

Mailing address only ☐ Mailing and delivery address ☐

Name

Address

City

State

Zip Code

( )

Phone Number

E-mail Address

Customer Account Number

## Do Not Forget To:

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

G & G Excavation & Construction, Inc.

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

# Invoice

Date	Invoice #
10/10/2022	3553

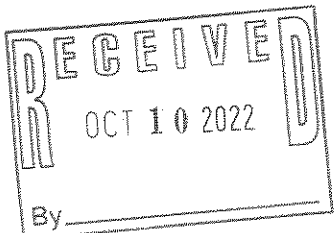
Bill To
Riversedge CDD 1 475 West Town Place Suite 114 St. Augustine, Florida 32092 Attn: John

Job
Rivertown Arbors Riversedge CDD 1

Approved RECDD pond outfall cleanup sent to  
AP on 10/10/22 by Johnathan Perry

*Johnathan Perry*

Job #	Terms
	Net 30

Item	Description	Amount
Quote	G & G Excavation and Construction, Inc. supplied all Equipment, Labor, and Supervision for the following:  Job: Rivertown Arbors Riversedge CDD 1  Reference: Storm prep  Scope of Work: 9/27  1. Free up out fall structures for storm pipe  Total cost for the above work   <i>1,333,572.457</i> <i>151</i>	575.00

Thank you for your business!

<b>Total</b>	\$575.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$575.00

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

## GIDDENS SECURITY CORPORATION

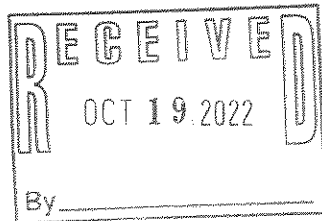
528 S. Edgewood Ave. Suite 1  
JACKSONVILLE, FL 32205

**Invoice**

Date	Invoice #
10/18/2022	23465991

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
107 573	Security Service 10/03/2022-10/16/2022 Mileage	20.44 0.59	2,187.08 338.07
<div data-bbox="483 1186 803 1404"></div> <p>1-33-572-34510 71</p>			

Phone #	Fax #	E-mail
9043848071	904-389-9931	akoon@giddenssecurity.com

**Total** \$2,525.15

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	101422	PO # 101422	NET 15TH	JT3	10/14/22 12:58

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

SHIP TO:


TERMINAL: 604

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

REWARD NO:19820227380

**INVOICE: 419572/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
2	2	EA	1395664	SPRYPNT 2X SAT MOSS GRN	6.99	2	6.99 /EA	13.98 N
1	1	EA	13886	SPRAY GRIP	3.99	1	3.99 /EA	3.99 N
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <b>RECEIVED</b>  OCT 18 2022  By _____ </div>								
** AMOUNT CHARGED TO STORE ACCOUNT **							17.97	
							TAXABLE	0.00
							NON-TAXABLE	17.97
							SUB-TOTAL	17.97
							TAX AMOUNT	0.00
							<b>TOTAL AMOUNT</b>	<b>17.97</b>

X   
Received By

1-33-572-457  
278

(DAVIDSON, JASON)

Approved RECDD I  
Submitted to AP on 10-18-2022  
by Jason Davidson

*Jason Davidson*

**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	10/20/22 8:24

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

SHIP TO:

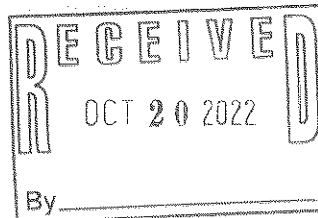
TERMINAL: 601

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

REWARD NO:19820227380

**INVOICE: 419598/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	7012818	FIBERGLASS HANDLE BOW RAKE	29.99	1	29.99 /EA	29.99 N
2	2	EA	500	MISC SCREWS NUTS OR BOLTS	1.59	2	1.59 /EA	3.18 N



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

33.17

TAXABLE	0.00
NON-TAXABLE	33.17
SUB-TOTAL	33.17

Approved RECDD I.  
Submitted to AP on 10-20-2022  
by Jason Davidson

TAX AMOUNT	0.00
<b>TOTAL AMOUNT</b>	<b>33.17</b>

X

Received By

(DAVIDSON, JASON)

*Jason Davidson*

1-33-572-457  
278

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

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962

THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	RECDD	PO # RECDD	NET 15TH	AKM3	9/22/22 10:53

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

SHIP TO:

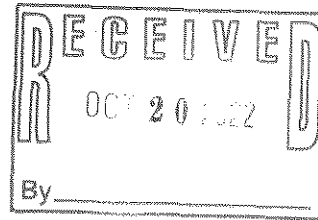
TERMINAL: 601

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

REWARD NO:19820227380

**INVOICE: 419404/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
3	3	EA	1370386	GLADE PLUG IN OIL WARMER	2.59	3	2.59 /EA	7.77 N
2	2	EA	1764703	PLUGIN OIL CLN LINEN 2PK	8.99	2	8.99 /EA	17.98 N
1	1	EA	13046	CARPET FRESH 14 OZ.	4.59	1	4.59 /EA	4.59 N
1	1	EA	1370386	GLADE PLUG IN OIL WARMER	2.59	1	2.59 /EA	2.59 N
1	1	EA	1764703	PLUGIN OIL CLN LINEN 2PK	8.99	1	8.99 /EA	8.99 N



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

41.92

TAXABLE	0.00
NON-TAXABLE	41.92
SUB-TOTAL	41.92

TAX AMOUNT	0.00
<b>TOTAL AMOUNT</b>	<b>41.92</b>

Approved RECDD I  
Submitted to AP on 10-20-2022  
by Jason Davidson

(DAVIDSON, JASON)

*Jason Davidson*

X \_\_\_\_\_  
Received By

1-33-572-457  
278



INVOICE	#3034
SERVICE DATE	Oct 17, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
DEPOSIT DUE	<b>\$2,175.00</b>

## Investment Painting Of North Florida

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

(904) 307-8313  
 jperry@vestapropertyservices.com

### SERVICE ADDRESS

### CONTACT US

229 S Torwood Drive  
 Saint Johns, FL 32259

(904) 307-6649  
 Investmentpaintingfl@yahoo.com

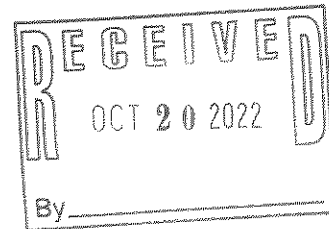
## INVOICE

Services	qty	unit price	amount
Exterior painting quote Entry Way Towers At Long Leaf And keystone	1.0	\$4,850.00	\$4,850.00
Pressure wash towers and entry way signs. Prep and paint interior and exterior of columns and entry way signs same colors with sherwin Williams Top of the line Emerald paint which is dirt and mildew resistant and durable. Repaint white brick on entry ways also.			

Repaint interior (black metal also)

Excludes exterior of roofs and signage of Rivertown

Price includes labor materials and taxes.



<b>Total</b>		<b>\$4,850.00</b>
<b>Deposit</b>	1.33-572.457 317	<b>\$2,175.00</b>

### Payment History

Aug 25	Thu 5:42pm	Check	\$500.00
--------	------------	-------	----------



We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved job.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more. Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!



INVOICE	#3035
SERVICE DATE	Oct 10, 2022
INVOICE DATE	Jul 16, 2022
DUE	Upon receipt
DEPOSIT DUE	<b>\$1,670.00</b>

## Investment Painting Of North Florida

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

(904) 307-8313  
jperry@vestapropertyservices.com

### SERVICE ADDRESS

### CONTACT US

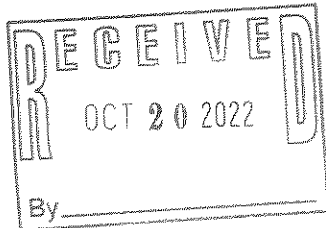
229 S Torwood Drive  
Saint Johns, FL 32259

(904) 307-6649  
Investmentpaintingfl@yahoo.com

## INVOICE

Services	qty	unit price	amount
Exterior Staining quote For Pirate Ship And Post On Swing Set	1.0	\$3,840.00	\$3,840.00
Pressure wash prior to painting and apply super deck solid color stain to vertical and horizontal surfaces 3 colors gray, brown and orange. Apply stain to all stainable surfaces on pirate ship and swing set. Price includes labor, materials and taxes			

<b>Total</b>		<b>\$3,840.00</b>
<b>Deposit</b>	1-33-572-457 317	<b>\$1,670.00</b>



### Payment History

Aug 25	Thu 5:42pm	Check	\$500.00
--------	------------	-------	----------

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved

job.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.

Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

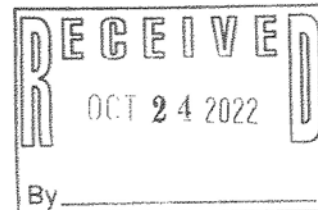
Thank you for your Business!



ST JOHNS COUNTY SHERIFF'S OFFICE  
DETAIL INVOICE

INVOICE# SJSO22CAD236418

NAME / ID:	D/S Joshua Roberson #11534			
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Saturday, October 22, 2022	SJSO22CAD236418		3.5	\$192.50
ACTIVITY / COMMENTS:			\$55.00	\$3.00
				\$192.50



1-33-572-34510

332

***Payroll use only***	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO: Govt. Management Service 475 W Town Place, Suite 114 <u>St. Augustine, FL 32084</u>	REMIT PAYMENT TO: Joshua Roberson 13504 Citicards Way, Apt. 1103 Jacksonville, FL 32258	INVOICE #	SJSO22CAD236418
			10/22/22
		Invoice Date:	10/24/22
		Total Due:	\$192.50
		Due Date:	UPON RECEIPT



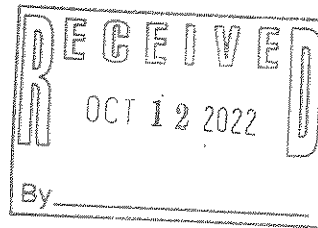
# INVOICE

Invoice # 4412  
Date: 10/12/2022  
Due On: 11/11/2022

## KE Law Group, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314  
United States

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



### RECDD-01

### Rivers Edge CDD - General Counsel

1-31-513-315  
300

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	MO	09/01/2022	Begin reviewing landscape proposals and bid charts and drafting proposal analysis	1.20	\$260.00	\$312.00
Service	JK	09/02/2022	Agenda call/review for September 7 and September 14 Board meetings; transmit supplemental documentation on same; confer re: alcohol licensing and special event applications; review RFPs and finalize scoring criteria and legal sufficiency review; transmit communication for Board on same; confer re: public decorum language	1.40	\$285.00	\$399.00
Service	JK	09/03/2022	Draft public decorum cover for agenda	0.10	\$285.00	\$28.50
Service	JK	09/04/2022	Review RFP's for landscaping; prepare score summary charts and calculate pricing for same	0.30	\$285.00	\$85.50
Service	JK	09/06/2022	Conference call with district manager re: joint meeting and ranking information; conference call with Supervisor re: same; transmit previous bid information	0.30	\$285.00	\$85.50
Service	JK	09/07/2022	Travel to/from and attend Board meeting	1.90	\$285.00	\$541.50
Service	MO	09/08/2022	Begin drafting Notice of Landscape Contract Award Letters	0.30	\$260.00	\$78.00
Service	JK	09/09/2022	Confer re: budget inquiries and cost share requirements; follow up from same; review notice of award letters and confer with staff	0.30	\$285.00	\$85.50

			on same			
Service	MO	09/12/2022	Draft Yellowstone landscape agreement	0.80	\$260.00	\$208.00
Service	JK	09/13/2022	Transmit Mattamy correspondence on construction; confer re: turnover process and documents for same	0.10	\$285.00	\$28.50
Service	JK	09/14/2022	Confer with GMS re: status of budget alternatives and presentation on same; confer re: public hearings; transmit public decorum slides; confer re: motion options	0.30	\$285.00	\$85.50
Service	JK	09/14/2022	Travel to/from and attend Board meeting and public hearing	2.60	\$285.00	\$741.00
Expense	AL	09/19/2022	Meals: Meals for meeting	1.00	\$15.00	\$15.00
Expense	AL	09/19/2022	Rental Car Expenses: Rental Car for meeting	1.00	\$74.53	\$74.53
Expense	AL	09/19/2022	Hotel: Hotel for meeting	1.00	\$30.00	\$30.00
Service	JK	09/20/2022	Confer with Davidson re: irrigation inquires and review meeting minutes related to same; confer re: turnover timeline; confer with district manager re: Mattamy construction traffic and options for same	0.30	\$285.00	\$85.50
Expense	AL	09/20/2022	Gas: Gas for meeting	1.00	\$20.00	\$20.00
Service	JK	09/21/2022	Finalize Yellowstone contract, exhibits and COI information; transmit for signature	0.40	\$285.00	\$114.00
Service	MG	09/23/2022	Research plats - property due diligence	0.50	\$165.00	\$82.50
Service	MG	09/27/2022	Review turnover properties; confer with Kilinski regarding same	0.20	\$165.00	\$33.00
Service	LG	09/29/2022	Research FEMA disaster response procedures.	0.10	\$260.00	\$26.00
					<b>Total</b>	<b>\$3,159.03</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4412	11/11/2022	\$3,159.03	\$0.00	\$3,159.03

<b>Outstanding Balance</b>	<b>\$3,159.03</b>
<b>Total Amount Outstanding</b>	<b>\$3,159.03</b>

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

Please pay within 30 days.

# PROSSER

October 12, 2022

Project No: 113094.60

Invoice No: 48863

Rivers Edge CDD  
c/o Governmental Management Services, LLC  
Attention: Oksana Kuzmuk  
4648 Eagle Falls Place  
Tampa, FL 33619

1-31-513-311  
55

Project 113094.60 Rivers Edge CDD - O & M

For services including attend September CDD meeting and Joint CDD meeting, and coordinate with staff on lake maintenance.

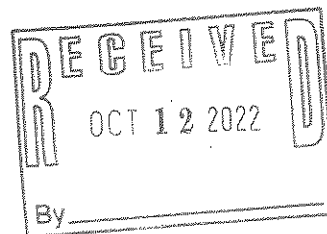
**Professional Services from September 1, 2022 to September 30, 2022**

**Professional Personnel**

	Hours	Rate	Amount	
Principal	5.50	235.00	1,292.50	
Totals	5.50		1,292.50	
Total Labor				1,292.50
		Total this Invoice		\$1,292.50

**Outstanding Invoices**

Number	Date	Balance
48021	5/29/2022	1,175.00
Total		1,175.00





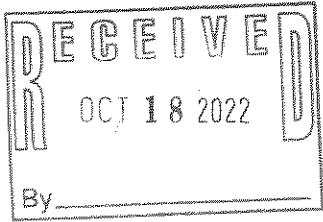
**Sterling Specialties, Inc**

7000 US Highway 1 North, Ste 601  
 St. Augustine, FL 32095  
 Phone: 904-829-5006  
 Fax: 904-829-5008

P.O. Number	Date	Invoice #
	10/10/2022	13803

Bill To
Rivers Edge CDD C/O Jason Davidson 475 West Town Place Suite 114 St. Augustine, FL 32259

Project Location
RiverTown SR 13 Round -a- bout Per: David Provost Jonathan Perry

Description	Amount
Proposal for Fence Replacement to the Southern Round-A-Bout at SR-13  -Remove existing Damaged Cable Fence(Approx 30' lin. Ft.) -Furnish & Install Approximately 60' linear feet of 4' Tall Commercial Grade Aluminum Fencing in Black Powder Coated Finish.  Approved RECDD I Submitted to AP on 10-19-2022 by Jason Davidson <i>Jason Davidson</i>  Invoice pertains to 8/22/2022 accident 1-33-572-457 282  	2,114.00

E-mail
terri@sterlingspecialtiesinc.com

Total	<b>\$2,114.00</b>
Payments/Credits	<b>\$0.00</b>
Total Balance Due	<b>\$2,114.00</b>



# Invoice

Invoice #: 8954A

Date: 08/01/2022

Customer PO:

DUE DATE: 08/31/2022

## 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

#6120- Standard Maintenance Contract August 2022

## AMOUNT

\$115,159.17

## Invoice Notes:

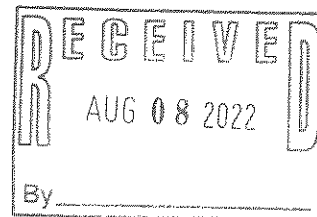
Thank you for your business!

**AMOUNT DUE THIS INVOICE**

**\$115,159.17**

Approved RECDD I  
Submitted to AP on 8-8-22  
by Jason Davidson

*Jason Davidson*  
1.32.572.461  
237





# Invoice

Invoice #: 9557

Date: 09/30/22

Customer PO:

DUE DATE: 10/30/2022

## 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

#9189 - Lightning strike to system 8/25/22

Found clock in short finding mode. After diagnostics and taking meter readings we found 20 decoders with elevated milliamp draw. The higher the draw the less effective the system operates

*Irrigation*

\$7,458.33

## Invoice Notes:

Thank you for your business!

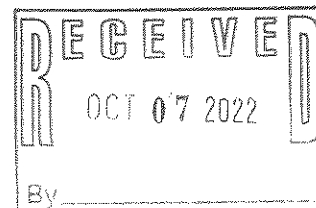
**AMOUNT DUE THIS INVOICE**

**\$7,458.33**

Approved RECDD I  
Submitted to AP on 10-7-22  
by Jason Davidson

*Jason Davidson*  
1-32-572-46102

237





## Invoice

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

Invoice # 403460  
Date 9/30/2022  
  
Terms Net 30  
Due Date 10/30/2022  
  
Memo

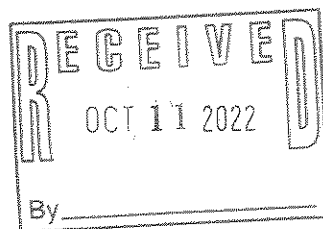
### Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			
Pet waste bags, Header bag w strap RR			156.88
LED strip lights			13.30
Rechargeable flashlights			30.87
Heavy duty Combo lock			42.24
Restroom sign			20.22
Chalk board signs-2			146.94
Man hole cover tool - 2			63.06
Total Billable Expenses			473.51

1-33-572-457  
155

**Total** \$473.51





For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).

## Invoice summary

Payment due by October 08, 2022

Item subtotal before tax	\$ 294.63
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 294.63
Tax	\$ 19.13
<b>Amount due</b>	<b>\$ 313.76 USD</b>

## Pay by

### Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.  
Bank name Wells Fargo Bank  
ACH routing # (ABA) 121000248  
Bank account # (DDA) 41630410417183962  
SWIFT code (wire transfer) WFBUS6S

### Check

Amazon Capital Services  
PO Box 035184  
Seattle, WA 98124-5184

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or  
Email [ar-businessinvoicing@amazon.com](mailto:ar-businessinvoicing@amazon.com) to submit your remittance detail.

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	08-Sep-2022
Purchased by	Johnathan Perry
PO #	Split 50/50 between RECDD 1&2
Cost center	Northeast
GL code	59010 Pass Thru-DSD, DPFG, Fac
Location	DSD-Rivertown(Rivers Edge)
Billable / Non-Billable	Billable

### Registered business name

Vesta Property Services

### Bill to

Vesta Property Services  
Attn: Cheyenne Bardroff  
245 Riverside Ave  
Suite 300  
Jacksonville, FL 32202

### Ship to

Johnathan Perry  
140 LANDING ST  
SAINT JOHNS, FL 32259-8763

## Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
-------------	-----	------------	-----------------------------	-----

Description	Qty	Unit price	Item subtotal before tax	Tax
1 HOUNDSCOOP® Case of 2000 Pet Waste Bags on Roll (10 Rolls of 200 bags per roll) Dog Waste Station Bags for HOA, Residential, commercial roll bag for  ASIN: B07G8MGBZJ Order # 113-5958520-9250658  Sold by: CSA Technical Solutions LLC	4	\$46.99	\$187.96	6.500%
2 ONEpul® Header Bag -with pull strap - (3200 ONEpul® Header Bags)  ASIN: B09DRWCVKB Order # 113-3931743-1094639  Sold by: ZW USA INC	1	\$106.67	\$106.67	6.500%
			Total before tax	\$294.63
			Tax	\$19.13
			Amount due	\$313.76
			Split 50-50	

**FAQs****How is tax calculated?**Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190)**How are digital products and services taxed?**Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202074670](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670)

For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).

## Invoice summary

Payment due by October 09, 2022

Item subtotal before tax	\$ 12.49
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 12.49
Tax	\$ 0.81
<b>Amount due</b>	<b>\$ 13.30 USD</b>

## Pay by

## Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.  
Bank name Wells Fargo Bank  
ACH routing # (ABA) 121000248  
Bank account # (DDA) 41630410417183962  
SWIFT code (wire transfer) WFBUS6S

## Check

Amazon Capital Services  
PO Box 035184  
Seattle, WA 98124-5184

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or  
Email [ar-businessinvoicing@amazon.com](mailto:ar-businessinvoicing@amazon.com) to submit your remittance detail.

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	09-Sep-2022
Purchased by	Johnathan Perry
PO #	RECDD
Cost center	Northeast
GL code	59010 Pass Thru-DSD, DPFG, Fac
Location	DSD-Rivertown(Rivers Edge)
Billable / Non-Billable	Billable

## Registered business name

Vesta Property Services

## Bill to

Vesta Property Services  
Attn: Cheyenne Bardroff  
245 Riverside Ave  
Suite 300  
Jacksonville, FL 32202

## Ship to

Johnathan Perry  
140 LANDING ST  
SAINT JOHNS, FL 32259-8763

## Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 White LED Strip Lights, GuoTong Waterproof cuttable 300 SMD 2835 LED Tape, 6000K 12V 16.4ft/5m Flexible Ribbon, Kitchen Cabinet Lighting, Outdoor/Indo	1	\$12.49	\$12.49	6.500%

ASIN: B075LB9HK2

Sold by: zhong shan shi guo tong zhao ming you xian gong si

Order # 114-3621138-5921819

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Total before tax	\$12.49
Tax	\$0.81
<b>Amount due</b>	<b>\$13.30</b>

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FAQs

How is tax calculated?

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190)

How are digital products and services taxed?

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202074670](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670)



For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).**Invoice summary***Payment due by October 11, 2022*

Item subtotal before tax	\$ 28.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00

Total before tax	\$ 28.99
Tax	\$ 1.88

**Amount due** **\$ 30.87 USD****Account #** A2DPS3ST4NXTBP**Payment terms** Net 30**Purchase date** 11-Sep-2022**Purchased by** Eric Olsen**Cost center** Northeast**GL code** 51010 Repairs &  
Maintenance**Location** DSD-Rivertown(Rivers Edge)**Billable /** Billable**Non-Billable****Pay by****Electronic funds transfer (EFT/ACH/Wire)**

<b>Account name</b>	Amazon Capital Services, Inc.
<b>Bank name</b>	Wells Fargo Bank
<b>ACH routing # (ABA)</b>	121000248
<b>Bank account # (DDA)</b>	41630410417183962
<b>SWIFT code (wire transfer)</b>	WFBUS6S

**Check**

Amazon Capital Services
PO Box 035184
Seattle, WA 98124-5184

**Registered business name**

Vesta Property Services

**Bill to**

Vesta Property Services  
Attn: Cheyenne Bardroff  
245 Riverside Ave  
Suite 300  
Jacksonville, FL 32202

**Ship to**

Eric Olsen  
140 LANDING ST  
SAINT JOHNS, FL 32259-8763

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or

Email [ar-businessinvoicing@amazon.com](mailto:ar-businessinvoicing@amazon.com) to submit your remittance detail.

**Invoice details**

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Rechargeable Led Flashlights High Lumens, 100000 Lumens Super Bright Zoomable Flashlight with USB Cable & 5 Modes, IPX6 Waterproof Powerful Flashlight	1	\$28.99	\$28.99	6.500%

ASIN: B0B37K8KJK

Sold by: Federated China Shipping Logistics CO.,Ltd

Order # 112-4024174-2189000

Total before tax	\$28.99
Tax	\$1.88
<b>Amount due</b>	<b>\$30.87</b>

FAQs

How is tax calculated?

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190)

How are digital products and services taxed?

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202074670](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670)

For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).**Invoice summary***Payment due by October 12, 2022*

Item subtotal before tax	\$ 39.66
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00

Total before tax	\$ 39.66
Tax	\$ 2.58

**Amount due** **\$ 42.24 USD****Pay by****Electronic funds transfer (EFT/ACH/Wire)**

Account name	Amazon Capital Services, Inc.
Bank name	Wells Fargo Bank
ACH routing # (ABA)	121000248
Bank account # (DDA)	41630410417183962
SWIFT code (wire transfer)	WFBUS6S

**Check**

Amazon Capital Services
PO Box 035184
Seattle, WA 98124-5184

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or

Email [ar-businessinvoicing@amazon.com](mailto:ar-businessinvoicing@amazon.com) to submit your remittance detail.

**Account #** A2DPS3ST4NXTBP**Payment terms** Net 30**Purchase date** 12-Sep-2022**Purchased by** Johnathan Perry**PO #** RECDD 2**Cost center** Northeast**GL code** 59010 Pass Thru-DSD,  
DPFG, Fac**Location** DSD-Rivertown(Rivers Edge)**Billable /** Billable**Non-Billable****Registered business name**

Vesta Property Services

**Bill to**

Vesta Property Services  
Attn: Cheyenne Bardroff  
245 Riverside Ave  
Suite 300  
Jacksonville, FL 32202

**Ship to**

Johnathan Perry  
140 LANDING ST  
SAINT JOHNS, FL 32259-8763

**Invoice details**

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Master Lock 875D Heavy Duty Outdoor Combination Lock, 2 in. Wide, Brass Finish	2	\$19.83	\$39.66	6.500%

ASIN: B07PJLCZTQ Sold by: Amazon.com Services LLC  
Order # 114-2913626-7833835

Total before tax	\$39.66
Tax	\$2.58
<b>Amount due</b>	<b>\$42.24</b>

FAQs

How is tax calculated?

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190)

How are digital products and services taxed?

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202074670](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670)

For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).

## Invoice summary

Payment due by October 15, 2022

Item subtotal before tax	\$ 18.99
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 18.99
Tax	\$ 1.23
<b>Amount due</b>	<b>\$ 20.22 USD</b>

## Pay by

## Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.  
Bank name Wells Fargo Bank  
ACH routing # (ABA) 121000248  
Bank account # (DDA) 41630410417183962  
SWIFT code (wire transfer) WFBUS6S

## Check

Amazon Capital Services  
PO Box 035184  
Seattle, WA 98124-5184

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or  
Email [ar-businessinvoicing@amazon.com](mailto:ar-businessinvoicing@amazon.com) to submit your remittance detail.

Account # A2DPS3ST4NXTBP  
Payment terms Net 30  
Purchase date 14-Sep-2022  
Purchased by Johnathan Perry  
PO # RECDD  
Cost center Northeast  
GL code 59010 Pass Thru-DSD,  
DPFG, Fac  
Location DSD-Rivertown(Rivers Edge)  
Billable / Non-Billable Billable

## Registered business name

Vesta Property Services

## Bill to

Vesta Property Services  
Attn: Cheyenne Bardroff  
245 Riverside Ave  
Suite 300  
Jacksonville, FL 32202

## Ship to

Johnathan Perry  
140 LANDING ST  
SAINT JOHNS, FL 32259-8763

## Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Restroom Sign for Business - ADA Compliant Braille Bathroom Sign with Double Sided Tape to Secure Perfectly in Less Than a Minute - Size 9 x 6 Inch (M)	1	\$18.99	\$18.99	6.500%

ASIN: B0B69NFT21 Sold by: Schwaab, Inc.  
Order # 111-9635155-5880258

---

Total before tax	\$18.99
Tax	\$1.23
<b>Amount due</b>	<b>\$20.22</b>

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FAQs

How is tax calculated?

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4__sib?ie=UTF8&nodeId=202036190)

How are digital products and services taxed?

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_\\_sib?ie=UTF8&nodeId=202074670](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4__sib?ie=UTF8&nodeId=202074670)

For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).**Invoice summary***Payment due by October 25, 2022*

Item subtotal before tax	\$ 137.98
Shipping & handling	\$ 18.21
Promos & discounts	(\$ 18.21)

Total before tax	\$ 137.98
Tax	\$ 8.96

**Amount due** **\$ 146.94 USD****Account #** A2DPS3ST4NXTBP**Payment terms** Net 30**Purchase date** 23-Sep-2022**Purchased by** Jason Davidson**PO #** Rivers Edge CDD**Cost center** Northeast**GL code** 61504 Office Supplies**Location** DSD-Rivertown(Rivers Edge)**Billable /** Billable**Non-Billable****Pay by****Electronic funds transfer (EFT/ACH/Wire)**

<b>Account name</b>	Amazon Capital Services, Inc.
<b>Bank name</b>	Wells Fargo Bank
<b>ACH routing # (ABA)</b>	121000248
<b>Bank account # (DDA)</b>	41630410417183962
<b>SWIFT code (wire transfer)</b>	WFBUS6S

**Check**

Amazon Capital Services
PO Box 035184
Seattle, WA 98124-5184

**Registered business name**

Vesta Property Services

**Bill to**

Vesta Property Services  
Attn: Cheyenne Bardroff  
245 Riverside Ave  
Suite 300  
Jacksonville, FL 32202

**Ship to**

Jason Davidson  
140 LANDING ST  
SAINT JOHNS, FL 32259-8763

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or

Email [ar-businessinvoicing@amazon.com](mailto:ar-businessinvoicing@amazon.com) to submit your remittance detail.

**Invoice details**

Description	Qty	Unit price	Item subtotal before tax	Tax
1 Rustic Magnetic A-Frame Chalkboard Sign / Extra Large 40" x 20" Free Standing Chalkboard Easel / Sturdy Sidewalk Sign Sandwich Board / Outdoor A Frame	2	\$68.99	\$137.98	6.500%

ASIN:	Sold by: Belnick Retail, LLC
B01NBG3QDF	
Order #	111-1833281-1153813

Description	Qty	Unit price	Item subtotal before tax	Tax
2 Shipping & handling			\$18.21	6.500%
3 Promotions & discounts			(\$18.21)	6.500%
			Total before tax	\$137.98
			Tax	\$8.96
			Amount due	\$146.94

FAQs

How is tax calculated?

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190)

How are digital products and services taxed?

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202074670](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670)



For customer support, visit [www.amazon.com/contact-us](http://www.amazon.com/contact-us).**Invoice summary** *Due 30 days from receipt of invoice*

Item subtotal before tax	\$ 105.02
Shipping & handling	\$ 15.23
Promos & discounts	(\$ 15.23)
Total before tax	\$ 105.02
Tax	\$ 6.82
<b>Amount due</b>	<b>\$ 111.84 USD</b>

**Billing period** 9/19/22 to 9/25/22  
**Account #** A2DPS3ST4NXTBP  
**Payment terms** Net 30

**Registered business name**

Vesta Property Services

**Bill to**

Vesta Property Services  
Attn: Cheyenne Bardroff  
245 Riverside Avenue  
Suite 300  
Jacksonville, Florida 32202

**Pay by****Electronic funds transfer (EFT/ACH/Wire)**

**Account name** Amazon Capital Services, Inc.  
**Bank name** Wells Fargo Bank  
**Bank routing # (ABA)** 121000248  
**Bank account # (DDA)** 41630410417183962  
**SWIFT code (wire transfer)** WFBUS6S

**Check**

Amazon Capital Services  
PO Box 035184  
Seattle, WA 98124-5184

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or  
Email [ar-businessinvoicing@amazon.com](mailto:ar-businessinvoicing@amazon.com) to submit your remittance detail.

**Invoice details**

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
1	9/20/22	Cross Creek N	Pencil Sharpener, Manual Pencil Sharpeners, 4PCS Colorful Compact Dual Holes Pencil Sharpeners with Lid, Colored Pencil Sharpener for Kids & Adults, P	1	\$5.95	\$5.95	6.500%
ASIN: B088BWYFMX Sold by: WIN-HSIN INTERNATIONAL LIMITED Order # 114-8631935-3385800 Order date: September 19, 2022							

#	Ship date	PO #	Description	Qty	Unit price	Item subtotal before tax	Tax
2	9/20/22	Cross Creek N	Gel Pens, 30 Pack Black Gel Pen Fine Point, Retractable Gel Ink Rollerball Pens for Smooth Writing (0.7mm)  ASIN: B08G1FSHYZ Sold by: xiamen nailuo E-commerce Order # 114-2753138-4359403 Order date: September 19, 2022	1	\$11.98	\$11.98	6.500%
3	9/20/22	Cross Creek N	SimpleHouseware Mesh Desk Organizer with Sliding Drawer, Double Tray and 5 Upright Sections, Silver  ASIN: B075FGGPXV Sold by: EP FAMILY CORP Order # 114-2753138-4359403 Order date: September 19, 2022	1	\$27.87	\$27.87	6.500%
4	9/20/22	Split between recdd1 and 2	Bully Tools 99201 36" Manhole Cover Hook. Steel Tstyle Handle  ASIN: B00KOMT13E Sold by: Bully Tools, Inc. - Sean Gracy Order # 114-7488923-0994631 Order date: September 19, 2022	2	\$29.61	\$59.22	6.500%
5			Shipping & handling			\$15.23	6.500%
6			Promotions & discounts			(\$15.23)	6.500%
						Total before tax	\$105.02
						Tax	\$6.82
						<b>Amount due</b>	<b>\$111.84</b>

## FAQs

## How is tax calculated?

Visit [https://www.amazon.com/gp/help/customer/display.html/ref=hp\\_leftv4\\_sib?ie=UTF8&nodeId=202036190](https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190)

## How are digital products and services taxed?



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

INVOICE# SJSO22CAD227188

NAME / ID:	Deputy Walker Sims #10779			
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Monday, October 10, 2022	SJSO22CAD227188		3	\$165.00
Tuesday, October 11, 2022	SJSO22CAD227925		3	\$165.00
<b>ACTIVITY / COMMENTS:</b>			Hour Rate \$55.00	6 \$330.00

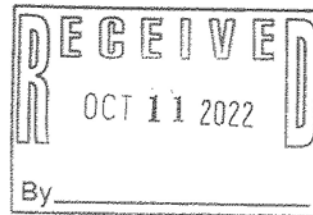
Total Contacts:5 Citations:3 Warnings:3 Top speed measured by LASER was; \*\*37 MPH on Orange Branch Trail\*\*, \*\*44 MPH on Rivertown Main (NEAR ROUND-A-BOUT)\*\*

Multiple stops conducted for speed on inhabited portions of roadways. Warnings given to first time offenders. Golf cart traffic was at a minimum. Assisted patrol with a male who was uncooperative inside publix at Rivertown (SJSO22CAD227269)

Multiple rounds of patrols conducted throughout the entire neighborhood.

1.33-572.34510

307



***Payroll use only***	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
<b>BILL TO:</b>	<b>REMIT PAYMENT TO:</b>	<b>INVOICE #</b>	SJSO22CAD227188
Erik Saks	Walker Sims	Service Date:	10/11/22
Govt. Management Service	13990 Bartram Park Blvd #1619	Invoice Date:	10/11/22
475 W Town Place, Suite 114	Jacksonville, FL 32258	Total Due:	\$330.00
St. Augustine, FL 32092		Due Date:	UPON RECEIPT



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

INVOICE# SJSO22CAD234781

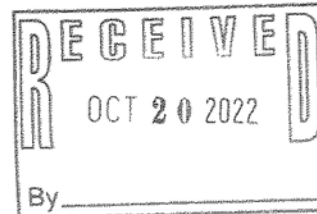
NAME / ID:		Deputy Walker Sims #10779			
DATE	CAD #			TOTAL HOURS	TOTAL DUE
Thursday, October 20, 2022	SJSO22CAD234781			3	\$165.00
<b>ACTIVITY / COMMENTS:</b>		Hour Rate	\$55.00	3	\$165.00

Total Contacts:4 Citations: Warnings:4 Reports: 1

Assisted Florida Department of Agriculture with presence and surveillance of the construction sites located at the dead end of Rivertown Main past Kendall Crossing. Multiple contacts made with subjects on the site, or attempting to enter the site.

\*\*\*Near the end of my shift, I made contact with a vehicle near the construction site matching the suspect description involved with the Fire being investigated by the Department of Agriculture. Identification was made for all parties involved and the vehicle was the same used at the fire. Confession obtained and investigation turned over to FL Dept of Agriculture. (SJSO22OFF010317)\*\*\*\*\*

1-33-572-34510  
307



***Payroll use only***	**VERIFY NAME AND ADDRESS**	***Payroll use only***
<b>BILL TO:</b> Erik Saks Govt. Management Service 475 W Town Place, Suite 114 St. Augustine, FL 32092	<b>REMIT PAYMENT TO:</b> Walker Sims 13990 Bartram Park Blvd #1619 Jacksonville, FL 32258	<b>INVOICE #</b> SJSO22CAD234781 <b>Service Date:</b> 10/20/22 <b>Invoice Date:</b> 10/20/22 <b>Total Due:</b> \$165.00 <b>Due Date:</b> <b>UPON RECEIPT</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/11/22	00005	10/05/22 409	202210 600-53800-61000		*	25,800.00	
			STORM INLET REPAIRS				
				HEB SERVICES INC			25,800.00 000012
10/24/22	00006	10/16/22 10162022	202210 600-53800-61000		*	9,684.00	
			FOOTBRIDGE REPAIR				
				BLANDFORD MARINE INC			9,684.00 000013
10/24/22	00005	10/18/22 411	202210 600-53800-61000		*	7,400.00	
			SIDEWALK/CURB REPLACEMENT				
				HEB SERVICES INC			7,400.00 000014
TOTAL FOR BANK B						42,884.00	
TOTAL FOR REGISTER						42,884.00	

HEB Services, Inc.


P.O. Box 8430  
Fleming Island, FL 32006

# Invoice

Date	Invoice #
10/5/2022	409

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

P.O. No.	Terms	Project
	Net 30	Storm Inlet Repairs

Quantity	Description	Rate	Amount
1	Storm inlet repairs at 132,154 and 188 Rambling Water Run, Flint/Sternwell, 53 Mascotte, 23 Footbridge, 55 Ashlar and RiverTown Blvd/SR 13  Approved RECDD I Submitted to AP on 10-6-22 by Jason Davidson <i>Jason Davidson</i> 34-600-538-610 5 	25,800.00	25,800.00
		<b>Total</b>	\$25,800.00

937 Bulkhead Rd.  
Green Cove Springs Fl 32043

Invoice Date:	October 16, 2022
Bill To:	RiversEdge CDD 1
	475 West Town pl. suite 114
Address:	St. Augustine, Fl 32092
Phone:	
E-mail:	
Fax:	

Description	Units	Cost Per Unit	Amount
Demo and Removal of Damaged bridge		\$	1,968.00
Frame and Deck Damaged Area		\$	4,500.00
Repair Replace Wood Hand Rail		\$	1,340.00
Repair Replace Stainless Cable		\$	1,876.00
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-

By \_\_\_\_\_

	Invoice Subtotal	\$	9,684.00
	Tax Rate		0.00%
	Sales Tax		-
	Other		
<b>TOTAL</b>		<b>\$</b>	<b>9,684.00</b>

34-666-538-61  
L

**Thank you for your business!**

Approved RECDD  
Sent to Ap 10/18/2022  
by Kevin McKendree  
*Kevin McKendree*

HEB Services, Inc.

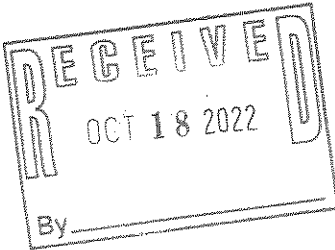
P.O. Box 8430  
Fleming Island, FL 32006

# Invoice

Date	Invoice #
10/18/2022	411

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

P.O. No.	Terms	Project
		Storm Inlet Repairs

Quantity	Description	Rate	Amount
1	Replace sidewalk and curb removed as part of the storm repairs.  Approved RECDD I Submitted to AP on 10-18-2022 by Jason Davidson <i>Jason Davidson</i> 34-600-538-61 5  	7,400.00	7,400.00
Total			\$7,400.00



*FIFTH ORDER OF BUSINESS*

---

# RIVERTOWN

---

## Consideration of 597 Kendall Crossing Easement Encroachment.

Mr. Jeremiah Curtis of 597 Kendall Crossing is requesting permission to build a fence that will encroach into a CDD easement. Details on Mr. Curtis's request are included below. Also included in his request for Home Improvement-ARB application. Mr. Curtis has been made aware that if this is considered an work is needed to be done to the underlying drain the CDD is not responsible for removal and or any damage potentially incurred.

Jason:

Please see the attached. The owner is wishing to fence 15' of the 30' drainage easement along the side of their dwelling.

1. Though this is labeled as an Access Easement – the last page of the attached may show two other points of access over Park Tracts.
2. That notwithstanding, is the 30' easement needed for lake maintenance access?
3. If so – would the owners be allowed to fence 7.5' of the easement – so that a 15' access easement would remain should the neighbor also fence.

Please advise accordingly.

Thanks-

*Herbert Boyett*

*Architectural Review Director*

414 Old Hard Road, Suite 502

Fleming Island, Florida 32003

Tel. (904) 592-4090 ext 103

Fax: (904) 269.2729

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

[hb@fpm.company](mailto:hb@fpm.company)



# RIVERTOWN

mattamy

## Request for Home Improvement – Architectural Review Application

RECEIVED  
AUG 24 2022

FLORIDIAN PROPERTY  
MANAGEMENT

To: Architectural Review Board

From: Property Owners:

Mailing Address:

Jeremiah Curtis  
597 Kendall Crossing Dr.  
St. Johns, FL, 32259

Approval Requested for property address: 597 Kendall Crossing Dr - St. Johns, FL, 32259

Contact Phone Number 904-254-7693 Contact Email Address Jeremiah.Curtis84@gmail.com

**Application Fee: \$50 payable to Floridian Property Management**

**Mail To: 414 Old Hard Road (Suite #502) Fleming Island, Florida 32003.**

**OR**

**When submitting application via email** – Application and all supporting documentation should be scanned as one attachment to the email, which can be downloaded and printed as a single and complete PDF document. Email the receipt if applicable and completed application with the scanned documents to [sherry@fpm.company](mailto:sherry@fpm.company)

**Online Payment:** Go to [floridianpropertymanagement.com](http://floridianpropertymanagement.com). Go to "SERVICES" then "ARB REQUESTS." Fill out the form found there and then "SUBMIT." Applications will not be entered for processing until receipt of payment.

**(ARC Meetings are the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month.)**

**Applications must be received no later than the Wednesday prior to ARC Hearings**

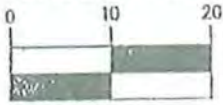
**"THIRTY (30) DAYS IS ALLOWED FOR THE APPROVAL PROCESS  
FOLLOWING RECEIPT OF A COMPLETE APPLICATION"**

<input type="checkbox"/> <b>Satellite Dish</b> Please include a copy of your survey and note where the dish will be installed; include a picture of the dish you plan to install	<input type="checkbox"/> <b>Play Equipment</b> Attach copy of survey with location of equipment marked and proposed landscape plan.
<input checked="" type="checkbox"/> <b>Fence Plan and Detail</b> Attach copy of survey with fence location noted (Denote type, Height & color, provide all information from contractor.)	<input type="checkbox"/> <b>Exterior Color Selections</b> Attach color chip samples, denote body, trim & roof colors.
<input type="checkbox"/> <b>Pool Plan and Detail -</b> Attach copy of survey with pool location noted. Provide all construction documents, electrical, plumbing & finish material, estimate from contractor and landscape plan. Must be permanent. Show location of all requested items.  *No above ground pools are allowed	<input type="checkbox"/> <b>Basketball Goal</b> Must have black pole, orange rim and a clear backboard. Provide survey with location.
<input type="checkbox"/> <b>Screen Room or Addition</b> Attach copy of survey showing footprint, color, material, elevation drawings & landscape plan. Provide all construction documents, electrical, plumbing and contractor information.	<input type="checkbox"/> <b>Screen Enclosure on Existing Porch</b> Attach copy of drawings, material, and construction documents.

LOT 4  
RIVERTOWN PHASE TWO-B  
ST. JOHNS COUNTY, FL.

TRACT "P-1"  
(STORM WATER  
MANAGEMENT FACILITY  
AND PARK)

GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.

8' DRAINAGE  
ACCESS &  
MAINTENANCE  
EASEMENT

LOT 4

10' SETBACK (SEE MATRIX NOTE #1)

48'

LOT 3

LOT 5

150.00'

10'

5' w/g

79.83'

35.00'

35F PLAN 10 HERON  
V CR, CO, LC, FH, & RT  
GARAGE RIGHT

5' SETBACK (FROM WALL)

150.00'

NOTE:  
SIDEWALKS AND CURB  
INLETS (IF DEPICTED)  
ARE BASED ON  
ENGINEERING PLANS

NOTE:  
THIS IS NOT A  
BOUNDARY SURVEY

C/A 30' DRAINAGE, ACCESS  
& MAINTENANCE EASEMENT

20' SETBACK (SEE MATRIX NOTE #1)

10' FPL  
EASEMENT

60.00'

SIDEWALK



19 | 8 | 564      RB  
3 | 1 | 18

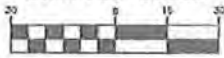
## SITE PLAN

LOT 4 AS SHOWN ON MAP OF  
RIVERTOWN PHASE TWO-B


AS RECORDED IN MAP BOOK 87, PAGES 70-77 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

ST. JOHNS COUNTY BUILDING DEPT.  
JOB COPY  
REVIEWED SET OF PLANS  
MUST BE ON JOB SITE ON DAY  
OF REQUESTED INSPECTIONS  
OFFICE OF ST. JOHNS COUNTY, FL.

GRAPHIC SCALE



( IN FEET )  
inch = 30 ft

 DENOTES PROPOSED CONCRETE

IMPERVIOUS COVERAGE		
IMPERVIOUS Sq. Ft.	LOT Sq. Ft.	%
2152 Sq. Ft.	4602 Sq. Ft.	23.08

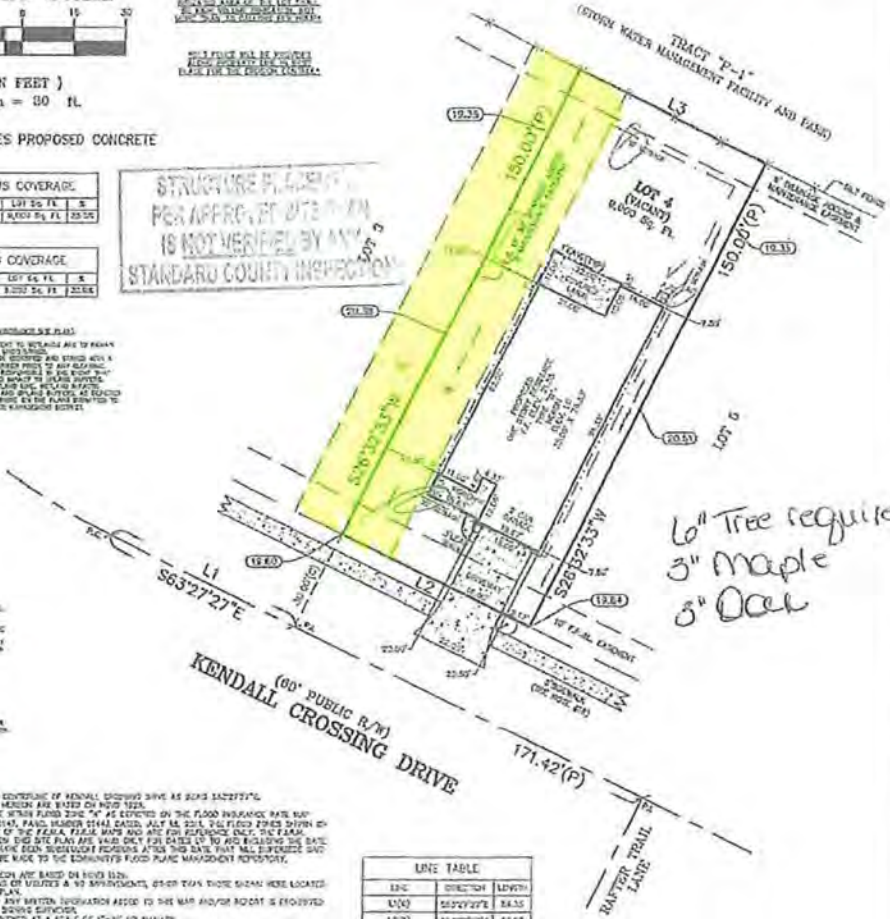
BUILDING COVERAGE		
CONCRETE SQ. FT.	LOFT SQ. FT.	%
2,784 SQ. FT.	2,000 SQ. FT.	22.6%

WALL STREET MORNING STAR

1. SPREAD SHEETS ADJACENT TO WETLAND ARE TO BE MAINTAINED, INCLUDING THE FOLLOWING:

1. SPREAD SHEETS FOR ALL WETLANDS AND STREAMS;
2. SPREAD SHEETS FOR ALL WETLANDS AND STREAMS WITH A DUTY FREE STATUS IN WETLANDS TO BE MAINTAINED;
3. CONTINUING WORK, AS APPLICABLE TO THE DUTY FREE STATUS OF WETLANDS ADJACENT TO WETLANDS;
4. THE ADJUTANT, WETLANDS, WETLANDS, WETLANDS, WETLANDS AND WETLANDS ADJACENT TO WETLANDS, AS APPLICABLE TO THE DUTY FREE STATUS OF WETLANDS ADJACENT TO WETLANDS.

STRUCTURE PLANS  
FOR APPROX. SITE PLAN  
IS NOT VERIFIED BY ANY  
STANDARD COUNTY INSPECTION



6" Tree required  
3" Maple  
3" Oak

THE CURRENT NAME, ADDRESS,  
 AND PHONE NO. OF THE  
 PERSONS OR ORGANIZATION  
 RECEIVING THE MATERIAL FROM THE  
 NATIONAL COLLECTION OF EARLY  
 STRUCTURAL AND ENGINEERING DATA  
 APPROXIMATE DATE OF THE  
 TRANSFER OF DATA

AT POINT NAME  
 OF POINT  
 OF POINT  
 OF POINT  
 OF POINT

WE DO NOT KNOW

NAME OF THE PERSON OR THE  
 ADDRESS OF THE PERSON OR THE

## 5534-9233

[illegible]

LINE	DESCRIPTION	LENGTH
U(6)	10/20/27/2	88.35
U(7)	10/20/27/2	81.03
U(7)	10/20/27/2	86.07

SOD BREAKDOWN	
TOTAL LOT AREA	6,000 Sq. Ft.
R/W TO CURB	930 Sq. Ft.
GRASS SOD AREA	5,070 Sq. Ft.
DECKINGS	
PERGOLA/PAVING SLAB	2,781 Sq. Ft.
DECKWAY	630 Sq. Ft.
TRAIL WALK	20 Sq. Ft.
GENERAL AREA	212 Sq. Ft.
A/C PACKS & GASOLINE	5 Sq. Ft.
SERVICE EGG SLAB	
WATER/CONSERVATION	0 Sq. Ft.
TOTAL PERGOLA/PAVING	2,841 Sq. Ft.
NET SOD AREA	6,378 Sq. Ft.

LINE	START DATE	START TIME
4	4	(1) 4:00
44 = FORTY FOUR TWO 44 = FORTY FOUR TWO		

FIG. 10. WORLD-PLAYED: THIS SHALL BE EXCEPT THE, AND  
BE NONE, THEN ONE OF THE SAME SPECIES.

LOT 50, FT. MONS CASEMENTS/RETAINERS	5,540 Sq. Ft.
---	---------------

PREPARED FOR: MATTAMY HOMES

CERTIFIED TO: MATTAMY HOMES

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS -- PLANNERS -- LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224  
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258  
CERTIFICATE OF AUTHORIZATION LE 38991  
COPYRIGHT © 2018

COPYRIGHT © 2016

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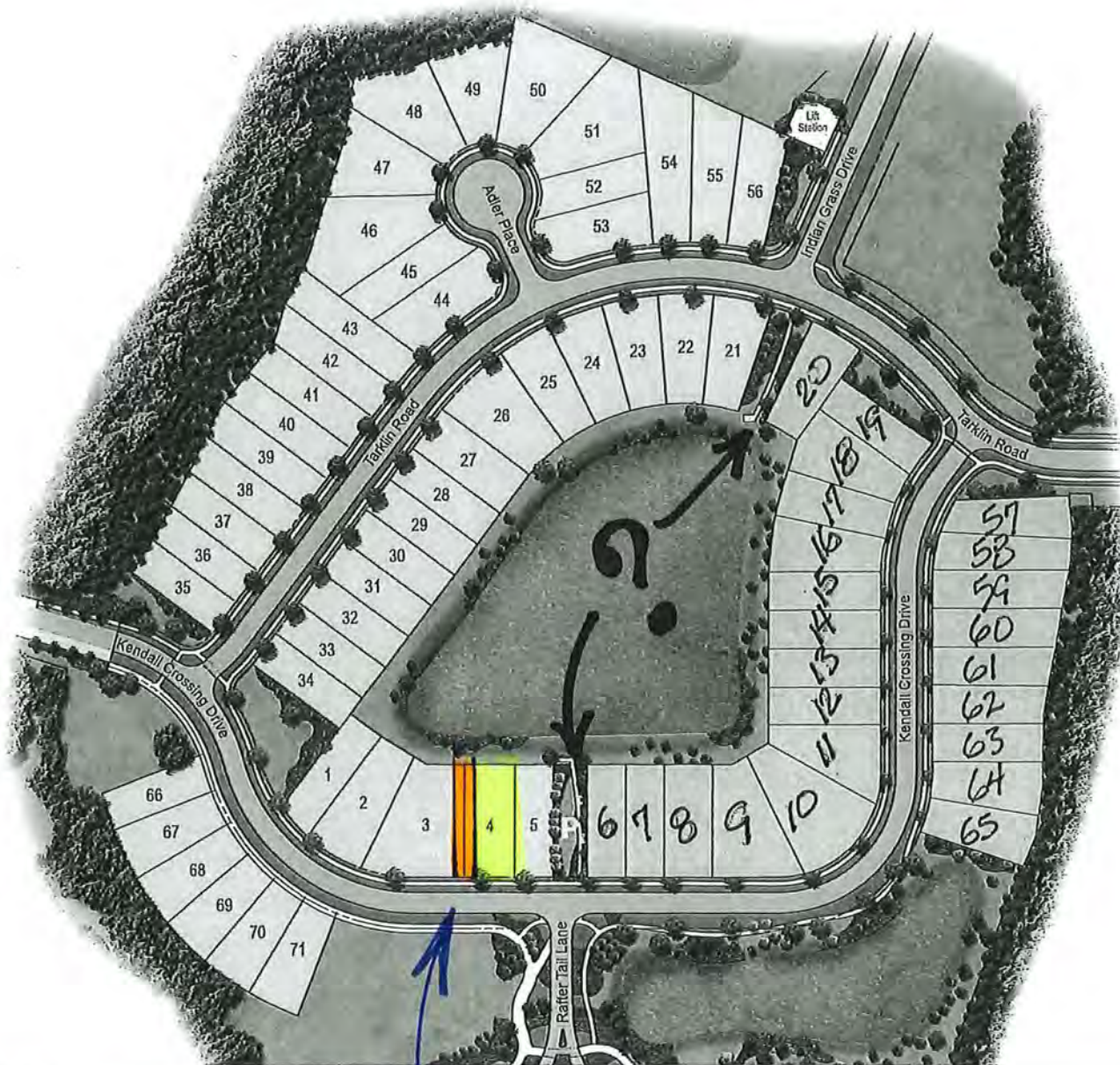
7) HERBERT CANTREY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 34-17 F.A.C.; Pursuant to section 472.027, Florida Statutes, subject to all notes and notations shown hereon.

**NOTATIONS:**  
The survey herein was made without benefit of control or  
survey of title, and therefore the undersigned and Bureau  
Trust Surveying make no certification regarding information  
shown or not shown herein pertaining to easements, rights  
of easements, Rights-of-way, easement lines, overlaps,  
boundary line disputes, encroachments, reservations or other  
similar matters which may appear in the abstract, or record

FARM, FLOOD ZONE		X (5/5)	
W/ CATASTRO			
PANEL NO:		125147 0146J 7/10/11	
FD/NO:		11/A	
DATE: 7/10/11		SCALE: 1"=100'	
PROJECT NO:		REMARKS:	
050-10-012			
SHEET 1 OF 1			

THIS FORM MUST BE ON JOB CARD  
AT FINAL INSPECTION  
AAL DATE 3/8/18





## LEGEND

- 45' LOTS
- FUTURE RESIDENTIAL PARK

## COMMUNITY MAP

EASEMENT

THE HOMESTEAD

RIVERTOWN

mattamyHOMES



## *SIXTH ORDER OF BUSINESS*

*A.*





September 28, 2022

Ms. Marilee Giles  
District Manager  
Governmental Management Services  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Re: Level II Reserve Study Update for Rivers Edge CDD

Dear Ms. Giles:

Thank you for the opportunity to submit a Reserve Study Update with Site Visit proposal for your District. We only update Reserve Studies that we have initially performed to ensure accuracy and consistency in our work product. We store your project in our electronic database which provides quick access to begin your update therefore reducing time and cost.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

Charles R. Sheppard *RS PRA CCI*  
President & Reserve Analyst



## Scope of Work for The District

### What is Included in

- ❖ Limited to component inventory established in previous reserve study dated March 24, 2016, prepared by Community Advisors. Components added since our initial site visit may cause additional cost depending on the quantity. Photos only included for new components. Report will be updated for component remaining life, replacement cost and funding plan generated.
- ❖ One revision with limited adjustments is included for your report after your review within 90 days of issue. Additional revisions are invoiced at \$350.00 per issue. One site visit with meeting is included. Additional site visits are invoiced at \$500 plus travel expense each.

### **Terms of Service**

#### Physical Analysis

- ❖ The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- ❖ Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed ladder access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- ❖ Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical cost and previous replacement time for any components.

#### Financial Analysis

- ❖ A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal.

#### Your Reserve Study Includes

- ❖ Executive summary with current funding status, fund balances and assumptions.
- ❖ Cash Flow with 30-year cash flow projection or Component Funding Projection year one only.
- ❖ Inventory of major components with replacement cost, useful and remaining life projections.
- ❖ Various charts and photographs of major components.
- ❖ Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

#### Payment Agreement & Terms

- To maintain excellent customer service and requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of site visit depending on the size of the project. Remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after invoice date are assessed a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable cost incurred by Community Advisors, LLC. Returned checks will be invoiced at \$25.00 each.

- ❖ Our financial analysis is based on information provided by this client which we assume is accurate. Your report is a guide to be used for future capital component replacement planning, not a complete property inspection analysis. This agreement for consulting services is accepted this date:

Professional Fee: \$2,100.00

Deposit Required: -0-

Delivery of Draft Report is typically 4-6 weeks after completion of site visit

Authorized Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

*B.*



# RESERVE STUDY PROPOSAL

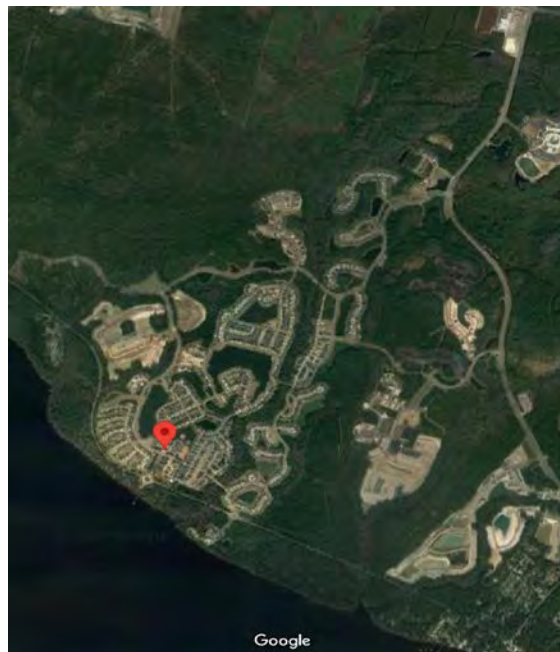
Rivers Edge Community Development District (CDD)

Prepared for:

Mr. Jason Davidson, General Manager

c/o Vesta Property Services

October 21, 2022



Prepared by:

**Reserve Advisors, LLC**

5 Utility Drive, Suites C&G

Palm Coast, Florida 32137

(800) 980-9881

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

October 21, 2022

Dear Mr. Jason Davidson,

Thank you for the opportunity to present Rivers Edge Community Development District (CDD) with this reserve study proposal.

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community's needs are truly unique. That's why we guarantee:



### FULL ENGAGEMENT

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.



### DETAILED UNDERSTANDING

We will do whatever it takes to ensure Rivers Edge Community Development District (CDD) has complete confidence in interpreting and putting into practice our findings and recommendations.



### ONGOING SUPPORT

This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Rivers Edge Community Development District (CDD) Board with maintaining their community's long-term physical and financial health.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,



Nick Brenneman, Southeast Regional Account Manager  
(800) 980-9881

## RESERVE STUDY BENEFITS



### FOR BOARDS

- ✓ Fulfills your fiduciary responsibility
- ✓ Supports board decisions
- ✓ Streamlines your budget process
- ✓ Prioritizes capital projects



### FOR HOMEOWNERS

- ✓ Ensures fair and equitable reserve contributions
- ✓ Reduces long-term cost of ownership
- ✓ Minimizes risk of assessments

## MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

### ✓ Multi-disciplined Expert Engineers

- With more than 40 engineers, we match our expertise with your community rather than a "one size fits all" engineer

### ✓ Dedicated Support During and After the Reserve Study

- Industry leading support by our team of multi-disciplined engineers ensures your complete satisfaction

### ✓ Comprehensive Reports to Solve Problems Before They Escalate

- Thorough condition assessments that prioritize your near-term projects
- Best practices and technical illustrations to better understand project scope and compare contractor bids

### ✓ Knowledge of Local Replacement Costs

- Our proprietary cost database comprises actual client project costs and is the basis for adequate — not excessive — reserve budgets

### ✓ Unbiased Recommendations With Your Best Interests in Mind

- We do not provide design or project management services
- We do not profit from your capital projects

### ✓ Exclusive and Unique Easy-to-use Expenditures Table

- View all of your community's reserve components in one place
- See all of your prioritized capital projects for the next 30 years

### ✓ Unmatched Local Experience

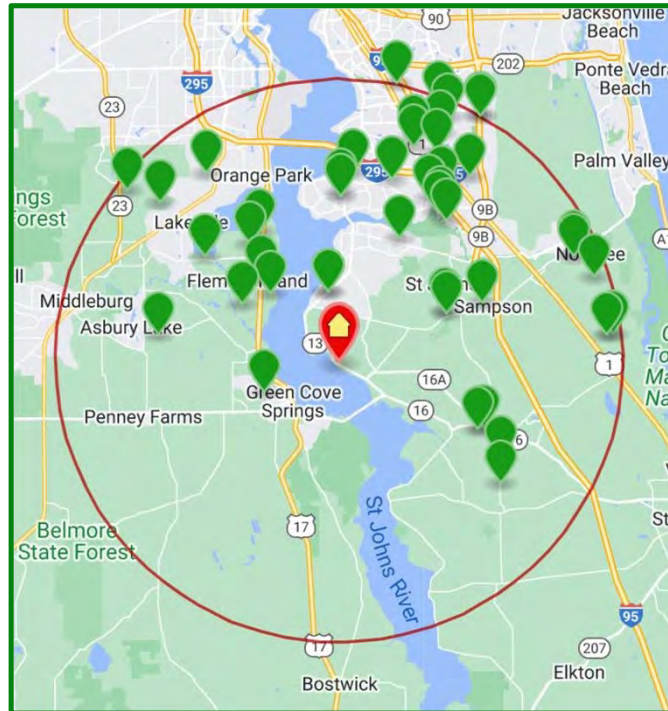
- Intimate working knowledge of local costs and conditions that affect your community





## CLIENTS SERVED NEAR YOU

Red represents your property, Green represents our clients.  
References available upon request.



### Name

The Legends at St. Johns Condominium Association, Inc.  
 Worthington Park Owners Association, Inc.  
 Magnolia Point Community Association, Inc.  
 Hibernia Plantation Homeowners Association, Inc.  
 River Hills Reserve Owners Sub-Association, Inc.  
 Stone Creek at Eagle Harbor Association, Inc.  
 Cimarrone Property Owner's Association, Inc.  
 South Hampton Association, Inc.  
 Riverside Owners Association, Inc.  
 The Crossings at Fleming Island Community Development District  
 Pace Island Owners Association, Inc.  
 St. Johns Forest Master Property Owners Association, Inc.  
 Laterra Links Condominium Association, Inc.  
 Stonehurst Plantation Master Association, Inc.  
 JAXOffices 500 Condominium Association, Inc.  
 Paradise Moorings Homeowners Association, Inc.  
 Loch Rane Improvement Association, Inc.  
 Hawthorn at Bartram Park

### City

St. Augustine  
 St. Johns  
 Green Cove Springs  
 Fleming Island  
 Fleming Island  
 Fleming Island  
 St. Johns  
 St. Augustine  
 St. Johns  
 Orange Park  
 Fleming Island  
 St. Johns  
 St. Augustine  
 St. Augustine  
 Jacksonville  
 Middleburg  
 Orange Park  
 Jacksonville

## QUALIFICATIONS

### SPECIALIZING IN RESERVE STUDIES SINCE 1991

Reserve Advisors is an engineering firm that specializes in reserve study consulting services for common-interest communities. We've partnered with more than 26,000 clients, providing communities across the United States the peace of mind that comes from long-term planning and proactive asset management. Our full-time staff of engineers conduct life and valuation analyses for building, mechanical system, site and recreational components and utilizes its breadth of experience to deliver the most realistic capital planning solutions in the industry.

**44**  
ENGINEERS

**26,000**  
RESERVE STUDIES CONDUCTED

**270+**  
YEARS OF RESERVE STUDY EXPERIENCE

### A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 5 licensed professional engineers with a combined 50 years of reserve study experience. What sets our leadership team apart is the around-the-clock collaboration they demonstrate to share field intelligence, market trends and to discover new products, materials, and best practices. The intelligence they gather is constantly enhancing our recommendations for the good of your community, and keeps Reserve Advisors a step ahead.

**Nick Brenneman**  
**REGIONAL  
ACCOUNT MANAGER**

*10 Years of Experience*



Since joining Reserve Advisors in 2010, Nick has partnered with more than 2,600 clients to deliver comprehensive reserve study solutions that guide community association boards in fulfilling their fiduciary responsibilities for the maintenance, operation and longevity of their properties.

**Matt Kuisle**  
**REGIONAL  
EXECUTIVE DIRECTOR**

*21 Years of Experience  
275+ Studies Conducted*



**B.S. CIVIL ENGINEERING**  
Professional Engineer (FL)  
Reserve Specialist  
Professional Reserve Analyst

**Ashley Doucet**  
**REGIONAL  
ENGINEERING MANAGER**

*7 Years of Experience  
400+ Studies Conducted*



**B.S. CIVIL ENGINEERING,  
M.S. ENGINEERING MANAGEMENT**  
Professional Engineer (FL)  
Reserve Specialist





## SCOPE OF WORK

### FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Full Reserve Study (Level I) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association's common property. Your reserve study comprises the following activities:

**Physical Analysis:** The reserve study consultant develops a detailed list of reserve components, also known as a component inventory, and related quantities for each. A condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

**Financial Analysis:** The reserve study consultant identifies the current reserve fund status in terms of cash value. A funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

---

Rivers Edge Community Development District (CDD) comprises 1,518 units in Saint Johns. We've identified and will include the following reserve components in your Full Reserve Study:

#### Site Components

- Pools including Fence, Deck, Mechanicals & Furniture (2)
- Basketball Courts (2)
- Tennis Courts (3)
- Streets & Curbs
- Access Drives, Parking Areas and/or Driveways
- Post or Pole Lights
- Sidewalks
- Walking Paths
- Ponds (33)
- Irrigation System
- Landscaping
- Retaining Walls
- Perimeter Walls/Fences
- Fences

- Mailboxes
- Monuments
- Signage
- Pavilions
- Dog Parks (2)
- Cabana
- Soccer Field Pocket Parks (8)

#### River House

- Kitchen
- Restrooms
- Meeting Room

#### Gym Building

- Fitness Center
- Ballet Room
- Office

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

## KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

### INDUSTRY LEADING SUPPORT

- ✓ Your reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

### TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

- ✓ **Reserve Expenditures** - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

#### RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
<u>Exterior Building Elements</u>							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
<u>Property Site Elements</u>							
Asphalt Pavement, Mill and Overlay, Phased	2025					108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
Anticipated Expenditures, By Year		0	51,250	52,531	130,842	510,528	419,315

- ✓ **Funding Plan** - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

#### RESERVE FUNDING PLAN

	Individual Reserve Budgets & Cash Flows for the Next 30 Years					
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
Total Recommended Reserve Contributions	92,000	95,500				109,500
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
Anticipated Reserves at Year End	\$666,648	\$719,163	\$774,541	\$755,323	\$357,432	\$50,047



## KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

- ✓ **Reserve Funding Graph** highlights your community's financial health and provides visibility to your projected 30-year cash flow



## COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- ✓ Include detailed photos that document the condition of your property
- ✓ Provide project-specific best practices and diagrams to help you understand the scope of future projects
- ✓ Recommend preventative maintenance activities to maximize component useful lives



## FORESITE

- ✓ Our proprietary cloud-based application that allows for easy collaboration with your board. Record comments and bids. Also track actual replacement costs and reserve contributions over time. Optionally, subscribe to ForeSite Plus to create unlimited reserve expenditure and reserve funding scenarios. [View Preview Video](#)

## Download Our Report Overview



**It is more than just a reserve study.  
It's added value and peace of mind with unconditional support.**

## CONFIRMATION OF SERVICES FOR RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT (CDD)

**Full Reserve Study (Level I)** for a total investment of **\$10,000** (includes all expenses). You'll receive:



- Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables
- Excel file of Reserve Expenditures and Funding Plan with formulas for "what-if" scenarios



- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery



- ForeSite Basic – Access your reserve study files online, record comments and project costs. Also, receive a free 60-day trial to [ForeSite Plus](#).

### OPTIONAL SERVICES

\_\_\_\_ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: \_\_\_\_  
\_\_\_\_ [ForeSite™ Plus](#) 3-year subscription empowers multiple users to create, share and collaborate  
\_\_\_\_ with unlimited models and scenarios for **\$1,000** per year

### To authorize the reserve study:

1. **Sign and email agreement to**  
**Nick@reserveadvisors.com.**

Signature: \_\_\_\_\_  
(Print Name): \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
For: **Rivers Edge Community  
Development District (CDD) (222867)**

2. **Send \$5,000 retainer to:**  
Reserve Advisors, LLC  
735 N. Water Street, Suite 175  
Milwaukee, WI 53202

\*Retainer invoice will be emailed to you and is due upon authorization and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set of complimentary changes within six months of report shipment. Agreement is subject to our Professional Services Conditions.

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated October 21, 2022, is valid for 45 days.



## PROFESSIONAL SERVICE CONDITIONS

**Our Services** - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

**Report** - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

**Your Obligations** - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

**Use of Our Report** - Use of our Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part **is not and cannot be used as a design specification for design engineering purposes or as an appraisal**. You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. **The Report** contains intellectual property developed by RA and **shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA**.

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

**Payment Terms, Due Dates, and Interest Charges** - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.



## *SEVENTH ORDER OF BUSINESS*

RESOLUTION 2023-04

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the "Board", of the Rivers Edge Community Development District, hereinafter referred to as "District", adopted General Fund Budget for fiscal year 2022, and

**WHEREAS**, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 16<sup>th</sup> day of November 2022 and be reflected in the monthly and fiscal Year End 9/30/22 Financial Statements and Audit Report of the District

*Rivers Edge  
Community Development District*

by: \_\_\_\_\_  
Chairman

Attest:

by: \_\_\_\_\_  
Secretary

RIVERS EDGE CDD  
RESOLUTION 2023-04

EXHIBIT A



**Rivers Edge**  
**Community Development District**  
**FY2022 Budget Amendment**  
**General Fund**

Adopted FY22 Budget	Increase/ (Decrease)	Amended FY22 Budget	Actual 9/30/22
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**Revenues**

Assessments - Roll	\$1,726,982	\$22,471	\$1,749,453	\$1,749,453
Assessments - Direct	\$335,553	\$0	\$335,553	\$335,553
Misc Income/Interest	\$10,000	\$1,803	\$11,803	\$11,803
Insurance Proceeds	\$0	\$1,177	\$1,177	\$1,177
Rental Revenue	\$11,000	\$15,681	\$26,681	\$26,681
Special Events	\$7,000	(\$3,231)	\$3,769	\$3,769
Cost Share Landscaping Rivers Edge II	\$688,906	\$0	\$688,906	\$688,906
Cost Share Landscaping Rivers Edge III	\$129,731	\$0	\$129,731	\$129,731
Cost Share Amenity Rivers Edge II	\$0	\$0	\$0	\$0
Cost Share Amenity Rivers Edge III	\$261,748	\$0	\$261,748	\$261,748
Community Garden	\$500	\$475	\$975	\$975
Tennis Revenue	\$250	\$178	\$428	\$428

**Total Revenues**

<b>\$3,171,670</b>	<b>\$38,554</b>	<b>\$3,210,224</b>	<b>\$3,210,224</b>
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**Expenditures**

**Administrative**

Supervisor Fees	\$11,400	\$1,600	\$13,000	\$13,000
FICA Expense	\$873	\$122	\$995	\$995
Engineering (Prosser)	\$15,000	\$4,500	\$19,500	\$16,026
Assessment Roll	\$4,500	\$0	\$4,500	\$4,500
Attorney	\$40,000	\$18,000	\$58,000	\$52,888
Annual Audit	\$5,000	(\$400)	\$4,600	\$4,600
Trustee Fees	\$11,000	(\$5,501)	\$5,499	\$5,499
Dissemination	\$6,100	\$150	\$6,250	\$6,250
Arbitrage	\$1,800	\$0	\$1,800	\$1,800
Management Fees	\$47,500	\$0	\$47,500	\$47,500
Information Technology	\$2,888	\$1	\$2,888	\$2,888
Website Maintenance	\$1,488	\$1	\$1,488	\$1,488
Telephone	\$250	\$469	\$719	\$719
Postage	\$1,500	(\$42)	\$1,458	\$1,458
Printing & Binding	\$2,500	\$454	\$2,954	\$2,954
Insurance	\$9,990	(\$1,036)	\$8,954	\$8,954
Legal Advertising	\$2,000	\$2,036	\$4,036	\$4,036
Other Current Charges	\$1,000	\$389	\$1,389	\$1,389
Office Supplies	\$200	(\$146)	\$54	\$54
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175

**Total Administrative**

<b>\$165,163</b>	<b>\$20,597</b>	<b>\$185,760</b>	<b>\$177,174</b>
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**Rivers Edge**  
**Community Development District**  
**FY2022 Budget Amendment**  
**General Fund**

	Adopted FY22 Budget	Increase/ (Decrease)	Amended FY22 Budget	Actual 9/30/22
<u>Grounds Maintenance</u>				
Field Operations Management	\$38,569	\$3,462	\$42,031	\$42,031
Landscape Maintenance	\$1,527,383	(\$147,739)	\$1,379,644	\$1,379,644
Landscape Reserves	\$30,000	\$55,000	\$85,000	\$77,785
Irrigation Repairs and Maintenance	\$10,000	\$47,130	\$57,130	\$57,130
Lakes, Vegetation and Algae Control	\$56,340	(\$6,340)	\$50,000	\$44,380
Irrigation Water Use	\$270,000	\$111,855	\$381,855	\$381,855
Electric	\$100,000	\$1,703	\$101,703	\$101,703
Street Lighting & Signage Repairs and Replacements	\$15,000	\$24,927	\$39,927	\$39,927
Street and Drainage Maintenance	\$5,000	(\$2,025)	\$2,975	\$2,975
Other Repairs and Maintenance	\$25,000	(\$20,000)	\$5,000	\$3,310
<b>Total Grounds Maintenance</b>	<b>\$2,077,292</b>	<b>\$67,973</b>	<b>\$2,145,265</b>	<b>\$2,130,740</b>
<u>Amenity Center</u>				
General Manager / Lifestyle Director (Vesta)	\$67,000	\$22,488	\$89,488	\$89,488
Lifeguards (Vesta)	\$42,328	(\$635)	\$41,694	\$41,694
Hospitality Staff (Vesta)	\$67,766	(\$10,355)	\$57,411	\$57,411
Security Monitoring	\$3,500	\$0	\$3,500	\$2,662
Security Guards	\$75,000	\$15,000	\$90,000	\$84,472
Telephone	\$17,000	(\$352)	\$16,648	\$16,648
Insurance	\$44,727	(\$193)	\$44,534	\$44,534
General Facility Maint/Common Grounds Maint (Vesta)	\$61,289	\$9,583	\$70,872	\$70,872
Pool Maintenance (Vesta)	\$19,260	(\$9,804)	\$9,456	\$9,456
Pool Chemicals (Poolsure)	\$15,335	\$1,987	\$17,322	\$17,322
Janitorial Services/Supplies	\$17,260	(\$9,844)	\$7,416	\$7,416
Window Cleaning	\$2,767	(\$2,767)	\$0	\$0
Pressure Washing	\$10,000	(\$10,000)	\$0	\$0
Natural Gas	\$2,500	(\$2,125)	\$375	\$375
Electric	\$25,000	\$5,287	\$30,287	\$30,287
Sewer/Water/Irrigation	\$45,000	\$7,595	\$52,595	\$52,595
Repair and Replacements	\$54,136	\$75,864	\$130,000	\$119,378
Refuse	\$17,000	\$7,191	\$24,191	\$24,191
Pest Control	\$5,700	\$1,800	\$7,500	\$6,737
Facility Preventative Maintenance	\$2,680	(\$2,680)	\$0	\$0
Access Cards	\$2,000	(\$2,000)	\$0	\$0
License/Permits	\$1,800	(\$484)	\$1,316	\$1,316
Other Current	\$2,500	\$3,500	\$6,000	\$4,231
Special Events	\$50,000	(\$25,000)	\$25,000	\$22,450
Holiday Decorations	\$11,000	(\$1,093)	\$9,907	\$9,907
Landscape Replacements	\$750	(\$750)	\$0	\$0
Office Supplies/Postage	\$2,000	(\$1,216)	\$784	\$784
Capital Expenditure	\$88,416	(\$88,416)	\$0	\$0
Community Garden	\$500	(\$500)	\$0	\$0
<b>Total Amenity Center- River House</b>	<b>\$754,215</b>	<b>(\$17,921)</b>	<b>\$736,294</b>	<b>\$714,224</b>

**Rivers Edge**  
**Community Development District**  
**FY2022 Budget Amendment**  
**General Fund**

	<b>Adopted FY22 Budget</b>	<b>Increase/ (Decrease)</b>	<b>Amended FY22 Budget</b>	<b>Actual 9/30/22</b>
General Reserve - Grounds Maintenance	\$75,000	\$0	\$75,000	\$75,000
General Reserve - Amenity Center	\$100,000	\$0	\$100,000	\$100,000
<b>Total Expenses</b>	<b>\$3,171,670</b>	<b>\$70,649</b>	<b>\$3,242,319</b>	<b>\$3,197,138</b>
Excess Revenues (Expenditures)	<b>\$0</b>	<b>(\$32,095)</b>	<b>(\$32,095)</b>	<b>\$13,086</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$0</b>	<b>(\$32,095)</b>	<b>(\$32,095)</b>	<b>\$13,086</b>
Fund Balance - Beginning	\$0	\$32,095	\$32,095	\$436,836
Fund Balance - Ending	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$449,922</b>

*EIGHTH ORDER OF BUSINESS*

This document was prepared by  
and should be returned to:

Leslie C. Candes, Esq.  
Mattamy Homes Corporation  
4901 Vineland Road, Suite 450  
Orlando, Florida 32811

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

### **QUITCLAIM DEED**

This QUITCLAIM DEED is made as of the \_\_\_\_ day of \_\_\_\_\_, 2022, between RIVERSIDE AT RIVERTOWN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 7800 Belfort Parkway, Suite 195, Jacksonville, Florida 32256, ( "Grantor") and RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized under Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("Grantee").

### **WITNESSETH**

That the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, to the Grantor in hand paid by the Grantees, the receipt of which is hereby acknowledged, have remised, released and quitclaimed, and by this deed do hereby remise, release and quitclaim unto Grantee and the assignees of the Grantee forever, all of the right, title and interest, claim and demand which the Grantor has in and the real property situate in St. Johns County, Florida as follows:

**TRACT O (Open Tract), RIVERTOWN – PARCEL 12 – GARDEN DISTRICT SOUTH, according to the plat thereof as recorded April 9, 2018 in Map Book 91, Pages 1 through 7, inclusive, in the Public Records of St. Johns County, Florida (the "Property").**

Subject to any covenants, easements and restrictions of record, if any, with all not specifically reimposed hereby.

TO HAVE AND TO HOLD the same, together with all appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of the Grantee and the assigns of the Grantee forever.

[see next page for execution]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal effective as of the day and year first above written.

Signed, sealed and delivered in the  
presence of the following witnesses:

Riverside At Rivertown Homeowners  
Association, Inc., a Florida not-for-profit  
corporation

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

By: \_\_\_\_\_

Print Name: D J Smith

Title: President

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

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by D J Smith, as the President of Riverside At Rivertown Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the company. He (She) ☐ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature

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

Commission no.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

RIVERTOWN - PARCEL 12 - GARDEN DISTRICT SOUTH

A PARCEL OF LAND, BEING A REPLAT OF LOTS 1 - 4, 10-16, 22, 43-49 AND 62-66, TOGETHER WITH TRACT "P-51" (POCKET PARK ), AND "BEE BALM LANE", (A 20 FOOT PRIVATE ALLEY RIGHT OF WAY), ALL AS SHOWN ON THE PLAT OF "RIVERTOWN-GARDEN DISTRICT-SECTION 1", AS RECORDED IN MAP BOOK 64, PAGES 38 THROUGH 46, INCLUSIVELY, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ALSO LYING WITHIN A PORTION OF THE FRANCIS P. FATIO GRANT" SECTION 39, TOWNSHIP 5 SOUTH RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 3

SHEET THREE (3) of SEVEN (7) SHEETS

SURVEYOR'S COMMENTS REGARDING THE PLAT PROPERTY INFORMATION REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JANUARY 3, 2018

h) NON EXCLUSIVE UTILITY EASEMENT DEDICATED TO PEOPLES GAS SYSTEM AND AIRB FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AS SET FORTH ON THE PLAT OF RIVERTOWN GARDEN DISTRICT SECTION 1, AS RECORDED IN MAP BOOK 54, PAGE 38, SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 3391, PAGE 1019 AND OFFICIAL RECORDS BOOK 3391, PAGE 1020.

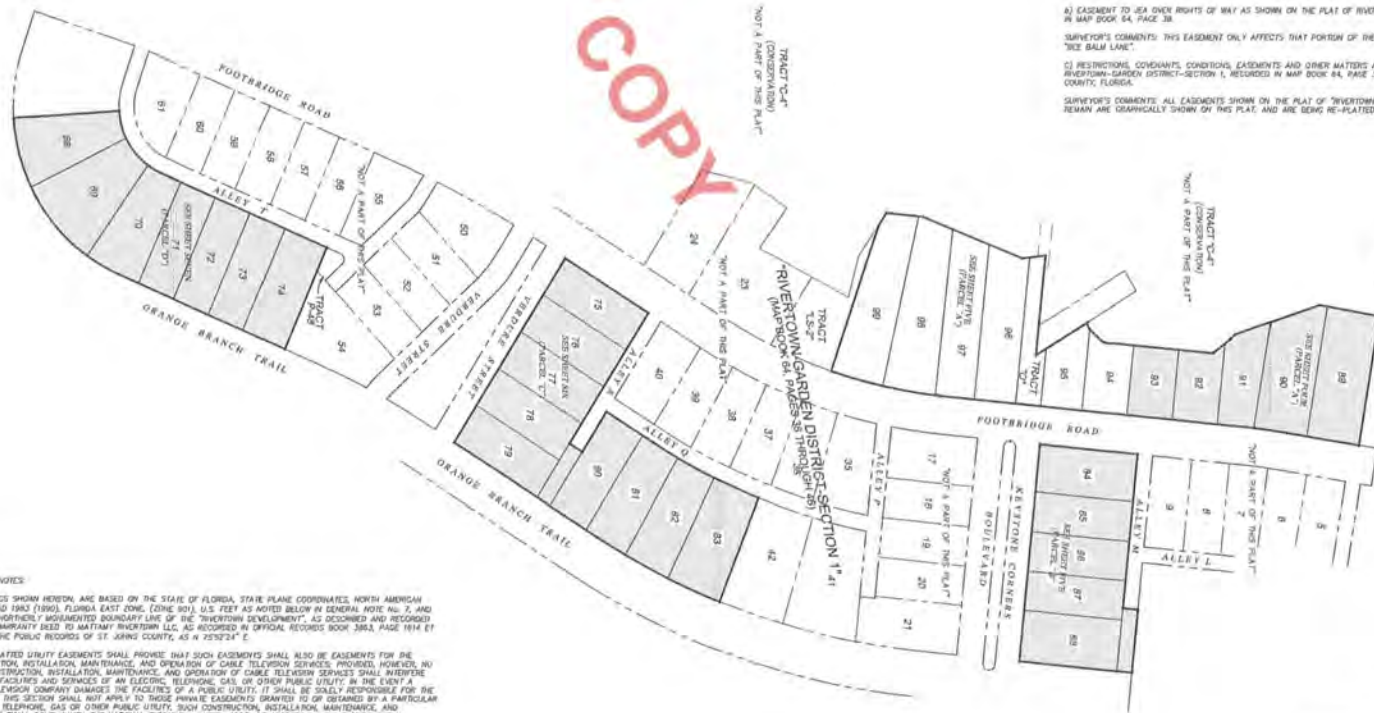
SURVEYOR'S COMMENTS: THERE IS NO UTILITY EASEMENT TO PEOPLES GAS SYSTEM OR TO AT&T IN THE ADJUNCTION AND DEDICATION OF THIS PLAT, AND THE TWO (2) SUBORDINATION OF UTILITY INTERESTS IN THE TITLE REPORT DOES NOT AFFECT THIS PLAT, BUT THE PLATS OF "TIVERTOWN BOULEVARD AND KENDALL CROSSING DRIVE EXTENSION", AND "TIVERTOWN-MAIN STREET DISTRICT-SECTION 1". THIS ITEM WILL BE REMOVED PRIOR TO THE RECORDED OF THIS PLAT.

b) EASEMENT TO SEA OVER RIGHTS OF WAY AS SHOWN ON THE PLAN OF RIVERTOWN GARDEN DISTRICT SECTION 1, RECORDED IN MAP BOOK 64, PAGE 38.

SURVEYOR'S COMMENTS: THIS EASEMENT ONLY AFFECTS THAT PORTION OF THE PLAT THAT WAS ORIGINALLY PLATTED AS "NEW BALM LANE"

C) RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF RIVERTOWN-GARDEN DISTRICT-SECTION 1, RECORDED IN MAP BOOK 84, PAGE 30, OF THE PUBLIC RECORDS OF ST. JOHN COUNTY, FLORIDA.

SURVEYOR'S COMMENTS: ALL EASEMENTS SHOWN ON THE PLAT OF "REVERTOWN-GARDEN DISTRICT-SECTION 1", THAT WILL REMAIN ARE GRAPHICALLY SHOWN ON THIS PLAT, AND ARE BEING RE-PLATED, FOR CLARITY PURPOSES.



#### GENERAL NOTES

1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NAAD 1983 (1980), FLORIDA EAST ZONE, (ZONE 801), U.S. FEET AS NOTED BELOW IN GENERAL NOTE NO. 7, AND FOR THE NORTHERLY MONUMENTED BOUNDARY LINE OF THE "INVERTION DEVELOPMENT", AS DISCOVERED AND RECORDED IN THAT INQUIRY DEED TO MATTHEW INVERTION LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3863, PAGE 1814 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHN COUNTY, AS N 75°52'24" E.

2) ALL PLATED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT (FPL) FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS FLAT THAT MAY BE FOUND IN THE PUBLIC

2) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAN WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHN'S COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.

b) UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDEVELOPED.

7) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/NAAD 1983 (1983) FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR AS BASE MAPPING PURPOSES ONLY. BY THE ST. JOHNS COUNTY OS DEPARTMENT. ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTY(IES) UTILIZING THESE COORDINATES FOR THEIR NOW INTENDED USE.

THE ST. JOHN'S COUNTY GIS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS

u) CONTROL POINT "CH1": WITH A PUBLISHED COORDINATE VALUE OF  $N(4)$  2 086 917 270152, AND  $E(4)$

455,706.927470

by CONTINUOUS FORMS, with a FORMERLY CONSIDERED VALUE OF  $PL_{22} = 2,000,070,042,999$ , AND  $E(x) = 497,028,358249$ .

8) CURVE AND LIFE TABLES SHOWN ON EACH SHEET ARE APPLICABLE TO THAT SHEET ONLY.

b) LOT LINES ARE NON-RADIAL TO THE CURVED RIGHT OF WAY LINE, UNLESS DESIGNATED AS BEING RADIAL.

10) THE STORMWATER MANAGEMENT FACILITIES, GRAPHICALLY SHOWN HEREIN AS LAKES, TOP OF BANK, AND HEADWALLS ARE A GRAPHIC DEPICTION OF THE LAKE, TOP OF BANK AND/OR HEADWALL, AND WAS OBTAINED FROM A DIGITAL OR ELECTRONIC AUTOCAD FILE, PROVIDED TO THIS FIRM, BY THE ENGINEERING FIRM OF RECORD.

THIS GRAPHIC REPRESENTATION OR DEPICTION DOES NOT REPRESENT AN ACTUAL "AS BUILT" CONDITION

[illegible]

Prepared by:  
A & J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736







## *NINTH ORDER OF BUSINESS*

# Rivertown - Whistling Straits Drive - Phase 3

A parcel of land, being a Replat of a portion of Tract "P-1", (Storm Water Management Facility, Park and Conservation Tract), as shown on the plat of "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1, as recorded in Map Book 90, pages 94 through 96 of the Public Records of St. Johns County, Florida; together with a portion of the "Francis P. Fatio" Grant, in Section 39, Township 5 South, Range 27 East, St. Johns County, Florida.

## CAPTION

RIVERTON-WHISTLING STRAITS DRIVE-PHASE 3

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF TRACT "P-1", (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", AS RECORDED IN MAP BOOK 90, PAGES 94, 95 AND 96 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE "FRANCIS P. FATIO" GRANT, IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHWESTERLY CORNER OF TRACT "P-1", (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", AS RECORDED IN MAP BOOK 90, PAGES 94, 95 AND 96 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF "LINDENWOOD PLACE", A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", AND RUN THENCE, NORTH 57°34'10" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "P-1", (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", A DISTANCE OF 52.77 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING NORTHWESTERLY; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 62.00 FEET, THROUGH A CENTRAL ANGLE OF 111°33'30" TO THE RIGHT, AN ARC DISTANCE OF 120.72 FEET, TO A POINT IN THE AFORESAID WESTERLY LINE OF SAID TRACT "P-1", (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°34'10" WEST, 102.53 FEET; RUN THENCE, ALONG THE AFORESAID WESTERLY LINE OF SAID TRACT "P-1", (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 57°34'10" WEST, A DISTANCE OF 139.74 FEET, TO A POINT OF INTERSECTION IN SAID LINE;  
COURSE No. 2: RUN THENCE, NORTH 27°15'12" WEST, A DISTANCE OF 86.61 FEET, TO A POINT; RUN THENCE, SOUTH 64°26'56" EAST, A DISTANCE OF 33.08 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "P-1", (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1"; RUN THENCE, ALONG THE BOUNDARIES OF SAID TRACT "P-1", (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), THE FOLLOWING FIVE (5) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE, SOUTH 50°27'19" EAST, A DISTANCE OF 13.84 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 2: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 103°25'29" TO THE LEFT, AN ARC DISTANCE OF 36.10 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°49'57" EAST, 31.40 FEET;  
COURSE No. 3: RUN THENCE, NORTH 26°07'12" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 270.97 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;  
COURSE No. 4: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 255.00 FEET, THROUGH A CENTRAL ANGLE OF 267°2'03" TO THE RIGHT, AN ARC DISTANCE OF 116.61 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°31'41" EAST, 115.60 FEET;  
COURSE No. 5: RUN THENCE, SOUTH 42°21'22" EAST, DEPARTING FROM LAST SAID ARC, A DISTANCE OF 130.89 FEET, TO A POINT AT THE MOST NORTHWESTERLY TERMINUS OF "WHISTLING STRAITS DRIVE", A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1"; RUN THENCE, ALONG THE RIGHT-OF-WAY LINES OF AFORESAID "WHISTLING STRAITS DRIVE", AND THEN ALONG THE RIGHT-OF-WAY LINES OF "LINDENWOOD PLACE", AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE, SOUTH 32°46'51" EAST, A DISTANCE OF 50.00 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING EASTERLY;  
COURSE No. 2: RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 57°56'40" TO THE RIGHT, AN ARC DISTANCE OF 75.85 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°11'29" EAST, 72.66 FEET;  
COURSE No. 3: RUN THENCE, SOUTH 64°50'11" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 73.84 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 4: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°57'23" TO THE RIGHT, AN ARC DISTANCE OF 39.69 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°21'29" EAST, 35.65 FEET;  
COURSE No. 5: RUN THENCE, SOUTH 26°07'12" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 299.43 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;  
COURSE No. 6: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 81°24'10" TO THE RIGHT, AN ARC DISTANCE OF 35.52 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°49'17" WEST, 32.61 FEET;  
COURSE No. 7: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, HAVING A RADIUS OF 62.00 FEET, THROUGH A CENTRAL ANGLE OF 112°31'36" TO THE LEFT, AN ARC DISTANCE OF 128.28 FEET, TO THE MOST SOUTHWESTERLY CORNER OF SAID TRACT "P-1", (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), AND THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°15'34" WEST, 106.58 FEET.

THE LANDS THUS DESCRIBED CONTAINS 150,231 SQUARE FEET, OR 3.44 ACRES, MORE OR LESS, IN AREA.

## NOTARY FOR RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ON LINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022 BY D.J. SMITH, CHAIRMAN OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

PERSONALLY KNOWN ( ) or PRODUCED IDENTIFICATION ( )  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

-----  
JONATHON B. BOWAN  
STATE OF FLORIDA, REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 4600

FOR: A & J LAND SURVEYORS, INC.  
STATE OF FLORIDA, L.B. NO. 6661  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
TELEPHONE (904) 346-1733  
FAX (904) 346-1736

## MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

Sheet One (1) of Three (3) Sheets  
SEE SHEET Two (2) for GENERAL NOTES  
ABBREVIATIONS AND LEGEND

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("MATTAMY")AND THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("RIVERS EDGE CDD"), WITH "MATTAMY AND THE "RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT" SOMETIMES COLLECTIVELY REFERRED TO AS (THE "OWNERS"), ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREINAFTER BE KNOWN AS "RIVERTOWN-WHISTLING STRAITS DRIVE- PHASE 3", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHT-OF-WAY DESIGNATED ON THIS PLAT AS "WHISTLING STRAITS DRIVE" ( A 50-FOOT PUBLIC ROAD RIGHT-OF-WAY) IS HEREBY IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR THEREAFTER CONSTRUCTED THEREON.

TRACT "O-1" AND "O-2", (OPEN SPACE), TOGETHER WITH THOSE EASEMENTS DESIGNATED AS "B' DRAINAGE, ACCESS & MAINTENANCE EASEMENT", AND "20' DRAINAGE EASEMENTS", AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ("RIVERS EDGE CDD"), EXCEPT AS HEREINAFTER PROVIDED. ITS SUCCESSORS AND ASSIGNS, AND THE RIVERS EDGE CDD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ALL UTILITIES, DRAINAGE FACILITIES, DITCHES, SWALES OR OTHER IMPROVEMENTS NECESSARY TO SERVE THE LOTS, EXCEPT AS HEREINAFTER PROVIDED.

THE "B' DRAINAGE, ACCESS AND MAINTENANCE EASEMENT" AND "20' DRAINAGE EASEMENT", AS SHOWN ON THIS PLAT, SHALL PERMIT THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORM WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS-OF-WAY HEREBY DEDICATED INTO, OVER, ACROSS OR THROUGH SAID EASEMENTS AND STORM WATER MANAGEMENT FACILITY SHOWN HEREON, WHICH ARE DEDICATED TO THE RIVERS EDGE CDD.

FLORIDA POWER & LIGHT COMPANY (FPL&L) AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY IRREVOCABLY DEDICATED A TEN (10) FOOT EASEMENT ALONG THE FRONT OF EACH LOT AND TRACT FOR ITS USE IN CONJUNCTION WITH ITS ELECTRICAL DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("RIVERS EDGE CDD"), HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

## MATTAMY JACKSONVILLE LLC A DELAWARE LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
CLIFFORD L. NELSON  
VICE PRESIDENT  
MATTAMY JACKSONVILLE LLC  
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_

TYPE OR PRINT NAME

WITNESS: \_\_\_\_\_

TYPE OR PRINT NAME

## NOTARY FOR MATTAMY JACKSONVILLE LLC A DELAWARE LIMITED LIABILITY COMPANY

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ON LINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022 BY CLIFFORD L. NELSON, VICE PRESIDENT OF MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

PERSONALLY KNOWN ( ) or PRODUCED IDENTIFICATION ( )  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

## RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT

By: \_\_\_\_\_  
AHMED (MAC) MCINTYRE  
CHAIRMAN

THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, SUCCESSOR BY MERGER WITH THE MAIN STREET COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, ESTABLISHED BY CHAPTER 190, FLORIDA STATUTES BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3473, PAGE 1648, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

WITNESS: \_\_\_\_\_

TYPE OR PRINT NAME

Prepared by:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

# Rivertown - Whistling Straits Drive - Phase 3

A parcel of land, being a Replat of a portion of Tract "P-1", (Storm Water Management Facility, Park and Conservation Tract), as shown on the plat of "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1, as recorded in Map Book 90, pages 94 through 96 of the Public Records of St. Johns County, Florida; together with a portion of the "Francis P. Fatio" Grant, in Section 39, Township 5 South, Range 27 East, St. Johns County, Florida.

MAP BOOK PAGE

Sheet Two (2) of Three (3) Sheets

ABBREVIATIONS USED IN THIS PLAT	
APPROVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
LD	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
&	AND
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
PI	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
R.P.	RADIUS POINT
TWP	TOWNSHIP
RNG	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TABULATED CURVE TABLE
L2S	TABULATED LINE TABLE
R/W	RIGHT OF WAY
D.O.T.	DEPARTMENT OF TRANSPORTATION
CL	CENTERLINE
MB	MAP BOOK
P.B.	PLAT BOOK
PG	PAGE
ML	MATCH LINE
EA-E	EA ELECTRIC EASEMENT
EA-EE	EA EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT
ESMT	EASEMENT
SURWAD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

LEGENDS USED IN THIS PLAT	
LEGEND	DEFINITION
◆	SET 4"x 4" CONCRETE MONUMENT WITH PERK, STAMPED "PRM, LB 4646"
◇	FOUND 4"x 4" CONCRETE MONUMENT WITH PERK, STAMPED "PRM, LB 4646"
●	FOUND PERK NAIL & PERK, STAMPED "P.C.P., LB 4646"
▨	REPRESENTS NATURALLY VEGETATED UPLAND BUFFER SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OR BOOK 128B, PAGE 1604

## GENERAL NOTES:

1) BEARINGS SHOWN HEREON, ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NAD 1983 (1990), FLORIDA EAST ZONE, (ZONE 901), U.S. FEET AS NOTED BELOW IN GENERAL NOTE No. 7, AND FOR THE NORTHERLY MONUMENTED BOUNDARY LINE OF THE "RIVERTOWN DEVELOPMENT", AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO MATTHEW RIVERTOWN LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3863, PAGE 1614 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS N 75°52'24" E.

2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT (FP&L) FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT ME BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.

THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

6) UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

7) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/NAD 1983 (1990), FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. BY THE ST. JOHNS COUNTY GIS DEPARTMENT, ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTY(IES) UTILIZING THESE COORDINATES FOR THEIR NON INTENDED USE.

THE ST. JOHNS COUNTY GIS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:  
a) CONTROL POINT "G113", WITH A PUBLISHED COORDINATE VALUE OF N(y): 2,066,937.270151, AND E(x): 455,788.927478  
b) CONTROL POINT "G114", WITH A PUBLISHED COORDINATE VALUE OF N(y): 2,066,070.542891, AND E(x): 457,528.338248

## CERTIFICATE OF APPROVAL GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 3", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

## CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
GAIL OLIVER, PLS, COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR AND MAPPER, LICENSE  
NUMBER 4564

## CERTIFICATE OF REVIEW COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 3, HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

## CERTIFICATE OF CLERK

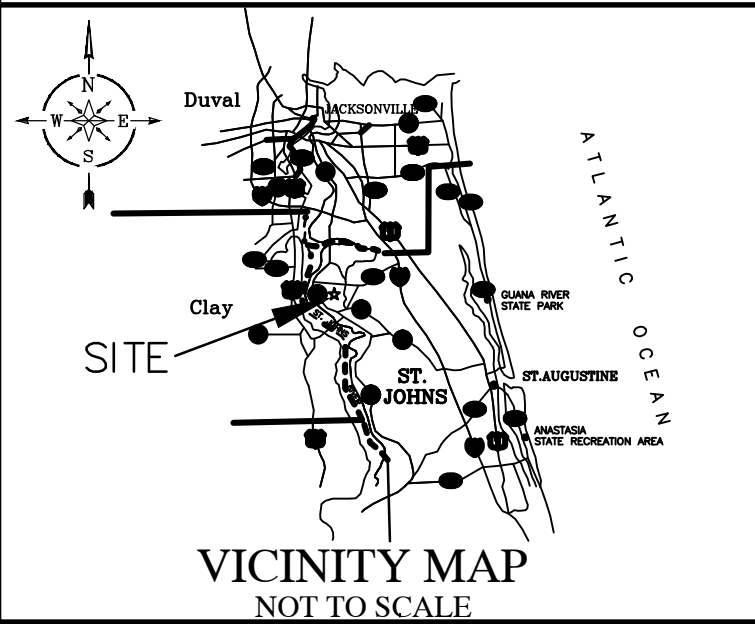
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
BRANDON J. PATTY, CLERK  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 3", HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

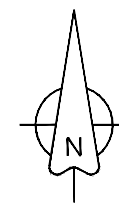
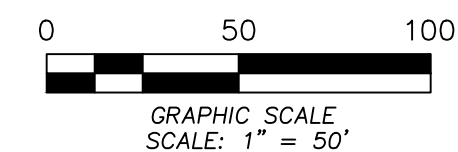
BY: \_\_\_\_\_  
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.



Prepared by:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

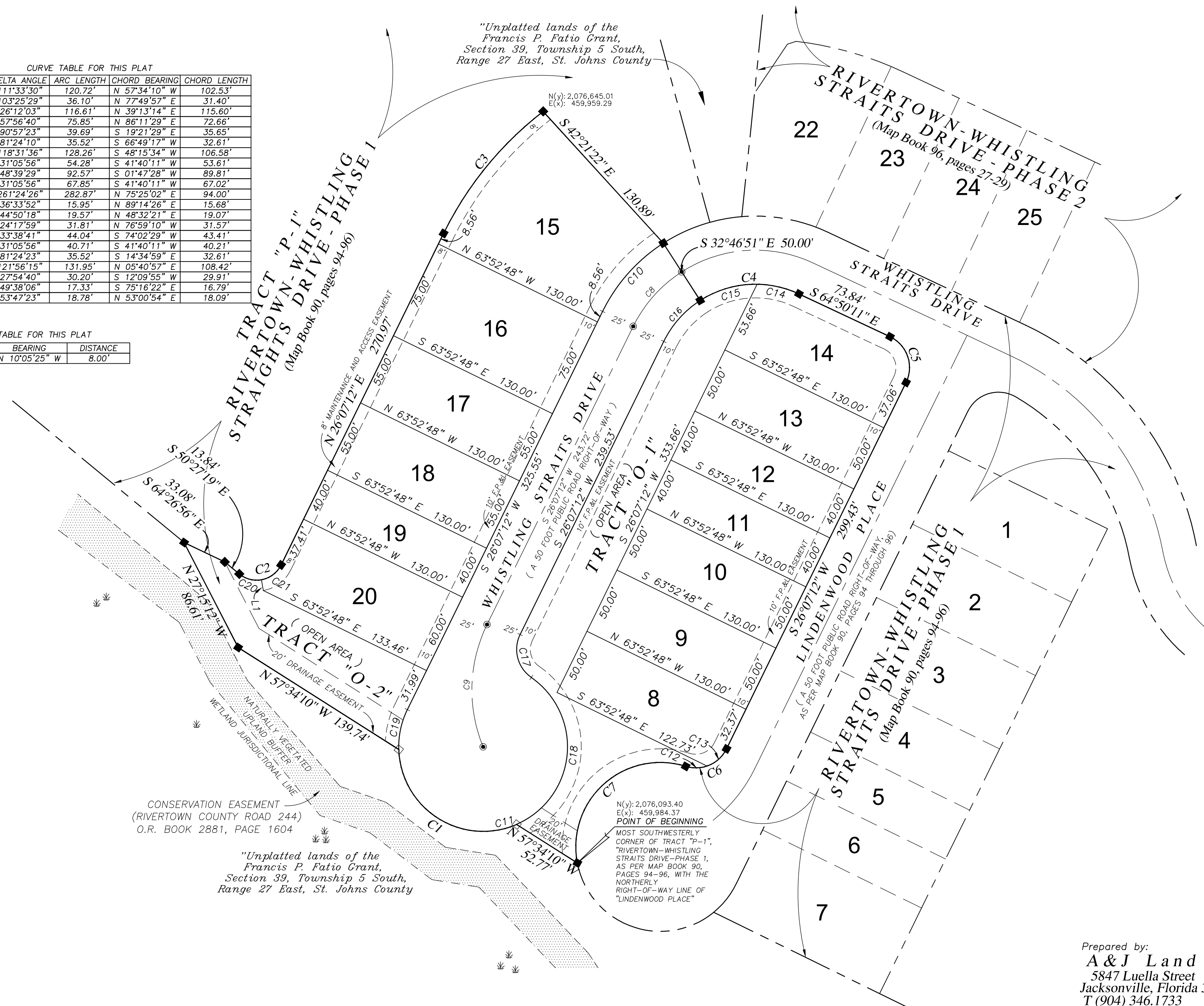
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

Sheet Three (3) of Three (3) Sheets



CURVE TABLE FOR THIS PLAT						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	62.00'	111°33'30"	120.72'	N 57°34'10" W	102.53'	
C2	25.00'	103°25'29"	36.10'	N 77°49'57" E	31.40'	
C3	295.00'	26°12'03"	186.61'	S 39°13'14" E	125.60'	
C4	75.00'	57°56'36"	29.35'	N 61°11'40" E	71.66'	
C5	25.00'	90°57'23"	39.69'	S 19°21'29" E	35.85'	
C6	25.00'	81°24'10"	35.52'	S 66°49'17" W	32.61'	
C7	62.00'	118°31'36"	128.26'	S 48°15'34" W	106.58'	
C8	100.00'	31°05'56"	54.28'	S 41°40'11" W	53.61'	
C9	109.00'	48°39'29"	92.57'	S 10°47'28" W	89.81'	
C10	125.00'	31°05'56"	67.85'	S 10°47'28" W	67.02'	
C11	62.00'	26°12'03"	288.27'	N 76°28'12" E	94.65'	
C12	25.00'	36°33'52"	59.57'	N 89°14'26" E	56.08'	
C13	25.00'	44°50'18"	19.95'	N 48°32'21" E	19.07'	
C14	75.00'	24°17'59"	31.81'	N 76°59'10" E	31.57'	
C15	75.00'	33°38'41"	44.04'	S 74°02'29" W	43.41'	
C16	75.00'	31°05'56"	40.71'	S 41°40'11" W	40.21'	
C17	62.00'	81°24'10"	35.52'	S 14°34'59" E	32.61'	
C18	62.00'	121°56'16"	134.94'	S 05°40'55" E	108.92'	
C19	25.00'	27°54'40"	30.20'	S 12°09'55" W	29.91'	
C20	20.00'	49°38'06"	17.33'	S 75°16'22" E	16.09'	
C21	20.00'	53°47'23"	18.78'	N 53°00'54" E	18.79'	

LINE	BEARING	DISTANCE
L1	N 10°05'25" W	8.00'



Prepared by:  
A & J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

## 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: Landscape and Irrigaiton Whistling Straights

**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:  
This is for Tracks O-1 and O-2 landscape and irrigations maintenance.

Total Proposed Compensation: \$ 19,890

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: \_\_\_\_\_





Landscape Maintenance Services Proposal

prepared for

# Rivers Edge I Addendum

November 15, 2022



**YELLOWSTONE**  
LANDSCAPE



EXHIBIT "A"

LANDSCAPE MANAGEMENT SERVICES

PRICING SHEET

RIVERS EDGE I ADDENDUM

Core Maintenance Services	
Mowing	\$9,269
Includes Mowing, Edging, String Trimming, & Cleanup	
Detailing	\$4,991
Includes Shrub Pruning, Tree Pruning, & Weeding	
IPM	\$3,440
Includes Fertilization & Pest Control Applications	
Irrigation Inspections	\$1,040
Palm Pruning	\$1,150
Prune 33 Palms 1 Time Per Year	
Total	\$19,890

Grand Total Annual:	\$19,890.00
Grand Total Monthly:	\$1,657.50

# EXHIBIT "B"

## PERFORMANCE STANDARDS

### RIVERS EDGE I ADDENDUM

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

Service	Visits
Maintenance	42
Detailing	12
IPM - Fertilization & Pest Control	6-Blanket Turf Applicatons 2-Blanket Shrub Applications
Irrigation Inspections	12
Mulch	Per Request
Tree Pruning	1
Palm Pruning	1

# RIVERTOWN - Whistling Straits Phase 04

## Landscape & Irrigation Construction Documents

LOCATION MAP



DRAWING INDEX

COVER SHEET

LANDSCAPE PLANS

LS-00	PLANT SCHEDULE, SITE PLAN, LEGEND, & GENERAL NOTES
LS-01	LANDSCAPE PLAN
LS-02	LANDSCAPE DETAILS
LS-03	LANDSCAPE SPECIFICATIONS

IRRIGATION PLANS

IR-00	IRRIGATION LEGEND & GENERAL NOTES
IR-01	IRRIGATION PLAN
IR-02	IRRIGATION DETAILS
IR-03	WATERING SCHEDULE

PROJECT ENGINEER AND LANDSCAPE ARCHITECT

**PROSSER**

13901 SUTTON PARK DRIVE SOUTH, SUITE 200  
JACKSONVILLE, FL 32224  
P: 904-739-3655  
F: 904-730-3413

IRRIGATION CONSULTANT

**Crawford Irrigation Design, Inc**

IRRIGATION DESIGN AND CONSULTATION SERVICES  
CERTIFIED IRRIGAION DESIGNER 003419  
Edgewater, Florida  
Tel: (386) 424-0027  
EMAIL: cid@atlantic.net

Prepared for:

**RIVERTOWN**  
mattamyhomes

Mattamy Rivertown, LLC  
39 Riverwalk Boulevard  
St. Johns, FL 32259

ISSUED FEB. 28, 2022

No.	Date	Revision
1	02-28-2022	BID SET ISSUE

Prosser Inc. No. 118094.40

**PROSSER**  
Community - Management - Energy - Relationships

RIVERTOWN - WHISTLING STRAITS PHASE 04  
LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS

13901 Sutton Park Drive South, Suite 200  
Jacksonville, Florida 32224-0229  
Office 904.739.3655  
Fax 904.730.3413  
www.prosserinc.com  
Florida Certificate of Authorization  
Number: 00004050



TREES	BOTANICAL NAME	COMMON NAME	SPACING	ORIGIN	QTY	REMARKS
AR4	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE	SEE PLAN	NATIVE	2	4" CAL., 100 GAL., 12' - 14' HEIGHT, 4' - 6' SPREAD, 4' CT
M06	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM	SOUTHERN MAGNOLIA	SEE PLAN	NATIVE	3	16'-18" HT.X 8'-9" SPR., 6" CAL., FULL TO GROUND
PE3	PINUS ELLIOTTI	SLASH PINE	SEE PLAN	NATIVE	9	10'-12' HT.X 4" SPR., 3" CAL.
PE2	PINUS ELLIOTTI	SLASH PINE	SEE PLAN	NATIVE	9	8'-10" HT.X 2" SPR., 2" CAL.
P04	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	SEE PLAN	NATIVE	4	12'-14" HT.X 6'-8" SPR., 4" CAL., B&B
QV4	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	SEE PLAN	NATIVE	9	12'-14" HT.X 6'-7" SPR., 4" CAL., FULL BRANCHING CANOPY
SP18	SABAL PALMETTO	CABBAGE PALMETTO	SEE PLAN	NATIVE	5	18' CT., SLICK TRUNK, 4 EXCEPTIONAL FRONDS MIN.
SP20	SABAL PALMETTO	CABBAGE PALMETTO	SEE PLAN	NATIVE	5	20' CT., SLICK TRUNK, 4 EXCEPTIONAL FRONDS MIN.
SP16	SABAL PALMETTO	CABBAGE PALMETTO	SEE PLAN	NATIVE	8	16' CT., SLICK TRUNK, 4 EXCEPTIONAL FRONDS MIN.

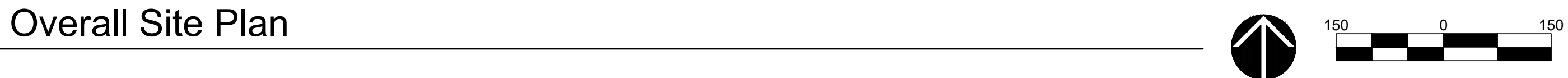
SHRUBS	BOTANICAL NAME	COMMON NAME	SPACING	ORIGIN	QTY	REMARKS
CHU	CHAMAEOPUS HUMILIS	MEDITERRANEAN FAN PALM	36" O.C.	NON-NATIVE	3	30 GAL., 4'-5" HEIGHT & 4' SPREAD, FULL
JS2	JUNIPERUS SILICICOLA	SOUTHERN RED CEDAR	SEE PLAN	NATIVE	8	10'-12" HT.X 4' SPR. B&B
LCH	LOROPETALUM CHINENSE RUBRUM "PLUM DELIGHT"	PLUM DELIGHT LOROPETALUM	36" O.C.	NON-NATIVE	19	18"-24" HT.X 18" SPR., 3 GAL.
MCE	MYRICA CERIFERA	WAX MYRTLE	SEE PLAN	NATIVE	31	18"-20" HT.X 18" SPR., 3 GAL.
SRE	SERENOA REPENS	SAW PALMETTO	SEE PLAN	NATIVE	20	8"-12" HT., 3 GAL., FULL IN POT.
VOD	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	36" O.C.	NON-NATIVE	93	18"-20" HT.X 18" SPR., 3 GAL.

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SPACING	ORIGIN	QTY	REMARKS
DCA	DIANELLA CAERULEA "VARIEGATA"	BLUE FLAX LILY	24" O.C.	NON-NATIVE	196	3 GAL. 12-18" HEIGHT, 18-12" SPREAD. FULL IN POT.
MCA	MUHLENBERGIA CAPILLARIS	PINK MUHLY	36" O.C.	NATIVE	207	18"-20" HT.X 20" SPR., 3 GAL., FULL IN POT.
TDA X	TRIPSACUM DACTYLOIDES	FAKAAHATCHEE GRASS	48" O.C.	NATIVE	142	18"-20" HT.X 20" SPR., 3 GAL., FULL IN POT.

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SPACING	ORIGIN	QTY	REMARKS
LMU	LIRIOPE MUSCARI 'EMERALD GODDESS'	LIRIOPE	18" O.C.	NON-NATIVE	438	16"-18" SPR., 1 GAL., FULL IN POT

SOD/SEED	BOTANICAL NAME	COMMON NAME	SPACING	ORIGIN	QTY	REMARKS
SOD A	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	12" O.C.	NON-NATIVE	VERIFY	2" THICK SOLID, FRESHLY CUT, WEED FREE. PLACE SOD WITH TIGHT STAGGERED JOINTS

\* LANDSCAPE CONTRACTOR SHALL VERIFY PLAN QUANTITIES FOR ALL SOD, MULCH, SOIL AMENDMENTS, FERTILIZERS AND PRE-EMERGENT.



1. LAYOUTS  
ALL PLANT MATERIALS SHALL BE LAID OUT IN THE FIELD A MINIMUM OF 1 WEEK PRIOR TO INSTALLATION OR AS APPROVED BY THE LANDSCAPE ARCHITECT FOR REVIEW. CONTACT SUNSHINE STATE ONE-CALL AS REQUIRED BY CHAPTER 556 OF THE FLORIDA STATUTES PRIOR TO EXCAVATION OR PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY POSSIBLE CONFLICTS WITH THE PROPOSED PLANTING LAYOUTS AND UTILITIES, BILLBOARDS, SIGNS OR OTHER STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE PROVIDING THE MINIMUM SETBACK FROM UTILITIES. ALL AREAS DISTURBED OUTSIDE OF PROJECT LIMITS SHALL BE SODDED WITH BAHIA SOD.

2. B & B PLANTING MEDIUM  
BALLED AND BURLAPPED MATERIALS ARE TO BE ROOTED AND GROWN IN SIMILAR PLANTING MEDIUM AS THE SOIL CONDITIONS OF THE PROPOSED LOCATION. CLAY SOIL ROOT BALLS WILL NOT BE ACCEPTED AS SUITABLE PLANTING MEDIUM IN BALLED AND BURLAPPED PLANT MATERIAL. ALL BALLED AND BURLAPPED MATERIALS SHALL EXHIBIT WHITE FEEDER ROOTS PROTRUDING FROM THE BURLAP AT THE TIME OF DELIVERY.

3. PLANT CONDITIONS  
PLANTS SHALL HAVE A CENTRAL LEADER, UNLESS NOTED OTHERWISE AND SHALL NOT HAVE PRESENCE OR PAST EVIDENCE OF A CENTRAL LEADER BEING PRUNED LARGER THAN A STANDARD PENCIL DIAMETER. ALL PLANTS SHALL NOT DEMONSTRATE SIGNIFICANT EVIDENCE OF PREVIOUS CONTAINER CONFINEMENT. ANY INDICATION OF ROOT DEVELOPMENT RESTRICTION OR EXCESSIVE ROOTS EXPOSED ABOVE THE SOIL SURFACE SHALL BE GROUNDS FOR REJECTION. ALL PLANT MATERIALS SHALL HAVE NO LICHENS, ALGAE OR FUNGI ATTACHED ON MORE THAN 10% OF PLANT. ALL PLANT MATERIALS SHALL HAVE NO SPANISH MOSS (TILLANDSIA USNEOIDES) ON OR WITHIN PLANT CANOPY.

4. SITE CONDITIONS  
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL EXISTING BAHIA SOD WITHIN THE PLANTED AREAS. ALSO FOR ANY ADDITIONAL SOIL NEEDED TO REPLACE THE SOIL REMOVED DURING THE SOD REMOVAL PROCESS. NON-BIODEGRADABLE BACKING MAY HAVE BEEN UTILIZED ON EXISTING SOD. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY AND ALL EXCAVATION COSTS ASSOCIATED WITH THIS SOD. REGRADE AND/OR REPLACE ANY SOD THAT IS DISTURBED BY THE LANDSCAPE PROJECT SUCH AS RUTTING OR TRENCHING. ALL RESTORATION OF DISTURBED AREAS SHALL BE PERFORMED WITH SOD TO MATCH EXISTING, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT; NO ADDITIONAL PAYMENT WILL BE MADE.

5. WATERING  
INSTALL IRRIGATION SYSTEM PRIOR TO INSTALLING PLANT MATERIALS. PLANT MATERIALS SHALL BE SYSTEMATICALLY IRRIGATED WITHIN 48 HOURS OF PLANTING. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITOR SITE WEEKLY WITH SOIL MOISTURE SENSOR PROBE AND ADJUST IRRIGATION ZONES AS NEEDED SO THAT IRRIGATION SYSTEM DOES NOT OVER WATER PLANTING AREAS AND DAMAGE NEWLY INSTALLED PLANT MATERIAL. WEED AND LITTER CONTROL DURING THE PROJECT CONSTRUCTION PERIOD KEEP THE INDIVIDUAL PLANTING LOCATIONS, PLANTING BEDS AND TURF AREAS FREE OF LITTER AND UNDESIRABLE VEGETATION.

6. MOWING  
MOW ENTIRE PROJECT LIMITS DURING THE CONTRACT.

7. TRIMMING  
TRIM TREES AS REQUIRED TO COMPLY WITH FLORIDA GRADES & STANDARDS. ALL TRIMMING SHALL BE PERFORMED TO RAISE EXISTING TREE CANOPY TO MINIMUM OF 6' FROM GROUND LEVEL. TRIMMING SHALL BE PERFORMED PER INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS. ALL TRIMMING WORK SHALL BE EXECUTED PRIOR TO FINAL ACCEPTANCE AND THE START OF THE WARRANTY PERIOD.

8. DELIVERY  
PROVIDE 48 HOURS ADVANCE NOTICE OF DELIVERY OF PLANT MATERIALS FOR INSPECTION.

9. MULCH  
MAINTAIN A 3 INCH MULCH COVER DURING INSTALLATION AND UNTIL FINAL ACCEPTANCE.

10. PLAN DEVIATIONS  
INSTALL ROOTBALLS OF TREES AND PALMS A MINIMUM OF 5 FEET FROM UNDERGROUND UTILITIES. INSTALL NO PLANT MATERIALS THAT WILL BLOCK OR CREATE CONFLICTS WITH:  
A) SIGNS;  
B) GATES;  
C) LIGHTS;  
D) BILLBOARDS;  
E) ACCESS WAYS;  
F) FIRE HYDRANTS;  
G) ELECTRIC COMPANIES REQUIREMENTS FOR SETBACKS OF PLANT MATERIALS FROM POWER LINES;  
H) OVERHEAD AND UNDERGROUND STRUCTURES AND UTILITIES;  
I) ANZI Z 133 UTILITY CLEARANCE REQUIREMENTS; AND  
J) FDOT MAINTENANCE RATING PROGRAM REQUIREMENTS.

(86.0)	Denotes Existing Spot Grades	T COL 87.5	Denotes Top of Column Elevation		Denotes Proposed Contour
31.0 →	Denotes Proposed Civil Engineers Spot Grades	TOB 81.0	Denotes Top of Bank Elevation		Denotes Existing Contour
FG 86.0	Denotes Proposed Landscape Spot Grades	BOS 79.5	Denotes Bottom of Slope Elevation		Denotes Trench Drain
BS 86.0	Denotes Bottom of Stair Elevation	TF 70.5	Denotes Top of Footing Elevation		Denotes Surface Drainage Direction
FG 86.0	Denotes Finished Grade Elevation	FFE 85.0	Denotes Finish Floor Elevation		Denotes Disabled Parking Space
TS 86.0	Denotes Top of Stair Elevation	RM 31.0	Denotes Rim Elevation		Denotes Disabled Access Ramp
TW 86.0	Denotes Top of Wall Elevation	AD 87.0	Denotes Area Drain Elevation		Denotes A/C Condenser Unit
TC 81.5	Denotes Top of Curb Elevation	BD 87.0	Denotes Brass Drain Elevation		Denotes Fire Hydrant
EP 81.5	Denotes Edge of Pavement Elevation	A.T. 87.0	Denotes Atrium Drain Elevation		Denotes Manhole Cover
HP 81.75	Denotes High Point Elevation	C.O.	Denotes Clean Out *		Denotes Area Drain
LP 71.75	Denotes Low Point Elevation	N.W.L.	Denotes Normal Water Level		Denotes Transformer
		P.A.	Denotes Planter Area		Denotes Wheel Stop

\* Bury cleanout below grade and/or pavers and locate with magnetic locator marker.

**Creative Visionaries. Engineering Minds®**  
13901 Sutton Park Drive South, Suite 200  
Jacksonville, Florida 32224-0229  
904.739.3655

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

Florida Certificate of Authorization Number: 00004051



RIVER TOWN  
mattamy HOMES

RIVERTOWN  
WHISTLING STRAITS  
DRIVE PHASE 4

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THIS DRAWING NOT RELEASED FOR  
CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

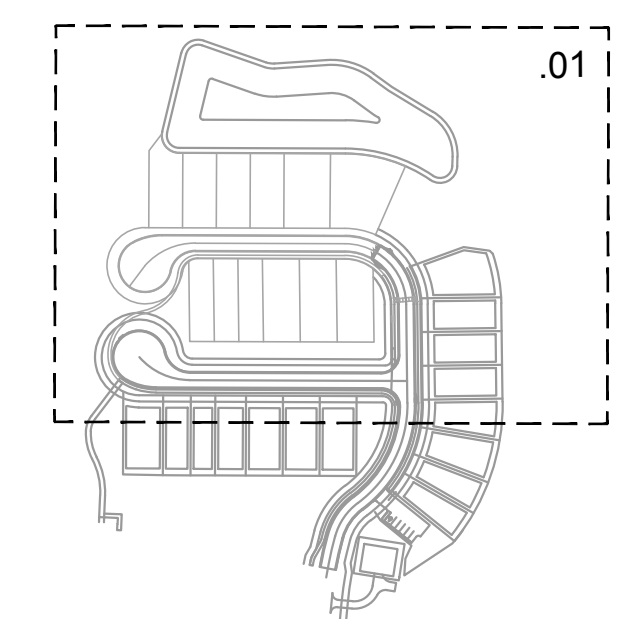
PLANT SCHEDULE,  
SITE PLAN, LEGEND  
GENERAL NOTES

DAVID A. COUCH  
FL Lic. No. LA 6667410  
DATE: 3/2/2022

LS-00

S H E E T





 KEYMAP

DATE : 10/14/2021  
PROJECT NO. : 118094.40  
DESIGNED BY : DAC  
DRAWN BY : TJL  
SCALE : AS NOTED

[illegible]

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CONSTRUCTION UNLESS SO NOTED ABOVE

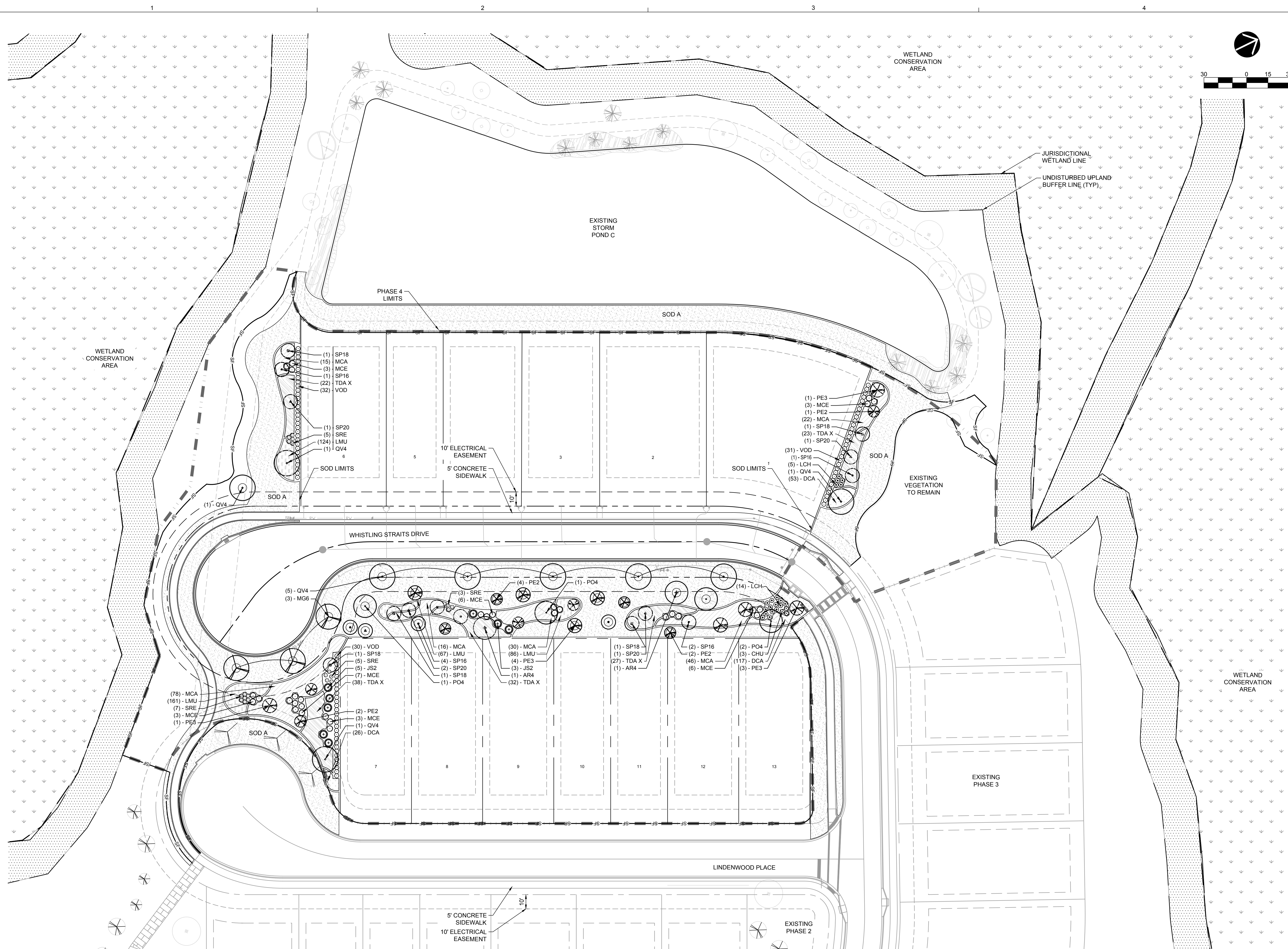
SHEET TITLE

## LANDSCAPE PLAN

LS-01

DAVID A. COUCH  
FL Lic. No. LA 6667410  
DATE: 3/2/2022

SHEET









C. Seed:

### 2.3 COMPOST MIX

- C. Seed:
1. Seed: All seed shall be furnished from an established seed dealer or certified seed grower shall meet the requirements of the Florida Department of Agriculture regulations; and shall be labeled in accordance therewith. Seed shall be free of noxious weeds.
  2. Seed Planting: At a minimum the contractor shall test the soil to verify conditions are acceptable for turf growth.

D. Seed:

1. **Seed:** All seed shall be furnished from a certified seed dealer or certified seed grower; meet the requirements of the Florida Department of Agriculture regulations; be labeled in accordance therewith. Seed shall be free of noxious weeds.
- E. **Springing:** Sprigs shall be certified to genetic purity, free of pests and disease, delivered in a timely fashion and consist of stems, leaves and stolons. The sprigs shall come from a certified supplier, approved by the Owner's Representative. After being harvested, the sprigs shall be delivered to the planting site within 24 hours. The stock shall contain no weeds, soil, or other debris and shall not be dried out at the time of planting.
- Sprigs shall be harvested to facilitate separation and distribution. Sprigs shall average four to six inches in length and carry at least four nodes. Sprigs shall be planted within twenty-four hours after removal from the certified supplier. It shall be the Contractor's responsibility to protect the stolons, keeping them moist and out of the sunlight before and during the planting operation.

### 3.1 PLANTING

- 1.9 FINAL INSPECTION AND ACCEPTANCE**  
**A.** Final Inspection: Upon completion of landscape installation, the Contractor shall notify the Landscape Architect-Owner's Representative in writing 10 days prior to requested inspection date. The Landscape Architect-Owner's Representative will make an inspection to determine compliance with contract documents. When inspected landscape work does not comply with contract documents, the Contractor shall remove and replace rejected work and continue maintenance. Contractor shall provide 48 hour notice to Landscape Architect-Owner's Representative requesting re-inspection. Plant Materials:  
a. Replace plant materials not in healthy condition, fails below quality requirements  
**B.** Lawn:  
a. At the time of final warranty inspection, sod areas shall be healthy, well-rooted even coverage, lawn is established, weed free without open joints and bare areas.

## 2.1 PLANTS

- 2.1 PLANTS**
- A. Tree and Shrub Material: Provide nursery-grown tree and shrub materials complying with plant quality requirements, Part 1-General. Provide well-shaped, fully branched, healthy, vigorous plants free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and discolorment.
- B. Groundcover and Low-growing plants: Provide ground cover species indicated, established and well rooted in pots or similar containers, and complying with plant quality requirements, Part 1-General.
- C. Annuals: Provide healthy, disease-free plants of species and variety shown or approved, complying with plant quality requirements, Part 1-General. Provide plants acclimated to the conditions they are to be installed on the project and are in bud with few, if any blooms.
- D. Perennials: Provide healthy plants from a commercial nursery, of species and variety shown or approved, complying with plant quality requirements, Part 1-General.
- E. Sod: Sod shall be species and locations in the project plans. Sod shall be freshly cut in pads 4' x 8' in size (prior approval). Sod shall be derived from an area having a soil type similar to the soil on which it will be laid. Sod shall be healthy, free of weeds and insects including ground pearls and spittle bugs, in naturally green condition, and shall have an abundance of roots contained within a mat of topsoil derived in the harvesting process from the area where grown. Brown, dry, irregularly smooth, and/or un-fresh sod will be rejected.

## 2.2 PLANTING MATERIALS

- 2.2 PLANTING MATERIALS**
- A. Topsoil: pH range of 5.5 to 6.5, a minimum of 6 percent organic material content; free of stones 1 inch or larger in any dimension and extraneous materials harmful to plant growth.
1. Topsoil Source: Amend existing surface soils according to recommendations from soil tests analyzed by commercial soil testing laboratory, see Part-1 General.
- B. Soil Amendments: Following are soil amendments that may be utilized to modify existing surface soil according to recommendations from agronomic soil testing analysis.
- a. Limestone: Limestone containing not less than 85 percent of total carbonates with a minimum of 30 percent magnesium carbonates, ground so that not less than 90 percent passes a 10-mesh sieve and not less than 50 percent passes a 100-mesh sieve.
- b. Aluminum Sulfate: Commercial grade.
- c. Peat Humus: Finely divided peat, completely decomposed and free of fibers to eliminate it's biological identity. Provide in granular form, free of hard lumps and with pH range suitable for intended use or Florida Muck with a texture and pH range suited for the intended use. Florida Muck shall be delivered in a non-muddy state, reasonably free of clay, roots and litter and other extraneous or toxic matter harmful to plant growth. Florida Muck shall be subject to approval by the Owner.
- d. Bonemeal: Commercial, raw, finely ground; 4 percent nitrogen and 20 percent phosphoric acid.
- e. Superphosphate: Soluble mixture of treated minerals; 20 percent available phosphoric acid.
- f. Sand: Clean, washed builder's sand, free of toxic materials, free of salt, weeds, sticks and other debris. Sand shall conform to ASTM C3 for five aggregates.
- g. Perlite: Conforming to National Bureau of Standards PS 23.
- h. Vermiculite: Horticultural grade, free of toxic substances.
- i. Sawdust: Rotted sawdust, free of chips, stones, sticks, soil, or toxic substances and with 7.5 pounds of nitrogen uniformly mixed into each cubic yard of sawdust.
- j. Manure: Well rotted, unleached stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials and containing no chemicals or ingredients harmful to plants.
- k. Mulch: Organic mulch shall be uniform in size, shape, texture, and shall be clean, bright, and free from weeds, moss, sticks, and other debris. Mulch shall be free from deleterious material and suitable for top dressing of trees, shrubs, or plants.
- l. Fertilizer:
1. Fertilizer: Pelletized fertilizer with nitrogen, phosphorous and potassium in 100 percent slow release form, with the following composition:
- a. Composition: 8 percent nitrogen, 2 percent phosphorous, 12 percent potassium + 4 percent magnesium and all micro-nutrients

## 1.6 WARRANTY

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

Florida Certificate of Authorization Number: 0000405

RIVERTOWN  
WHISTLING STRAITS  
DRIVE PHASE 4

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CONSTRUCTION UNLESS SO NOTED ABOVE

## LS-03

DAVID A. COUCH  
FL Lic. No. LA 666741  
DATE: 3/2/2022

S H E E T





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2020-06-22 prsr_plan-ArchD-bro
2020-03-17 prsr_plan-ArchD-tbl
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SCALE: NTS



SCALE: NTS



RIVERTOWN  
WHISTLING STRAITS  
DRIVE PHASE 4

DAVID A. COUCH  
FL Lic. No. LA 6667410  
DATE: 3/2/2022

## *TENTH ORDER OF BUSINESS*

## RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

### Resident Clubs – Application

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

Starting a Club is a three-step process:

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

1. Proposed Club name (see rule #7): Belle's & Beaus of the River
2. Name of Club leader/main contact: Katarina Rawdan
3. Address of Club leader/main contact: 259 Footbridge Rd.
- Phone Number (1): (678) 427-6994 Phone Number (2): (408) 427-2319
- Email address: Katarina@bellesandbeausoftheriver.org
4. Is this a Resident Club as described above? ☒ Yes ☐ No
5. Please tell us about your club. For example, what kind of activities/functions does your club plan to host? (Please attach additional pages as necessary.)  
We are residents who meet and identify local community service opportunities.
6. When, including how often, will your Club meet? (Date/Time/Frequency) 1 time a month.

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

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



7. Where do you anticipate your Club will want to meet? Riverhouse

8. The targeted audience for the Club is: male and female residents

9. Please mark which categories are applicable to the Club or Interest Group:

- ☐ Arts & Crafts    ☒ Community    ☒ Culture    ☒ Education  
☒ Social    ☐ Recreation & Leisure    ☐ Sports & Athletics    ☐ Other

10. If a similar club already exists within the District, what distinguishes your Club? N/A

11. How will you recruit members and encourage participation in Club activities? We host several member and family events throughout the year.

12. Will you be collecting dues or managing any funds associated with Club activities?

☒ Yes    ☐ No

13. Who will be responsible for the management and protection of the Club's financial funds?

14. Is any person compensated, in any form, for their involvement or leadership of the Club? This includes clubs for fitness-related or sports-related activities.

☐ Yes    ☒ No

15. How will the Club and its activities be promoted? (Please list): webpage, IG, FB, member group FB page

16. Do you currently have any proposed advertising and/or logo? (If yes, please attach sample.)

☒ Yes    ☐ No

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

Name: Tanis Anderson

Address: 91 Narrowleaf Dr  
St Johns FL 32259

Phone Number: (408) 427-2319 Email Address: tanis.m.anderson@gmail.com

Name: Amanda Bright

Address: 112 Fiddlewood  
St. Johns FL, 32259

Phone Number: (850) 322-2900 Email Address: board@bellesandbeausoftheriver.org

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

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

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

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

☒ Yes ☐ No

**For District Use Only:**

Board Approval Granted: ☐ YES, date: \_\_\_\_\_ ☐ NO

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### Authority and Disclaimer

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

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

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

Name: Katarina Rawdan Address: 259 Footbridge Rd.

Print Name: Katarina Rawdan Phone #: (678) 427-6994

Please return application to:

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

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As adopted October 16, 2019

## FACILITY USE APPLICATION: AUTHORIZED CLUBS

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

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

Name of Applicant: Katarina Rawdan

Name of Authorized Club: Belles and Beaus of the River

Resident's Street Address: 259 Footbridge Rd.

Phone: (678) 427-6994 Email: katarina@bellesandbeausoftheriver.org

Intended Use: meetings Estimated Attendance: 50

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

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

Facility	Date	Start Time	End Time	CDD Approval (GM initials)
Riverhouse	TBD	5pm	9pm	

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

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

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

Signature of Applicant [Signature] Date 9/15/22

(Please continue to pages 2 and 3)



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

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

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

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

KR Unless otherwise approved by the District, **Club events at District Facilities are open to Patrons only**, as that term is defined in the District's amenity policies, and are subject to all District rules and policies applicable to the Amenity Facilities. If non-Patrons are present at any Club event, additional insurance and/or waiver requirements may apply.

KR Additional fees may be assessed if the clean-up is incomplete or if the event is not kept within the identified times. Upon completion of the event, the Club must complete the clean-up checklist to the satisfaction of the District. Failure to do so may result in additional fees, disciplinary action under the applicable amenity policies, or revocation of the Club's reservation privileges.

KR Maximum capacities are as follows: RiverClub Café- 30, RiverClub Amphitheater- 100, River House- 100, Lawn- 100, Palm Court- 50 and Pool Cabana- 50.

KR Exclusive pool use does not come with a reservation. Use of the pool is non-exclusive, and the pool shall remain open to all Patrons and their guests during normal operating hours.

KR A private party attendant may be required for Club meetings, in the District's discretion. The primary responsibility of the attendant is to protect the facility and ensure all District guidelines are followed. An additional attendant may be required for events with over 50 guests, or for events at which alcohol is to be consumed, in the District's discretion. The Patron is to pay the additional fee at the time of reserving the area and is to include the time for setup and clean up. The staffing fee is \$20 per hour, per attendant.

KR Prior approval may be granted as an exception to the "No-Alcohol" policy. In order to receive an exception, the Patron must indicate that alcohol is to be served or consumed at the event on this form, complete the "Alcohol Requirements" section of this form, and provide proof of any required insurance.

KR No admission fees whatsoever shall be collected for an event at the District's Facilities unless it is first approved by the District.

KR Patron hereby agrees and recognizes that all documents and information of any kind submitted to the District may be public records and subject to public records requests under Chapter 119, *Florida Statutes*.

#### **ALCOHOL REQUIREMENTS (Complete if alcohol is to be served or consumed)**

*I have read and understood the following (initial by each):*

KR I understand that I am solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and I agree to assume all liability for damages resulting from or arising in connection with the consumption or provision of alcohol on the District's property and thereafter. The District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately and the District also reserves the right to call law enforcement to enforce the same.

KR If event liability insurance is required, Rivers Edge CDD or Rivers Edge II CDD, as applicable, is to be named on the policy as an additional insured party as follows:

[District Name] and its Supervisors, officers, directors, consultants and staff  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

KR I have reviewed the Alcohol Requirements chart below, and agree to comply with the requirements therein.

	BYOB (Club Events)	Served (Club Events)	Sold (Club Events)
Permitted (Rivers Edge CDD Facilities)	Yes	Yes, but only if a licensed bartender/caterer is hired	Yes, but only if a licensed bartender/caterer is hired
Permitted (Amphitheater)	Yes	Yes, but only if a licensed bartender/caterer is hired	Yes, but only if a licensed bartender/caterer is hired
Permitted (Café)	No. All alcohol must be purchased through the River Club Café.	No. All alcohol must be purchased through the River Club Café.	No. Alcohol may only be sold/purchased through the River Club Café.
Insurance	<u>Events with fewer than 10 guests:</u> None  <u>Events with more than 10 guests:</u> Homeowner's Insurance Rider/Endorsement providing special event coverage	Event liability insurance: • \$250,000 property damage; • \$1,000,000 personal injury, • Alcohol rider • District named as additional insured	Event liability insurance: • \$250,000 property damage; • \$1,000,000 personal injury, • Alcohol rider • District named as additional insured
Admission Fee Permitted	Admission fee permitted with District approval	Admission fee permitted with District approval	Admission fee permitted with District approval

**District Use Only**

**Receivables (Check when Complete)**

	Amount	Check No.	Receipt No.
<input type="checkbox"/> Private Party Room Attendant Fee (If applicable, Payable to Vesta Property Services)	\$ _____	_____	_____
<input type="checkbox"/> Event Liability Insurance (if applicable)	\$1,000,000 Personal Injury \$250,000 Property Damage Alcohol rider	(certificate required)	
<input type="checkbox"/> Homeowner's Insurance Rider (if applicable)			
<input type="checkbox"/> Completed and approved Club Application Form			
<input type="checkbox"/> Proof of licensed bartender/caterer (if applicable)			

**Approvals**

Admission or other fee approved by CDD: ☐ YES: \$ \_\_\_\_\_ ☐ NO

Alcohol permitted: ☐ YES (Served/Sold) ☐ YES (BYOB) ☐ NO

District Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
(Sign when all receivables are complete)

\*Note to staff: If non-Patrons will be present at a Club event, please consult with the District Manager for additional insurance requirements. The insurance requirements herein may only be altered after receiving approval by the District Manager.

## *ELEVENTH ORDER OF BUSINESS*

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# RIVERTOWN

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## Gym Equipment Request for Funds

*Date of request: 11/16/22*

*Submitted by: Johnathan Perry*

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### **Replacement:**

Below you will find a break down of leasing options for new gym equipment for consideration. These are in order from least to greatest, price wise.

### **SofitCo – they use Life Fitness Products and Nautilus Instinct**

- Option for leasing would be a financing amount of **\$114,711.45** (\$1 out, 1st and last upfront).
  - 36 months @ \$3,642.40 per month
  - 48 months @ \$2,849.20 per month
- Equipment lead time:
  - Cardio is 4-6 weeks out
  - Strength is 6-8 weeks out
  - Both are initiated once deposit is received.
- Warranty:
  - Included in proposal specific to units.
- Will purchase existing equipment for \$3,500 and is included in the price quote.
- FLOORING :: **\$5,861 buyout** :: \$210 per month for 36 months for leasing option.

### **Commercial Fitness – they use Matrix equipment.**

- Leasing option total cost would be **\$121,803.01**. \$1 buy out at end of the lease. These numbers are relative and are an estimate of.
  - 36-month @ \$3,763.71 per month
  - 48-month @ \$2,935.45 per month
  - 60-month @ \$2,399.52 per month
- Will purchase existing equipment for \$6,000 and is included in price quote
- Lead time for equipment
  - Cardio 5 weeks
  - Strength 8 weeks
  - Combine 8 weeks
  - Other product lead times 4-6 weeks
- Warranty
  - Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel



Assembly - 3 Years. Service provided by factory-trained & authorized Matrix Service Providers.

- Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty: Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr. Matrix Strength (G1 Strength): Warranty: Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Grips - 90 Days
- Circle Fitness Cardio of 3 yrs parts and 1 yr labor. InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.
- BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts. 1 Year - Labor BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days Labor
- FLOORING :: \$10,270.22. removal of existing carpet and flooring is included in this price as per the rep.

### **Techno Gym**

- Leasing option total cost would be \$189,376.20 you can do it one of two ways, both option the total cost is the same.
  - One Dollar leasing option: Means at the end of the lease term, Lessee may own the equipment for \$1
    - 36-month @ \$6,199.00 per month
    - 48-month @ \$4,826.00 per month
    - 60-month @ \$4,004.00 per month
  - Fair market value option: At the end of the lease term, Lessee may (1) return the lease equipment with no further obligation, (2) return the leased equipment & acquire new equipment under a new operating lease, (3) purchase the equipment for the then Fair Market Value, or (4) finance the Fair Market Value purchase option for an additional term
    - 36-month option \$5,623.00
    - 48-months option \$4,479.00
    - 60 months option \$3,791.00
- Lead time for equipment is 9 weeks.
- Equipment would also require a software agreement that would cost \$45.15 per month.
  - GENERAL REQUIREMENTS
    - 1. Use a dedicated Internet connection for the Technogym equipment.
    - 2. Connect Technogym equipment preferably by wire where possible
    - 3. Do not use proxy servers to connect Technogym equipment.
    - 4. Use DHCP method for IP address assignment where possible.
    - 5. Install the Wi-Fi access point in the same room of the equipment.

- 6. Do not disable the DNS name list provided by Technogym.

- Limited Warranty:

- All TECHNOGYM® Products are sold with a Limited Warranty Policy. Any Technogym warranty is voided by misuse, accident, modification, unsuitable physical or operating environment, improper installation or maintenance, removal or alteration of any Product or parts identification label, or any failure caused by a product for which Technogym is not responsible. Each Limited Warranty shall be effective only to the original Customer and is nontransferable and is the sole warranty made by Technogym with respect to the Products purchased or provided to Customer and is in lieu of all other warranties by Technogym, express or implied. See Warranty terms for more details.

- FLOORING: *PLEASE NOTE: INSTALL DOES NOT INCLUDE FLOOR PREP, PATCHING, SANDING, 1/4" MOLDING OR BASEBOARDS IF NEEDED, IF THERE ARE EXISTING BASEBOARDS, SPECIALIZED WILL BE BUTTING UP TO THEM. THE CUSTOMER MUST PROVIDE AN ONSITE DUMPSTER. CURRENT LEAD TIME: 3-4 WEEKS TO PRODUCE + 3-4 BUSINESS DAYS IN TRANSIT. SQFT GIVEN BY THE CUSTOMER*

- **\$17,476.68**

- 8mm flooring sport roll (all connected)
- Current lead time 3-4 weeks to produce plus 3-4 business days in transit. Looking at 8-9 week for project completion.

- Payment Terms:

- 50% of total order due on signing of contract
- 25% of total order due upon shipment of materials. (For Installs Only)
- 25% of total order due upon substantial job completion. (For Installs Only)

## **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:** \_\_\_\_\_

**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: \_\_\_\_\_  
(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]*







# QUOTE

**Number:** FL0317KH  
**Date:** Mar 17, 2022

27 Nickajack N, Santa Rosa Beach FL 32459

*For questions, please call* Kevin Handzel  
*your Sales Rep:* 404-697-5366

Sold To	Ship To
<b>River Town</b> Jon Perry 140 Landing St St. Johns, FL 32259  <b>Phone</b> (904) 301-4200 <b>Fax</b>	<b>River Town</b> Jon Perry 140 Landing St St. Johns, FL 32259  <b>Phone</b> (904) 301-4200 <b>Fax</b>

Salesperson		P.O. Number	Installer	Terms	
Kevin Handzel				50% down / net Install	

Line	Qty	Manufacturer	Description	Unit Price	Ext. Price
1	4	LIFE FITNESS	Integrity S Treadmill w/SE3HD Console	\$9,332.00	\$37,328.00
2	1	LIFE FITNESS	LIFE FITNESS LOWER BODY ARC TRAINER WITH SE3HD CONSOLE	\$9,185.33	\$9,185.33
3	1	LIFE FITNESS	LIFE FITNESS TOTAL BODY ARC TRAINER WITH SE3HD CONSOLE	\$9,612.00	\$9,612.00
4	1	Echelon	Connect EX7s w/22" Touchscreen Display	\$1,999.00	\$1,999.00
5	1	Echelon	1 Year Commercial Subscription (includes standard comm warranty: 2 year parts/2 year labor)	\$699.00	\$699.00
6	1	HYDROW	Commercial Interactive HYDROW Rower	\$2,361.33	\$2,361.33
7	1	HYDROW	HYDROW 1 Year Subscription	\$780.00	\$780.00
8	1	LIFE FITNESS	HEAT ROW	\$2,000.00	\$2,000.00
9	1	LIFE FITNESS	AXIOM Pulldown/Row	\$2,985.33	\$2,985.33
10	1	LIFE FITNESS	AXIOM Chest Press	\$2,612.00	\$2,612.00
11	1	LIFE FITNESS	AXIOM Abdominal Bench	\$510.67	\$510.67
12	4	LIFE FITNESS	AXIOM Front Shroud Option (except OP-DAP)	\$145.33	\$581.32
13	1	LIFE FITNESS	AXIOM Abdominal/Back Extension	\$2,985.33	\$2,985.33
14	1	LIFE FITNESS	AXIOM Hip Abductor/Adductor	\$2,985.33	\$2,985.33
15	1	LIFE FITNESS	AXIOM Seated Leg Curl/Extension	\$3,278.67	\$3,278.67
16	1	LIFE FITNESS	AXIOM Smith Rack	\$2,558.67	\$2,558.67
17	1	LIFE FITNESS	AXIOM Dip Leg Raise	\$937.33	\$937.33
18	3	LIFE FITNESS	AXIOM Adjustable Bench	\$810.67	\$2,432.01
19	1	LIFE FITNESS	AXIOM Dual Adjustable Pulley	\$3,785.33	\$3,785.33
20	1	LIFE FITNESS	AXIOM 3 Tier DB Rack (5-75LB Saddle)	\$1,237.33	\$1,237.33
21	1	LIFE FITNESS	LIFE FITNESS SYNRGY CRATING	\$600.00	\$600.00
22	1	LIFE FITNESS	SYNRGY180 Suspension Chin	\$184.00	\$184.00
23	2	LIFE FITNESS	SYNRGY180 Dual Rail Shelf	\$228.00	\$456.00

Continued On Next Page ...

## Equipment Lease Option:

Lease this equipment for an estimated low monthly rate of **\$8,029.80** for 36 months through our leasing partners.

\*\*Additional terms are available. Minimum Lease Option purchase required - \$5,000. Payments based on credit and may vary (or change) accordingly.

Line	Qty	Manufacturer	Description	Unit Price	Ext. Price
24	1	LIFE FITNESS	SYNRGY180 Dumbbell Shelf	\$368.00	\$368.00
25	1	LIFE FITNESS	SYNRGY180 Accessory Shelf	\$368.00	\$368.00
26	1	LIFE FITNESS	SYNRGY180 Boxing Connector	\$321.33	\$321.33
27	1	LIFE FITNESS	SYNRGY180 Stability Ball Storage	\$164.00	\$164.00
28	1	LIFE FITNESS	SYNRGY180 CORE	\$1,558.67	\$1,558.67
29	2	TAG	TAG 12lb COLORED PURPLE Rubber HEX Dumbbell (Pair)	\$46.40	\$92.80
30	1	TAG	TAG 10lb COLORED ORANGE Rubber HEX Dumbbell (Pair)	\$38.67	\$38.67
31	1	TAG	TAG 5lb COLORED BLUE Rubber HEX Dumbbell (Pair)	\$20.71	\$20.71
32	1	TAG	TAG 65cm Stability Ball (grey)	\$0.00	\$0.00
33	1	TAG	TAG 55cm Stability Ball (red)	\$0.00	\$0.00
34	1	TAG	One Toning Tube of each Size	\$0.00	\$0.00
35	1	TAG	TRX® Suspension Training® Solutions - CLUB4	\$179.96	\$179.96
36	1	TAG	TAG 20lb Tire Tread Slam Ball	\$38.57	\$38.57
37	1	TAG	TAG 15lb Tire Tread Slam Ball	\$31.43	\$31.43
38	1	TAG	TAG 12lb Tire Tread Slam Ball	\$28.57	\$28.57
39	1	TAG	TAG 10lb Tire Tread Slam Ball	\$25.71	\$25.71
40	1	LIFE FITNESS	LIFE FITNESS CORE BAG, 15KG/33LBS	\$74.67	\$74.67
41	1	LIFE FITNESS	LIFE FITNESS CORE BAG, 10KG/22LBS	\$69.33	\$69.33
42	1	LIFE FITNESS	LIFE FITNESS STUDIO KETTLEBELL - 35LB	\$86.67	\$86.67
43	1	LIFE FITNESS	LIFE FITNESS STUDIO KETTLEBELL - 30LB	\$84.00	\$84.00
44	1	LIFE FITNESS	LIFE FITNESS STUDIO KETTLEBELL - 25LB	\$76.00	\$76.00
45	1	LIFE FITNESS	LIFE FITNESS STUDIO KETTLEBELL - 20LB	\$62.67	\$62.67
46	1	LIFE FITNESS	LIFE FITNESS STUDIO KETTLEBELL - 18LB	\$57.33	\$57.33
47	1	LIFE FITNESS	LIFE FITNESS STUDIO KETTLEBELL - 15LB	\$52.00	\$52.00
48	1	LIFE FITNESS	LIFE FITNESS STUDIO KETTLEBELL - 12LB	\$46.67	\$46.67
49	1	LIFE FITNESS	LIFE FITNESS STUDIO KETTLEBELL - 10LB	\$44.00	\$44.00
50	1	CORE	4' HEAVY BAG	\$259.00	\$259.00
51	4	TAG	TAG 45lb Rubber Olympic Plate	\$77.40	\$309.60
52	1	TAG	TAG Rubber Plate 255lb Set (2ea-2.5,10,25,35,45 & 4ea-5's)	\$469.93	\$469.93
53	1	TAG	Complete set 5-75lbs 8sided Virgin Rubber DB's (15 pairs)	\$2,704.00	\$2,704.00
54	1	TAG	TAG Hyper Extension Bench	\$598.57	\$598.57
55	1	SOFITCO	Trade In Equipment	-\$2,500.00	-\$2,500.00
56	1		LIFE FITNESS PACKAGE DISCOUNT	-\$2,000.00	-\$2,000.00
57	1		Inside Delivery and Installation	\$6,100.00	\$6,100.00

Continued On Next Page ...

#### Equipment Lease Option:

Lease this equipment for an estimated low monthly rate of \$8,029.80 for 36 months through our leasing partners.

\*\*Additional terms are available. Minimum Lease Option purchase required - \$5,000. Payments based on credit and may vary (or change) accordingly.

Line	Qty	Manufacturer	Description	Unit Price	Ext. Price
Please contact me if I can be of further assistance.					
				<b>SubTotal</b>	\$101,924.84
				<b>Freight</b>	\$3,800.00
				<b>Sales Tax</b>	\$8,986.61
				<b>Total</b>	<b>\$114,711.45</b>
				<b>Deposit Paid</b>	0.00
				<b>Amount Due</b>	\$114,711.45

PRICES ON THIS QUOTE ARE VALID FOR 30 DAYS BUT TAX RATE MAY VARY ON FINAL INVOICE DEPENDING ON INSTALL LOCATION. CANCELLATIONS SUBJECT TO A 20% RESTOCKING FEE AND FORFEITURE OF DEPOSIT. ALL EQUIPMENT COVERED BY MANUFACTURER'S WARRANTY. DELIVERIES PROVIDED BY SOFITCO AUTHORIZED INSTALLERS. PROPERTY REMAINS PROPERTY OF SOFITCO UNTIL PAID IN FULL. LEAD TIMES: CARDIO: 4-6 WEEKS. STRENGTH: 6-8 WEEKS FROM THE DATE DEPOSIT AND SIGNED INVOICE HAVE BOTH BEEN RECEIVED. CUSTOMER IS RESPONSIBLE FOR PROPER ELECTRICAL & NETWORKING REQUIREMENTS.

I accept the terms and conditions of this order:

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Name: \_\_\_\_\_ Title: \_\_\_\_\_

**Equipment Lease Option:**

Lease this equipment for an estimated low monthly rate of  for 36 months through our leasing partners.

\*\*Additional terms are available. Minimum Lease Option purchase required - \$5,000. Payments based on credit and may vary (or change) accordingly.



27 Nickajack North, Santa Rosa Beach FL 32459

# QUOTE

**Number:** FL0011KH  
**Date:** Oct 10, 2022

*For questions, please call* Kevin Handzel  
*your Sales Rep:* 404-697-5366

Sold To
<b>River Town</b> Jon Perry 140 Landing St St. Johns, FL 32259  <b>Phone</b> (904) 301-4200 <b>Email</b> jperry@vestapropertyservices.com <b>Fax</b>

Ship To
<b>River Town</b> Jon Perry 140 Landing St St. Johns, FL 32259  <b>Phone</b> (904) 301-4200 <b>Email</b> jperry@vestapropertyservices.com <b>Fax</b>

Salesperson	P.O. Number	Installer	Terms
Kevin Handzel			50% down / net Install

Line	Qty	Manufacturer	Description	Unit Price	Ext. Price
1	1	Surfaces360	Glue 2.5 Gallon	\$150.00	\$150.00
2	3	Surfaces360	Glue 5.0 Gallon	\$250.00	\$750.00
3	1,400	Surfaces360	Gray/Blue Fleck 9mm 7 Rolls of 4'x 50'	\$2.99	\$4,186.00

Freight is to busines groundside delivery with lift gate

PRICES ON THIS QUOTE ARE VALID FOR 30 DAYS BUT TAX RATE MAY VARY ON FINAL INVOICE DEPENDING ON INSTALL LOCATION. CANCELLATIONS SUBJECT TO A 20% RESTOCKING FEE AND FORFEITURE OF DEPOSIT. ALL EQUIPMENT COVERED BY MANUFACTURER'S WARRANTY. DELIVERIES PROVIDED BY SOFITCO AUTHORIZED INSTALLERS. PROPERTY REMAINS PROPERTY OF SOFITCO UNTIL PAID IN FULL. LEAD TIMES: CARDIO: 4-6 WEEKS. STRENGTH: 6-8 WEEKS FROM THE DATE DEPOSIT AND SIGNED INVOICE HAVE BOTH BEEN RECEIVED. CUSTOMER IS RESPONSIBLE FOR PROPER ELECTRICAL & NETWORKING REQUIREMENTS.

**I accept the terms and conditions of this order:**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: \_\_\_\_\_ Title: \_\_\_\_\_

<b>SubTotal</b>	\$5,086.00
<b>Freight</b>	\$775.00
<b>Sales Tax</b>	\$439.58
<b>Total</b>	<b>\$6,300.58</b>
<b>Deposit Paid</b>	0.00
<b>Amount Due</b>	\$6,300.58

## Equipment Lease Option:

Lease this equipment for an estimated low monthly rate of  for 36 months through our leasing partners.

\*\*Additional terms are available. Minimum Lease Option purchase required - \$5,000. Payments based on credit and may vary (or change) accordingly.



3.17.2022

Pricing Quote

Prepared For:

River Town

Finance Amount: \$ 114,711.45

\$1 out, 1<sup>st</sup> and last upfront

Approximate Payment Amounts:

Term	
36	48
Months	Months
\$ 3,642.40 / mo	\$ 2,849.20 / mo

## Shaylee Lessig

Program Manager – Fitness and Franchise | Navitas Credit Corp.

A United Community Bank Company [www.ucbi.com](http://www.ucbi.com)

203 Fort Wade Road Suite 300 | Ponte Vedra Beach, FL 32082

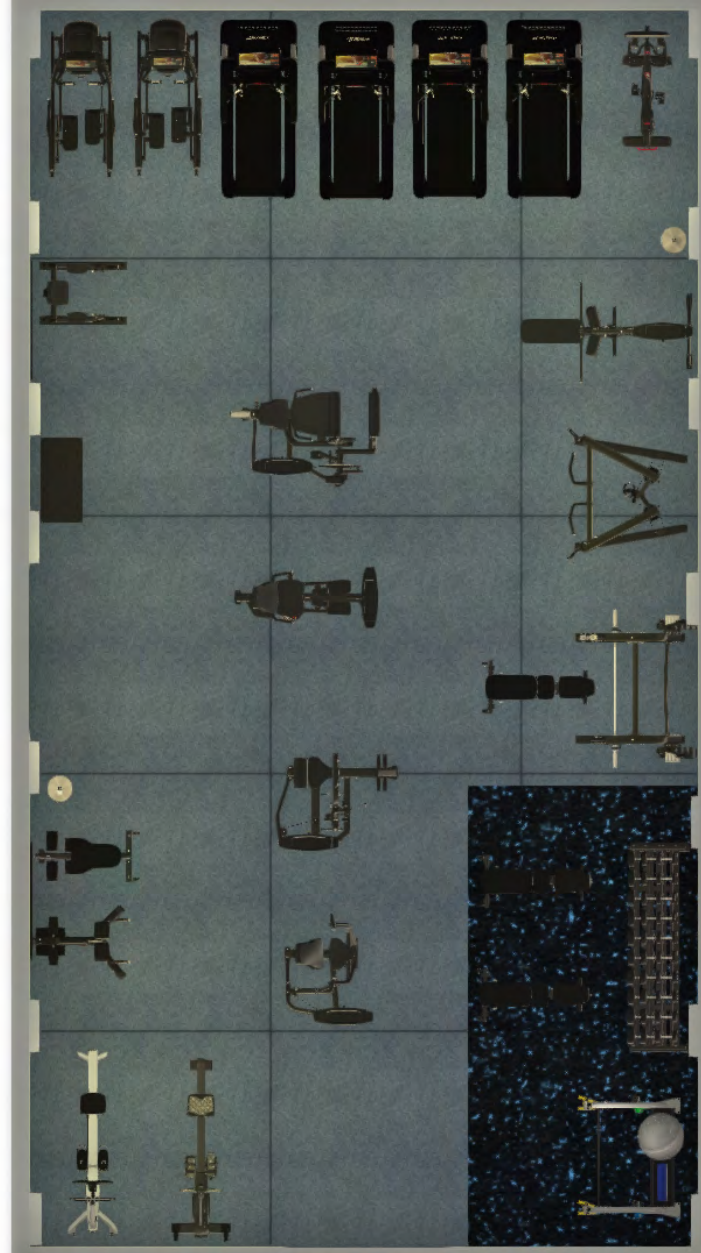
Office: 904.543.2575 ext 219 | [www.navitascredit.com](http://www.navitascredit.com)

Cell: 609.864.4644

Email: [slessig@navitascredit.com](mailto:slessig@navitascredit.com)

*One of the fastest growing companies in the U.S. since 2014*





#### APPROXIMATION OF FLOOR AND PLANNING AREA

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.





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### Cardio

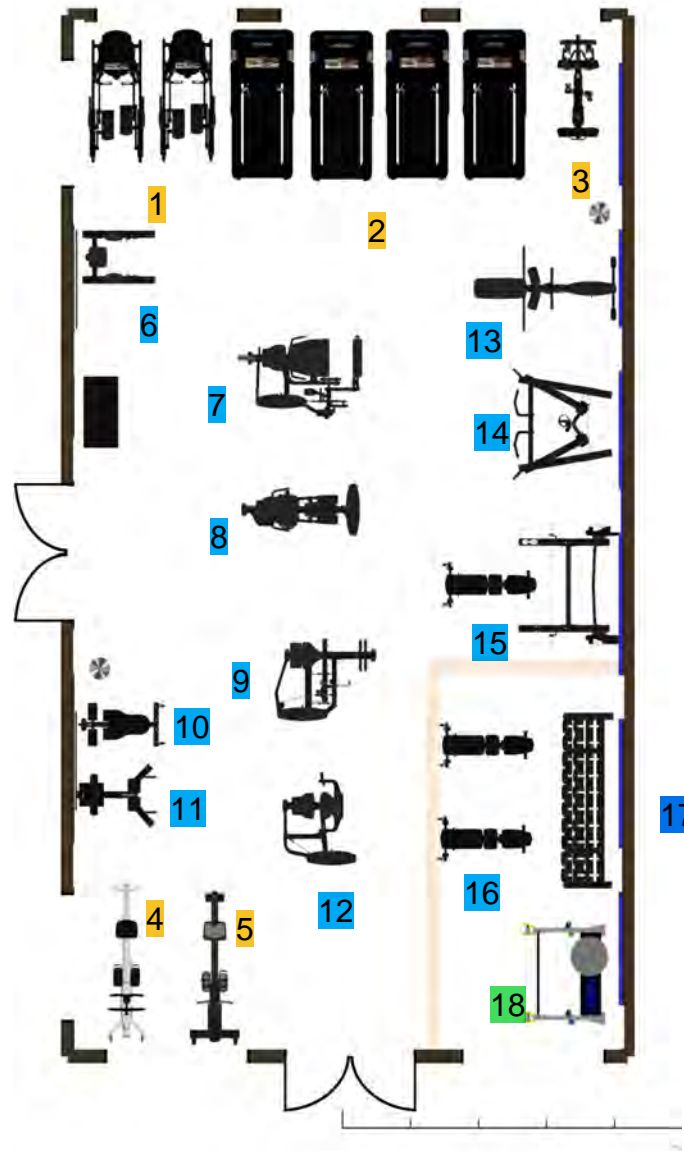
1. Arc Trainers
2. Treadmills
3. Virtual Spin Bike
4. Hydrow Virtual Rower
5. Heat Row

### Strength

6. Vkr
7. Leg Extension/Curl
8. Hip Ab/Ad
9. Ab/ Back
10. Ab bench
11. Back Extension
12. Chest Press
13. Lat Pull /Row
14. Dual Adjustabel Pulley
15. Smith Press
16. Adjustable Benches
17. 5-75 DB w Rack

### CrossFit Functional

18. SYN 180 rack with MB, KB Trax, Heacy Bag, Physio balls



River Town





OVER 30 YEARS OF SUCCESS

# FITNESS EQUIPMENT PROPOSAL

***PREPARED EXCLUSIVELY FOR***

Rivertown

Johnathan Perry

Monday, October 10, 2022

***PREPARED BY***

Commercial Fitness Products, Inc

Mark Smilek

SALES \* SERVICE \* DESIGN \* MAINTENANCE



Monday, October 10, 2022

Rivertown  
Johnathan Perry  
39 Riverwalk Blvd  
St. Johns, FL 32259

Dear Johnathan,

Commercial Fitness Products has everything you should look for in a fitness equipment company –

- Over 30 years of success in Florida
- Highest Quality Equipment at Reasonable Prices
- Professional and knowledgeable Sales Representatives
- Factory trained & experienced Service Technicians
- Service, Maintenance & Installation provided by our own technicians located throughout the state.
- Substantially insured for the benefit of you, your residents, management and ourselves.
- A goal and strong desire to exceeding your expectations!!!

Best Regards,  
Mark Smilek  
Commercial Fitness Products, Inc  
[mark@commfitnessproducts.com](mailto:mark@commfitnessproducts.com)





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# PROPOSAL

5034 N Hiatus Road, Sunrise, FL 33351

Office:

Cell: 904- 562-8318

Email: mark@commfitnessproducts.co

Fax: 239-938-1462

PROPOSAL # MKDKQ171

Date: Oct 10, 2022

Expiration Date: 11/10/2022

**BILL**

TO: Rivertown  
39 Riverwalk Blvd  
St. Johns, FL 32259

**SHIP**

TO: Rivertown  
39 Riverwalk Blvd  
St. Johns, FL 32259

ATN Johnathan Perry  
Phone (904) 307-8313  
Email jperry@vestapropertyservices.co

ATN Johnathan Perry  
Phone (904) 307-8313  
Email jperry@vestapropertyservices.co  
m

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Mark Smilek	Will Advise	Best Way	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
		CONCEPT 3.1		
		CARDIO UPGRADES - MATRIX LIFESTYLE - TOUCH CONSOLES		
3	T-LS-Touch	Matrix Lifestyle Touch Treadmill	\$7,899.00	\$23,697.00
2	CM-LS-Touch	Matrix Lifestyle Touch Climbmill	\$9,695.00	\$19,390.00
2	EP-LS-Touch	Matrix Lifestyle Touch Elliptical	\$7,295.00	\$14,590.00
1	R-LS-Touch	Matrix Lifestyle Touch Recumbent	\$6,599.00	\$6,599.00
1	U-LS-Touch	Matrix Lifestyle Touch Upright Cycle	\$6,299.00	\$6,299.00
		<b>SubTotal</b>		<b>\$70,575.00</b>
		STRENGTH UPGRADES MATRIX VERSA DUAL SELECTORIZED - BASIC		
1	VS-S70-USB2	Matrix Versa Leg Press Heavy Stack (Standard)	\$4,099.00	\$4,099.00
1	VS-S601-02B2	Matrix Versa Chin/Dip Heavy Stack, Basic	\$4,295.00	\$4,295.00
1	VS-S711-02B1	Matrix Versa Ext/Curl STD Stack	\$3,295.00	\$3,295.00
1	VS-S74-USB1	Matrix Versa Hip Adductor / Abductor STD Stack	\$3,195.00	\$3,195.00
1	VS-S131-02B1	Matrix Versa Multi-Press STD Stack	\$3,150.00	\$3,150.00
1	VS-S531-02B1	Matrix Versa Low Back/AB STD Stack	\$2,899.00	\$2,899.00
1	VS-S331-02B1	Matrix Versa Lat Row STD Stack	\$3,150.00	\$3,150.00
1	VS-VFT LS + VS-FTS30	Matrix Versa Functional Trainer STD Stack, 30" Storage	\$4,899.00	\$4,899.00
1	VS-FTHP (MAS0953-00US)	Matrix Versa Optional Handle Pkg; Includes:(v-bar, curl bar, ropes, ankle strap)	\$399.00	\$399.00

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
		<p><i>*VERSA+ OPTIONS AVAILABLE</i>  <i>+ Package Upgrade Includes:</i>  - Action Specific Grips  - Gas-assisted Seat Adjustment  - Electronic Rep Counter/Timer  - Decorative Top Wing  - Ergonomic Adjustment Handles  - Incremental Weight</p> <p><i>WEIGHT STACK UPGRADE AVAILABLE</i>  Choose between Standard and Heavy Weight Stack  (Chin/Dip &amp; Leg Press come standard w/ Heavy Stack)</p> <p><i>OPTIONAL FOOT SUPPORT KIT</i>  Available on:  Converging Chest Press  Converging Shoulder Press  Biceps Curl  Back Extension</p>		
		<b>SubTotal</b>		<b>\$29,381.00</b>
		<b>BENCHES &amp; RACKS UPGRADES - MATRIX MAGNUM</b>		
1	MG-A690	Matrix Magnum Half Rack 8' (no spotter stands)	\$2,495.00	\$2,495.00
1	MG-A98	Matrix Magnum Barbell Rack	\$1,295.00	\$1,295.00
1	MG-A63C	Matrix Magnum Vertical Knee Raise w/Chin	\$1,695.00	\$1,695.00
1	A77	Matrix Magnum Adjustable Ab Bench	\$1,450.00	\$1,450.00
3	A85	Matrix Magnum Multi-adjustable Bench	\$1,199.00	\$3,597.00
		<b>SubTotal</b>		<b>\$10,532.00</b>
		<b>FREE-WEIGHTS &amp; ACCESSORIES - MATRIX XULT</b>		
1	ZMD4005037	XULT Rubr Barbell Straight 20-110lb Blk	\$2,544.39	\$2,544.39
1	ZMD4004795	XULT Rubber Hex DB 005-050 Set Black	\$1,547.23	\$1,547.23
1	ZMD4004789	XULT Rubber Hex DB Pair 075lb Black	\$405.63	\$405.63
1	ZMD4004788	XULT Rubber Hex DB Pair 070lb Black	\$378.60	\$378.60
1	ZMD4004787	XULT Rubber Hex DB Pair 065lb Black	\$351.56	\$351.56
1	ZMD4004786	XULT Rubber Hex DB Pair 060lb Black	\$324.50	\$324.50
1	ZMD4004785	XULT Rubber Hex DB Pair 055lb Black	\$297.47	\$297.47
2	ZMD4004974	XULT Rubber Plate 02.5lb Black	\$7.06	\$14.12
2	ZMD4004975	XULT Rubber Plate 05lb Black	\$14.13	\$28.26
2	ZMD4004976	XULT Rubber Plate 10lb Black	\$28.23	\$56.46
2	ZMD4004977	XULT Rubber Plate 25lb Black	\$70.56	\$141.12
4	ZMD4004979	XULT Rubber Plate 45lb Black	\$127.02	\$508.08
1	ZMD4012808	XULT Cast Kettlebell 030b Black*	\$70.25	\$70.25
1	ZMD4012807	XULT Cast Kettlebell 025b Black*	\$59.91	\$59.91
1	ZMD4012806	XULT Cast Kettlebell 020b Black*	\$48.17	\$48.17
1	ZMD4012805	XULT Cast Kettlebell 015b Black*	\$36.13	\$36.13
1	ZMD4012804	XULT Cast Kettlebell 010b Black*	\$26.09	\$26.09
1	ZMD4012803	XULT Cast Kettlebell 005b Black*	\$15.04	\$15.04
		<i>*Kettlebells Stored on Versa Functional Trainer Shelves</i>		

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
		<b>SubTotal</b>		<b>\$6,853.01</b>
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)	\$2,800.00	\$2,800.00
1	TRADE	Trade-In Credit for the following items -  (3) Matrix T1xTreadmills w/ PVS (3) Matrix E1x Ellipticals w/ PVS (1) Matrix R1x Recumbent w/ PVS (1) Matrix U1x Upright w/ PVS (6) Paramount Weight Machines - Leg Extension, Leg Curl, Chest Press, Lat Pulldown, Ab/Aductor, Abdominal (1) Paramount Functional Trainer (1) Paramount Smith Machine (2) Paramount 2-tier DB Racks w/ 5-50lb Rubber HEX DB (3) Paramount FID Benches (1) Paramount Ab Bench (1) Paramount VKR (1) Paramount Hyper Ext (1) 5 Ball Med Ball Rack w/ BodySolid Med Balls  Items must be in proper working order and free from excessive rust to qualify for credit shown. CFP reserves the right to inspect the products, and revise the value as necessary.	-\$6,000.00	-\$6,000.00
4	PM-QTY	Preventive Maintenance - Quarterly Visit	\$0.00	\$0.00

<b>Frame Color</b>	Standard Silver
<b>Upholstery Color</b>	Standard Black
<b>Notes</b>	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.

<b>Subtotal</b>	\$114,141.01
<b>State Tax</b>	\$0.00
<b>Freight</b>	\$7,662.00
<b>Grand Total</b>	\$121,803.01

Lead Times
Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.

For Delivery Staff					
Date:		Amount Collected:		Check No.:	
Received By: (Print Name and Sign)					



## Terms and Conditions

### Acceptance of Proposal

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in Confirmed Orders may be subject to fees and delay in delivery. There is a 3% processing fee on all credit card transactions. Credit Card payments must be preapproved at the sole discretion of CFP.

### Scheduled Installations

CFP will make every effort to deliver & install on Purchaser's required date.

Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

Partial installations require the installed product to be paid per the terms of the purchase. Additional Delivery Fees may apply.

CFP does not provide mounting or anchoring to walls, floors and ceilings for any product.

### Confidentiality

Purchaser will keep all of the pricing terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third Party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

### Additional Terms of Sale

Prices are guaranteed for 30 Days only. Product and Freight pricing based upon purchase of the total package.

Until products are paid for in full ownership of products remains as CFP. Customer grants to, and Commercial Fitness Products, Inc. shall retain, a security interest in and lien on all Products sold to Customer.

Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind each treadmill.

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a result of any claim arising out of or in connection with the goods sold hereunder that have not been caused solely by CFP's negligence.

### Technology

**Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all requirements fulfilled prior to scheduled equipment installation will result in additional Service Fees & Travel Charge.**

Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals ClimbMills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle.

TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication requirements.

Wellbeats - 110V electric power to both Interactive Touchscreen & TV; 1.5" conduit connecting TV to Touchscreen, with pull string, Hardline internet connection (not WiFi) to WB Touchscreen. For TV Mounting - backing board for TV Bracket.

### Warranties

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by factory-trained & authorized Matrix Service Providers

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty: Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty: Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Grips - 90 Days

Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts. 1 Year - Labor

BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor

BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:

**Commercial Fitness Products, Inc.**

Fed-Ex, UPS, USPS etc.

**Commercial Fitness Products, Inc.**

**5034 N Hiatus Rd  
Sunrise, FL 33351**

**Wire Transfer Bank Information Available  
Upon Request.**

**Proposal # :** MKDKQ171

**Proposal Amount:** \$121,803.01

**Payment Terms:** 50% Deposit, 50% COD

**Deposit Amount:** \$60,901.51

**Balance:** \$60,901.50

Signature \_\_\_\_\_

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

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

Date of Acceptance: \_\_\_\_\_



# MATRIX

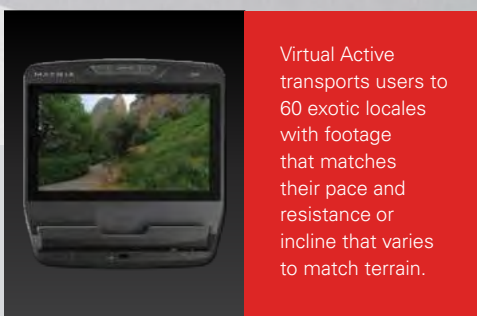


## TOUCH XL / TOUCH CONSOLE

Connect your members to stunning entertainment, social media favorites, brand-building communication and much more with the industry's best consoles.

**WiFi-enabled Touch Consoles** features an app-based interface that mirrors familiar smartphone and tablet operating systems, making it easy for members to connect to the content that keeps them moving. Includes Bluetooth connectivity, single-point user login, touch-free RFID login, power save mode with auto wake-up and more.

Wireless charging and a USB port gives members two ways to charge their personal devices while keeping their screens in view.



Virtual Active transports users to 60 exotic locales with footage that matches their pace and resistance or incline that varies to match terrain.









An immersive version of our exclusive Sprint 8 sprint-intensity program stimulates natural human growth hormone to burn more fat and build lean muscle in short 20-minute workouts.

# MATRIX

## | TOUCH XL / TOUCH CONSOLE

Our WiFi-enabled Touch Consoles work with our complete digital portfolio of Matrix Connected Solutions, including Engage 360, Community 360, Asset Management, and more.



CONSOLE SPECS	TOUCH XL / TOUCH		
Display	Touch XL: 56 cm/22" class capacitive touchscreen LCD		Touch: 41 cm/16" class capacitive touchscreen LCD
Frame Compatibility	Touch XL: treadmills, ClimbMills		Touch: all frames
Workouts	Go, manual, Sprint 8*, Landmarks**, Virtual Active, target heart rate, interval training, fat burn, rolling hills, constant watts*, glute training*, goal training, fitness tests, custom		
iFIT On-demand Workouts	Optional		
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan		
Fan	Yes		
Analog TV	NTSC, PAL, SECAM		
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/S/S2/T/T2		
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS		
Pro:Idiom Compatibility	Optional; coax		
WiFi	Yes		
Bluetooth	Yes; smartphones, headphones, heart rate		
ANT+	Yes; heart rate		
RFID Wireless Login	Yes		
Connects to Apple Watch	Yes		
Connects to Samsung Galaxy Watch	Yes		
Made for iPhone®, iPad®, iPod®	Yes		
USB Port	Yes; device charging, device media, software updates		
Wireless Charging (Qi)	Yes		
CSAFE Ready	Yes		
Auto Wake-up	Yes		
COMPATIBILITY			
CONNECTED SOLUTIONS	 ASSET MANAGEMENT	 ENGAGE 360	 COMMUNITY 360
	 SPRINT 8	 VIRTUAL ACTIVE	 LANDMARKS**

\*Workout not available on all modalities. \*\*Landmarks only available on ClimbMills and steppers.

# MATRIX

## ENDURANCE TREADMILL

A fusion of simplicity and durable design makes it easy for anyone to get started while still challenging true running enthusiasts.



**Our Endurance Treadmill is ideal for heavy use** in professional fitness facilities where space is at a premium and budgets need to stretch further. A precision-engineered drive system and deck stand up to heavy daily use, and smart maintenance features minimize downtime so members of all kinds can get a run just right for their goals.

4.2 HP AC motor with Dynamic Response Drive System fine-tunes response based on footfall pattern for a smooth, consistent workout up to 20 km/h / 12 mph. Conveniently placed speed and incline controls provide tactile feedback with each adjustment.



Self-lubricating Ultimate Deck System with industrial-grade cushioning provides over 25,000 miles of proven performance.

Easily removable side rails, front roller assembly and an easy-to-open motor cover streamline service and maintenance for technicians, minimizing downtime.

# MATRIX

## | ENDURANCE TREADMILL

Choose what kind of console technology you pair with your equipment, providing experiences that span from beautifully simple to digitally connected and rich with entertainment. You can also access our most powerful Connected Solutions with WiFi-enabled consoles, including Personal Trainer Portal, Workout Tracking Network and Asset Management.



Console Specs	Touch XL / Touch		Premium LED	LED	Group Training LED
Display	Touch XL: 56 cm / 22" class capacitive touchscreen LCD	Touch: 41 cm / 16" class capacitive touchscreen LCD	8,000 pixel multi-color LED	Large number LED with message center	
Workouts	16		14	12	Manual
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan		English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
Fan	Yes			No	
Analog TV	NTSC, PAL, SECAM		Optional; attachable add-on TV		
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/C2/S/S2/T/T2		Optional; attachable add-on TV		
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS		No		
Pro:Idiom Compatibility	Optional; IPTV and coax		Optional; attachable add-on Pro:Idiom TV (≠ IPTV)		
WiFi	Yes			Optional; included with Asset Management and/or Workout Tracking Network app	
Bluetooth	Yes; smartphones, headphones, heart rate		Yes; heart rate	No	
ANT+	Yes; heart rate		No		
RFID Wireless Login	Yes		Optional		
Connects to Apple Watch	Yes		Optional	No	
Made for iPhone®, iPad®, iPod®	Yes		No		
USB Port	Yes; device charging, device media, software updates		Yes; device charging, software updates		
Wireless Charging (Qi)	Yes		No		
CSAFE Ready	Yes				
Auto Wake-up	Yes		No		
Frame Specs					
Drive System	4.2 hp AC Dynamic Response Drive System				
Speed Range	0.8–20 km/h / 0.5–12 mph				
Incline Range	0–15% (700-lb. thrust-elevation motor)				
Running Surface Area	152 x 56 cm / 60" x 22"				
Running Surface Type	Belt and deck				
Cushioning System	Ultimate Deck				
Handlebar Design	Molded ergo-grip design				
Crossbar Controls	Yes				
Contact & Telemetric HR	Yes				
Step-on Height	23 cm / 9"				
Service Caster	No				
Cast Aluminum End Caps	No				
Max User Weight	182 kg / 400 lbs.				
Ethernet Connectivity	Yes				
Tread Sense	Yes				
Assembled Dimensions	209 x 80 x 160 cm / 82" x 31.5" x 63"				
Power Requirements	20 A dedicated circuit required, non-looped grounded				

# MATRIX

## ENDURANCE ELLIPTICAL

Choose our durable, streamlined elliptical for low-impact intensity that serves members of all ability levels.



**Our Endurance Elliptical is ideal for heavy use in fitness facilities** where space is at a premium and budgets need to stretch further. A design that's as durable as it is easy to service minimizes downtime, while optimized ergonomics and constant acceleration provide a smooth, natural workout experience.

Patented suspension design is wheel- and track-free, reducing noise and minimizing friction to extend product life, while top-down levelers makes adjustments easier after installation, maintenance and use.



53 cm / 21" stride length, optimized pedal spacing, oversized pedals, contralateral handlebars and constant rate of acceleration enhance comfort.



Convenience features include low step-on, rear entry, ergonomic grips with contact and telemetric heart rate tracking, water bottle holder and accessory tray.



# MATRIX

## | ENDURANCE ELLIPTICAL

Choose what kind of console technology you pair with your equipment, providing experiences that span from beautifully simple to digitally connected and rich with entertainment. You can also access our most powerful Connected Solutions with WiFi-enabled consoles, including Personal Trainer Portal, Workout Tracking Network and Asset Management.



Console Specs	Touch	Premium LED	LED	Group Training LED
Display	41 cm / 16" class capacitive touchscreen LCD	8,000 pixel multi-color LED	Large number LED with message center	
Workouts	12	9	7	Manual
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
Fan	Yes		No	
Analog TV	NTSC, PAL, SECAM	Optional; attachable add-on TV		
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/C2/S/S2/T/T2	Optional; attachable add-on TV		
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS	No		
Pro:Idiom Compatibility	Optional; IPTV and coax	Optional; attachable add-on Pro:Idiom TV (≠ IPTV)		
WiFi	Yes		Optional; included with Asset Management and/or Workout Tracking Network app	
Bluetooth	Yes; smartphones, headphones, heart rate	Yes; heart rate	No	
ANT+	Yes; heart rate	No		
RFID Wireless Login	Yes	Optional		
Connects to Apple Watch	Yes	Optional	No	
Made for iPhone®, iPad®, iPod®	Yes	No		
USB Port	Yes; device charging, device media, software updates	Yes; device charging, software updates		
Wireless Charging (Qi)	Yes	No		
CSAFE Ready	Yes			
Auto Wake-up	Yes	No		
Frame Specs				
Resistance System	Brushless generator			
Minimum Watts	5 W powered or 35 W self-powered			
Minimum RPM	10 RPM powered or 25 RPM self-powered			
Stride Length	53.3 cm / 21"			
Step-on Height	24 cm / 9.5"			
Pedal Spacing	6.4 cm / 2.5"			
Watt Range	5–650 W			
Contact and Telemetric HR	Yes			
Top-down Levelers	Yes			
Max User Weight	182 kg / 400 lbs.			
Ethernet Connectivity	Yes			
Assembled Dimensions	178 x 74 x 174 cm / 70" x 29.2" x 68.5"			
Power Requirements*	100–240 V — 50/60 Hz AC	Self-powered or 100–240 V — 50/60 Hz AC		

\*Power recommended for connectivity features



# MATRIX

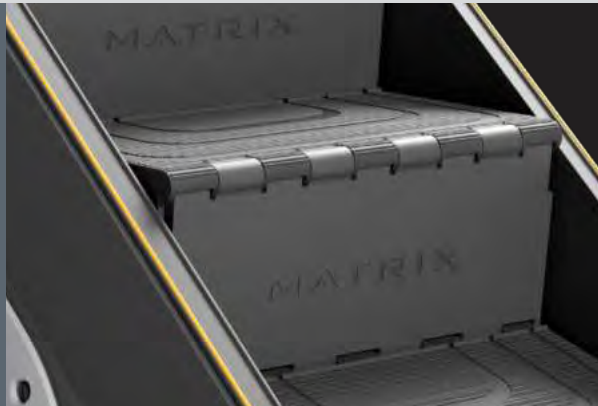


## ENDURANCE CLIMBMILL

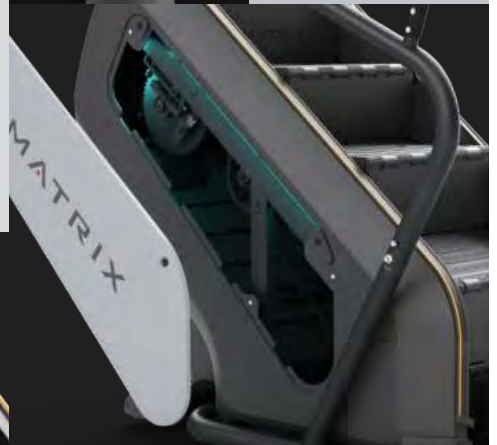
A blend of streamlined design and smooth operation make it easy for beginners to start climbing and enthusiasts to climb further than ever.

**Our Endurance Climbmill is ideal for** heavy use in fitness facilities where space is at a premium and budgets need to stretch further. Smart, heavy-duty design offers a secure, stable workout and stands up to tough environments. It's even easy to service, minimizing downtime for all your members who love a true climbing workout.

Control Drive stops stairs immediately if anything pushes against the direction of rotation for stair-climbing security, while extra-deep steps and positioning software make quality climbing workouts accessible to members of different ability levels.



Oil-free drive system, anti-rust design and our exclusive Sweat Management System reduce maintenance and enhance durability, extending product life.



The side access panel can be removed quickly, while modular components and an internal service light streamline maintenance.

# MATRIX

## | ENDURANCE CLIMBMILL

Choose what kind of console technology you pair with your equipment, providing experiences that span from beautifully simple to digitally connected and rich with entertainment. You can also access our most powerful Connected Solutions with WiFi-enabled consoles, including Personal Trainer Portal, Workout Tracking Network and Asset Management.



Console Specs	Touch XL / Touch		Premium LED	LED	Group Training LED
Display	Touch XL: 56 cm / 22" class capacitive touchscreen LCD	Touch: 41 cm / 16" class capacitive touchscreen LCD	8,000 pixel multi-color LED	Large number LED with message center	
Workouts	13		9	7	Manual
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan		English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
Fan	Yes			No	
Analog TV	NTSC, PAL, SECAM		Optional; attachable add-on TV		
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/C2/S/S2/T/T2		Optional; attachable add-on TV		
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS		No		
Pro:Idiom Compatibility	Optional; IPTV and coax		Optional; attachable add-on Pro:Idiom TV (≠ IPTV)		
WiFi	Yes			Optional; included with Asset Management and/or Workout Tracking Network app	
Bluetooth	Yes; smartphones, headphones, heart rate		Yes; heart rate	No	
ANT+	Yes; heart rate		No		
RFID Wireless Login	Yes		Optional		
Connects to Apple Watch	Yes		Optional	No	
Made for iPhone®, iPad®, iPod®	Yes		No		
USB Port	Yes; device charging, device media, software updates		Yes; device charging, software updates		
Wireless Charging (Qi)	Yes		No		
CSAFE Ready	Yes				
Auto Wake-up	Yes		No		
Frame Specs					
Drive System	Clutched ECB with industrial-grade drive chain and belt				
Step Dimensions	25.4 x 46 x 20.3 cm / 10" x 18" x 8"				
Handlebar Design	Perimeter				
Auto-stop Function	Yes; frame mounted IR				
Control Zone	No				
Locking Staircase	Yes				
Top-down Levelers	Yes				
Contact & Telemetric HR	Yes				
Step-on Height	36 cm / 14"				
Service Caster	No				
Minimum User Weight	45 kg / 99 lbs.				
Max User Weight	182 kg / 400 lbs.				
Ethernet Connectivity	Yes				
Assembled Dimensions	138 x 85 x 212 cm / 54.5" x 33.5" x 83.5"				
Power Requirements	100-240 V — 50/60 Hz AC				

# MATRIX



## ENDURANCE UPRIGHT CYCLE

Give your members the essentials of an invigorating ride with our race-inspired upright cycle.

**Our Endurance Upright Cycle is ideal for** heavy use in professional fitness facilities where space is at a premium and budgets need to stretch further. Race-inspired handlebars with elbow rests and refined ergonomic details create the feel of a real outdoor ride, while smart features streamline service and maintenance to maximize uptime.

Intuitive one-handed adjustment fine-tunes the seat to users of different heights, contoured handlebars fit the hand naturally, Ergo Form seat makes even long rides comfortable, and self-balancing pedals make it quicker and easier to get started.



Conveniently placed controls provide tactile feedback, and low step-over height offers easy entry and exit. Includes dual bottle holders.



Top-down leveling, an integrated transport handle and a three-piece crank with forged arms and integrated pullers streamline service and maintenance.

# MATRIX

## | ENDURANCE UPRIGHT CYCLE

Choose what kind of console technology you pair with your equipment, providing experiences that span from beautifully simple to digitally connected and rich with entertainment. You can also access our most powerful Connected Solutions with WiFi-enabled consoles, including Personal Trainer Portal, Workout Tracking Network and Asset Management.



CONSOLE SPECS	TOUCH XL / TOUCH	PREMIUM LED	LED	GROUP TRAINING LED
Display	41 cm / 16" class capacitive touchscreen LCD	8,000 pixel multi-color LED	Large number LED with message center	
Workouts	12	9	7	Manual
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
Fan	Yes		No	
Analog TV	NTSC, PAL, SECAM	Optional; attachable add-on TV		
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/C2/S/S2/T/T2	Optional; attachable add-on TV		
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS	No		
Pro:Idiom Compatibility	Optional; IPTV and coax	Optional; attachable add-on Pro:Idiom TV (≠ IPTV)		
WiFi	Yes		Optional; included with Asset Management and/or Workout Tracking Network app	
Bluetooth	Yes; smartphones, headphones, heart rate	Yes; heart rate	No	
ANT+	Yes; heart rate	No		
RFID Wireless Login	Yes	Optional		
Connects to Apple Watch	Yes	Optional	No	
Made for iPhone®, iPad®, iPod®	Yes	No		
USB Port	Yes; device charging, device media, software updates	Yes; device charging, software updates		
Wireless Charging (Qi)	Yes	No		
CSAFE Ready	Yes			
Auto Wake-up	Yes	No		
FRAME SPECS				
Resistance System	Brushless generator			
Minimum Watts	2 W powered or 13 W self-powered			
Minimum RPM	10 RPM powered or 25 RPM self-powered			
Pedal Spacing	17.5 cm / 6.9"			
Seat Material	Sewn vinyl over foam			
Seat Adjustment	Single-hand lever			
Handlebar Design	Racing design with elbow support			
Crank Design	Three piece with forged arms and integrated puller			
Top-down Levelers	Yes			
Contact & Telemetric HR	Yes			
Rear-lift Handle	Yes			
Max User Weight	182 kg / 400 lbs.			
Ethernet Connectivity	Yes			
Assembled Dimensions	130.7 x 65.4 x 153.7 cm / 51.5" x 25.7" x 60.5"			
Power Requirements*	100-240 V — 50/60 Hz AC	Self-powered or 100-240 V — 50/60 Hz AC		

\*Power recommended for connectivity features

# MATRIX



## ENDURANCE RECUMBENT CYCLE

Make low-impact cardio possible for members of all kinds with the comfortable design of our recumbent cycle.

**Our Endurance Recumbent Cycle is ideal for** heavy use in professional fitness facilities where space is at a premium and budgets need to stretch further. A recumbent design with an ergonomic seat and back distributes weight for superior support, while smart features streamline service and maintenance to maximize uptime.

Intuitive one-handed adjustment fine-tunes the seat to users of different heights, contoured handlebars fit the hand naturally, Ergo Form seat and back pad make even long rides comfortable, and self-balancing pedals make it quicker and easier to get started.



Conveniently placed controls provide tactile feedback, and low step-over height offers easy entry and exit. Includes bottle holder and accessory tray.



Top-down leveling, an integrated transport handle and a three-piece crank with forged arms and integrated pullers streamline service and maintenance.



# MATRIX

## ENDURANCE RECUMBENT CYCLE

Choose what kind of console technology you pair with your equipment, providing experiences that span from beautifully simple to digitally connected and rich with entertainment. You can also access our most powerful Connected Solutions with WiFi-enabled consoles, including Personal Trainer Portal, Workout Tracking Network and Asset Management.



Console Specs	Touch XL / Touch	Premium LED	LED	Group Training LED
Display	41 cm / 16" class capacitive touchscreen LCD	8,000 pixel multi-color LED	Large number LED with message center	
Workouts	12	9	7	Manual
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
Fan	Yes		No	
Analog TV	NTSC, PAL, SECAM	Optional; attachable add-on TV		
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/C2/S/S2/T/T2	Optional; attachable add-on TV		
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS	No		
Pro:Idiom Compatibility	Optional; IPTV and coax	Optional; attachable add-on Pro:Idiom TV (≠ IPTV)		
WiFi	Yes		Optional; included with Asset Management and/or Workout Tracking Network app	
Bluetooth	Yes; smartphones, headphones, heart rate	Yes; heart rate	No	
ANT+	Yes; heart rate	No		
RFID Wireless Login	Yes	Optional		
Connects to Apple Watch	Yes	Optional	No	
Made for iPhone®, iPad®, iPod®	Yes	No		
USB Port	Yes; device charging, device media, software updates	Yes; device charging, software updates		
Wireless Charging (Qi)	Yes	No		
CSAFE Ready	Yes			
Auto Wake-up	Yes	No		
Frame Specs				
Resistance System	Brushless generator			
Minimum Watts	2 W powered or 13 W self-powered			
Minimum RPM	10 RPM powered or 25 RPM self-powered			
Pedal Spacing	17.5 cm / 6.9"			
Seat Material	Custom one-piece, molded seat back and bottom			
Seat Adjustment	Single-hand lever			
Handlebar Design	Side seat; front ergo bend			
Crank Design	Three piece with forged arms and integrated puller			
Top-down Levelers	Yes			
Contact & Telemetric HR	Yes			
Rear-lift Handle	Yes			
Max User Weight	182 kg / 400 lbs.			
Ethernet Connectivity	Yes			
Assembled Dimensions	154 x 68 x 146 cm / 60.7" x 26.7" x 57.4"			
Power Requirements*	100-240 V — 50/60 Hz AC	Self-powered or 100-240 V — 50/60 Hz AC		

\*Power recommended for connectivity features





Versa Functional Trainer w/30" Storage

VS-VFT + VS-FTS30

The smart design of our functional trainer provides a remarkable range of exercise options in a space-saving footprint. Incremental weight adjustment and a 1:2 pulley ratio make it easy to control exercise intensity and create progressions right for everyone from deconditioned users to elite athletes. Everything about our functional trainer — from the multi-grip pull-up bar to the color-coded adjustment points to the professionally illustrated exercise placards — offers intuitive operation for users and trainers alike. Optional storage makes it easy to organize and stow accessories for instant access, and the completely enclosed design protects moving parts while creating a solid, cohesive aesthetic on your floor. A 76 cm / 30" connection provides ample storage for functional training accessories. Options include VS-VFT60 heavy stack for an additional 27.2 kg / 60 lbs. of resistance per side, VS-FTHP handle package with four training handles (v-bar, curl bar, ropes, ankle strap) and VS-FTIW 2.2-kg / 5-lb. incremental weight.

- Optional accessory: VS-FTHP Handle package include four training handles
- Clearly indicated adjustments for ease of use
- One-handed pulley adjustment offers easy operation
- Fully enclosed weight stacks protect the machine's internal components
- Enhanced placards highlight targeted muscle groups and proper user positioning for a wide range of exercises
- Compact design accommodates placement in spaces with ceilings as low as 244 cm / 8'
- Optional: VS-VFT60 Heavy stack for added 13.6 kg / 30 lbs. of effective resistance per side
- 1:2 pulley ratio provides smooth operation
- Frame guards protect against chips and scratches
- Multi-position pull-up handles for greater exercise variety
- 76 cm / 30" connection provides ample storage for functional training accessories
- Also available: VS-FTS18 46 cm / 18" connection accommodates optional training handles

ADJUSTMENTS	
COLOR CODED PIVOTS & POINTS OF ADJUSTMENT	Yes
USER ADJUSTMENT RANGE	18 user start options

FRAME & CABLES	
FRAME COLOR	Iced Silver
FRAME FINISH	Proprietary two-coat powder process
CABLE TRANSMISSION	Internally lubricated cables & fittings
MACHINE ANCHORING	Machine anchoring locations
FRAME GUARDS	Bolt-on lower guards protect frame from damage

TECH SPECS	
OVERALL DIMENSIONS (L X W X H)	122.7 x 145.8 x 237.6 cm / 48.3" x 57.4" x 93.5"
PRODUCT WEIGHT (STANDARD STACK)	369 kg / 814 lbs.
PRODUCT WEIGHT (HEAVY STACK)	424 kg / 934 lbs.

USER AMENITIES	
ACCESSORY STORAGE	Integrated storage for attachments, incremental weights, and optional accessories
MULTI-GRIP PULL-UP BARS	Various grip angles for variety of exercise
PLACARDS	Muscle call outs, color-coded, start & finish exercise illustrations
PLACARD COLOR CODING	Yellow (upper body), Blue (lower body), Green (core)
PERSONAL STORAGE	Bottle holder, storage area and towel holder (towel holder on rep counter only)

WARRANTY	
FRAME AND WELDS (NOT COATINGS)	10 years
WEIGHT STACKS	5 years
PULLEYS & PIVOT BEARINGS	5 years
OTHER ITEMS NOT SPECIFIED	3 years
LABOR	3 years
ACCESSORIES	6 months
UPHOLSTERY/CABLES/GRIPS/SPRINGS	1 year

WEIGHT STACK	
WEIGHT STACK GUARDING	Full front and rear shields
INCREMENTAL WEIGHT	5 lbs (2.3 kg)
HEAVY STACK	95 kg / 210 lbs. (47.5 kg / 105 lbs. per side)
STANDARD STACK	68 kg / 150 lbs. (34 kg / 75 lbs. per side)



## Versa Chin / Dip Assist

VS-S601

Our Versa Chin / Dip Assist station packs a remarkable range of functionality into a space-efficient footprint. Multi-position pull-up handles offer exercise variety, and ideally angled dip grips encourage proper wrist placement and muscle variation. The gas-assisted knee platform even folds up for unassisted bodyweight exercises. Clearly indicated, conveniently located adjustment points make use intuitive and provide users with a hard stop to help prevent injury. The knee platform features a protective top pad for stability, while the large, textured foot platforms make it easy to get on and off.

- Gas-assisted knee platform folds up for unassisted bodyweight exercises and training variety
- Knee platform features a protective top pad for added training security
- Large, textured foot platforms provide easy entry and exit
- Clearly indicated adjustments for ease of use
- Ideally angled dip grips encourage proper wrist placement and muscle variation
- Multi-position pull-up handles for greater exercise variety
- Conveniently located adjustment point provides user with a hard stop to prevent injury

ADJUSTMENTS	
USER ADJUSTMENT RANGE	2 user start options
COLOR CODED PIVOTS & POINTS OF ADJUSTMENT	Yes

FRAME & CABLES	
MACHINE ANCHORING	Machine anchoring locations
CABLE TRANSMISSION	Internally lubricated cables & fittings
FRAME FINISH	Proprietary two-coat powder process
FRAME COLOR	Iced Silver

TECH SPECS	
OVERALL DIMENSIONS (L X W X H)	142.8 x 152.8 x 219.7 cm / 56.2" x 60.2" x 86.5"
PRODUCT WEIGHT	307 kg / 676 lbs.

USER AMENITIES	
REP COUNTER	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
PERSONAL STORAGE	Bottle holder, storage area and towel holder (towel holder on rep counter only)
PLACARD COLOR CODING	Yellow (upper body)
FRONT PLACARDS	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
REAR PLACARDS	Color-coded machine identification & machine specific stretching

WARRANTY	
LABOR	3 years
UPHOLSTERY/CABLES/GRIPS/SPRINGS	1 year
OTHER ITEMS NOT SPECIFIED	3 years
ACCESSORIES	6 months
FRAME AND WELDS (NOT COATINGS)	10 years
WEIGHT STACKS	5 years
PULLEYS & PIVOT BEARINGS	5 years

WEIGHT STACK	
WEIGHT STACK	68 kg / 150 lbs.
INCREMENTAL WEIGHT SYSTEM	5 lbs (2.3 kg)
WEIGHT STACK GUARDING	Full front and rear shields
CONSISTENT STACK HEIGHT	Yes



## Versa Leg Extension / Leg Curl

VS-S711

Help your users tone and refine the muscles of their legs with the smart design of our Versa Leg Extension/ Leg Curl dual station. Clearly indicated, conveniently located adjustment points make use intuitive and provide users with a hard stop to help prevent injury. Dual-action CAM enables a smooth transition between exercises. Back pad ratchets forward for easy adjustment from the seated position. Angled pads and ideal pivot location promote full muscle contraction and alignment.

- Clearly indicated adjustments for ease of use
- Adjustments are easily performed in the seated position
- Dual-action CAM enables a smooth transition between exercises
- Back pad ratchets forward for easy adjustment from the seated position
- Angled pads and ideal pivot location promote full muscle contraction and alignment

ADJUSTMENTS	
COLOR CODED PIVOTS & POINTS OF ADJUSTMENT	Yes
USER ADJUSTMENT RANGE	12 user start options

FRAME & CABLES	
MACHINE ANCHORING	Machine anchoring locations
CABLE TRANSMISSION	Internally lubricated cables & fittings
FRAME COLOR	Iced Silver
FRAME FINISH	Proprietary two-coat powder process

TECH SPECS	
PRODUCT WEIGHT (STANDARD STACK)	251 kg / 554 lbs.
PRODUCT WEIGHT (HEAVY STACK)	283 kg / 624 lbs.
OVERALL DIMENSIONS (L X W X H)	177.6 x 118.3 x 167.1 cm / 69.9" x 46.6" x 65.8"

USER AMENITIES	
PERSONAL STORAGE	Bottle holder, storage area and towel holder (towel holder on rep counter only)
FRONT PLACARDS	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
REAR PLACARDS	Color-coded machine identification & machine specific stretching
REP COUNTER	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
PLACARD COLOR CODING	Blue (lower body)
CONTOURED SEAT	Yes

WEIGHT STACK	
STANDARD STACK	72 kg / 160 lbs.
HEAVY STACK	104 kg / 230 lbs.
WEIGHT STACK GUARDING	Full front and rear shields
INCREMENTAL WEIGHT SYSTEM	5 lbs (2.3 kg)
CONSISTENT STACK HEIGHT	Yes

Versa Ab / Low Back

VS-S531

Designed for efficiency and versatility, our Versa Ab / Low Back station makes a great core workout accessible to virtually anyone. An angled seat and lumbar pad make use comfortable, while low handle positioning offers easy entry, easy exit and enhanced stability. Clearly indicated adjustments make use intuitive, and multi-position foot placement accommodates a variety of users.

- Angled seat and lumbar pad enhance user comfort and stability
- Handle positions enhance user stability
- Multi-position foot placement accommodates a variety of users
- Low handle positions offer easy entry and exit
- Clearly indicated adjustments for ease of use



ADJUSTMENTS	
COLOR CODED PIVOTS & POINTS OF ADJUSTMENT	Yes
USER ADJUSTMENT RANGE	8 user start options

FRAME & CABLES	
FRAME COLOR	Iced Silver
MACHINE ANCHORING	Machine anchoring locations
CABLE TRANSMISSION	Internally lubricated cables & fittings
FRAME FINISH	Proprietary two-coat powder process

TECH SPECS	
PRODUCT WEIGHT (STANDARD STACK)	231 kg / 509 lbs.
PRODUCT WEIGHT (HEAVY STACK)	263 kg / 579 lbs.
OVERALL DIMENSIONS (L X W X H)	132.2 x 131.5 x 167.1 cm / 52.1" x 51.8" x 65.8"

USER AMENITIES	
FRONT PLACARDS	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
REAR PLACARDS	Color-coded machine identification & machine specific stretching
REP COUNTER	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
FOOT SUPPORT	Foot support accommodates users of all sizes for additional lower body support
CONTOURED SEAT	Yes
PERSONAL STORAGE	Bottle holder, storage area and towel holder (towel holder on rep counter only)
PLACARD COLOR CODING	Green (core)

WEIGHT STACK	
CONSISTENT STACK HEIGHT	Yes
WEIGHT STACK GUARDING	Full front and rear shields
INCREMENTAL WEIGHT SYSTEM	5 lbs (2.3 kg)
STANDARD STACK	72 kg / 160 lbs.
HEAVY STACK	104 kg / 230 lbs.



## Versa Lat Pulldown / Seated Row

VS-S331

Maximize the functionality of your space with the smart, versatile design of our the Versa Lat Pulldown / Seated Row dual station. The thigh pad easily adjusts to provide stability and comfort when building and toning major back muscles, and clearly indicated adjustment points make it easy for virtually anyone to get started. Elevated footrests provide added stability during heavy lifts, and stainless-steel cables offer lasting durability in hard-use environments.

- Elevated foot rests provide stability and comfort during heavy lifts
- Stainless-steel cable guides provide added protection for lasting durability
- Thigh pad easily adjusts to provide stability and comfort
- Clearly indicated adjustments for ease of use

ADJUSTMENTS	
COLOR CODED PIVOTS & POINTS OF ADJUSTMENT	Yes

FRAME & CABLES	
FRAME COLOR	Iced Silver
FRAME FINISH	Proprietary two-coat powder process
CABLE TRANSMISSION	Internally lubricated cables & fittings
MACHINE ANCHORING	Machine anchoring locations

TECH SPECS	
PRODUCT WEIGHT (STANDARD STACK)	246 kg / 543 lbs.
PRODUCT WEIGHT (HEAVY STACK)	278 kg / 613 lbs.
OVERALL DIMENSIONS (L X W X H)	180.5 x 157.9 x 226.3 cm / 71.1" x 62.2" x 89.1"

USER AMENITIES	
REAR PLACARDS	Color-coded machine identification & machine specific stretching
FRONT PLACARDS	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
PLACARD COLOR CODING	Yellow (upper body)
CONTOURED SEAT	Yes
PERSONAL STORAGE	Bottle holder, storage area and towel holder (towel holder on rep counter only)
REP COUNTER	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
FOOT SUPPORT	Foot support accommodates users of all sizes for additional lower body support

WEIGHT STACK	
WEIGHT STACK GUARDING	Full front and rear shields
INCREMENTAL WEIGHT SYSTEM	5 lbs (2.3 kg)
STANDARD STACK	72 kg / 160 lbs.
HEAVY STACK	104 kg / 230 lbs.



## Versa Multi Press

VS-S131

Our Versa Multi-Press station makes building and toning major upper-body muscles accessible, efficient and comfortable. It's specifically designed for easy entry and exit, and the dual-position grips provide excellent training variety. It includes clearly indicated adjustment points for easy use, a reclined position to maximize lumbar support and elevated footrests for superior stability and comfort during heavy lifts.

- Clearly indicated adjustments for ease of use
- Smoothly transition between exercises with one simple adjustment
- Reclined position offers greater lumbar support
- Elevated foot rests provide stability and comfort during heavy lifts
- Dual-position hand grips allow for greater training variety
- Designed for easy entry and exit

ADJUSTMENTS	
COLOR CODED PIVOTS & POINTS OF ADJUSTMENT	Yes
USER ADJUSTMENT RANGE	3 user start options

FRAME & CABLES	
FRAME COLOR	Iced Silver
FRAME FINISH	Proprietary two-coat powder process
CABLE TRANSMISSION	Internally lubricated cables & fittings
MACHINE ANCHORING	Machine anchoring locations

TECH SPECS	
PRODUCT WEIGHT (HEAVY STACK)	268 kg / 590 lbs.
OVERALL DIMENSIONS (L X W X H)	154.3 x 157.2 x 199.9 cm / 60.7" x 61.9" x 78.7"
PRODUCT WEIGHT (STANDARD STACK)	236 kg / 520 lbs.

USER AMENITIES	
FOOT SUPPORT	Foot support accommodates users of all sizes for additional lower body support
REP COUNTER	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
PLACARD COLOR CODING	Yellow (upper body)
CONTOURED SEAT	Yes
PERSONAL STORAGE	Bottle holder, storage area and towel holder (towel holder on rep counter only)
FRONT PLACARDS	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
REAR PLACARDS	Color-coded machine identification & machine specific stretching

WEIGHT STACK	
STANDARD STACK	72 kg / 160 lbs.
HEAVY STACK	104 kg / 230 lbs.
INCREMENTAL WEIGHT SYSTEM	5 lbs (2.3 kg)
WEIGHT STACK GUARDING	Full front and rear shields
CONSISTENT STACK HEIGHT	Yes





## Versa Hip Abductor / Adductor

VS-S74

Offer your people more functionality in less space with our Versa Hip Abductor / Adductor dual station. It transitions smoothly from one exercise to the other, and clearly indicated adjustment points make it easy for virtually anyone to get comfortable and get started. It even includes a reclined position to maximize lumbar support during workouts.

- Dual function machine saves space and increases functionality
- Clearly indicated adjustments for ease of use
- Reclined position for greater lumbar support
- Incremental weight

ADJUSTMENTS	
COLOR CODED PIVOTS & POINTS OF ADJUSTMENT	Yes
RANGE OF MOTION ADJUSTMENT	Range of Motion adjustment

FRAME & CABLES	
FRAME FINISH	Proprietary two-coat powder process
MACHINE ANCHORING	Machine anchoring locations
CABLE TRANSMISSION	Internally lubricated cables & fittings
FRAME COLOR	Iced Silver

TECH SPECS	
REP COUNTER POWER SUPPLY	2 AA batteries
REP COUNTER BATTERY LIFE	Approximately 3 years
REP COUNTER MACHINE USAGE TRACKING	Service mode tracks total machine reps and hours of use
OVERALL DIMENSIONS (L X W X H)	169.6 x 159.1 x 167.1 cm / 66.8" x 62.6" x 65.8"
PRODUCT WEIGHT (HEAVY STACK)	266 kg / 586 lbs.
PRODUCT WEIGHT (STANDARD STACK)	235 kg / 516 lbs.

USER AMENITIES	
FRONT PLACARDS	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
REP COUNTER	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
PERSONAL STORAGE	Bottle holder, storage area and towel holder (Towel Holder on Rep Counter Only)
PLACARD COLOR CODING	Blue (lower body)
REAR PLACARDS	Color-coded machine identification & machine specific stretching

WEIGHT STACK	
WEIGHT PLATE INCREMENTS	Heavy: 15 lbs (6.8 kg) & 10 lbs (4.5 kg), Standard: 10 lbs (4.5 kg)
INCREMENTAL WEIGHT SYSTEM	5 lbs (2.3 kg)
TOTAL STACK WEIGHT	Heavy: 230 lbs (104 kg), Standard: 160 lbs (72 kg)
CONSISTENT STACK HEIGHT	Yes
WEIGHT STACK GUARDING	Full front and rear shields



## Versa Leg Press / Calf Press

VS-S70

- One-handed start adjustment for ease of use
- Air shock assisted foot platform provides smoother adjustments
- Assistance handle and low step over height for easy access
- Footplate identifies user foot position with unique visual indicators
- Incremental weight

ADJUSTMENTS	
COLOR CODED PIVOTS & POINTS OF ADJUSTMENT	Yes
RANGE OF MOTION ADJUSTMENT	Gas Assisted Foot Platform Adjustment

FRAME & CABLES	
FRAME FINISH	Proprietary two-coat powder process
FRAME COLOR	Iced Silver
CABLE TRANSMISSION	Internally lubricated cables & fittings
MACHINE ANCHORING	Machine anchoring locations

TECH SPECS	
PRODUCT WEIGHT	361 kg / 795 lbs.
OVERALL DIMENSIONS	232.4 x 102.4 x 167.1 cm / 91.5" x 40.3" x 65.8"
REP COUNTER MACHINE USAGE TRACKING	Service mode tracks total machine reps and hours of use
REP COUNTER BATTERY LIFE	Approximately 3 years
REP COUNTER POWER SUPPLY	2 AA batteries

USER AMENITIES	
PERSONAL STORAGE	Bottle holder, storage area and towel holder (Towel Holder on Rep Counter Only)
REP COUNTER	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
FRONT PLACARDS	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
PLACARD COLOR CODING	Blue (lower body)
REAR PLACARDS	Color-coded machine identification & machine specific stretching

WEIGHT STACK	
WEIGHT STACK GUARDING	Full front and rear shields
WEIGHT PLATE INCREMENTS	25 lbs (11 kg)
INCREMENTAL WEIGHT SYSTEM	5 lbs (2.3 kg)
CONSISTENT STACK HEIGHT	Yes
TOTAL STACK WEIGHT	415 lbs (188 kg)



## Magnum Half Rack

MG-A690

- Open-front design gives users freedom of movement
- As shown with adjustable safety bars, dual-grip chin bar, bar storage, band storage and weight storage
- J-hooks made of high-density polyethylene (HDPE) to protect bar knurling from scratches
- Visual height indicator and colored locking pin make bar-level changes quick and easy

FRAME	
HEIGHT OPTIONS	Available in 241cm, 256.5 and 287 cm / 95", 101", and 113" tall configurations
FRAME CONSTRUCTION	10.2 x 7.6 cm / 4" x 3"; 7-gauge steel uprights are laser-cut for easy movement of the heavy-duty J-hook system

STORAGE	
WEIGHT	10 weight-storage horns capable of holding both Bumper and Olympic plates

TECH SPECS	
8' OVERALL DIMENSIONS (L X W X H)	166.5 x 187 x 256.5 cm / 65.5" x 73.5" x 101"
MAX. USER WEIGHT	181.5 kg / 400 lbs
9' PRODUCT WEIGHT	202 kg / 445 lbs
8' PRODUCT WEIGHT	195 kg / 430 lbs
MAX. TRAINING WEIGHT	408.5 kg / 900 lbs.
9' OVERALL DIMENSIONS (L X W X H)	166.5 x 187 x 287 cm / 65.5" x 73.5" x 113"
7'6" (LH) OVERALL DIMENSIONS (L X W X H)	166.5 x 187 x 241 cm / 65.5" x 73.5" x 95"
7'6" (LH) PRODUCT WEIGHT	191.5 kg / 422 lbs

## Magnum Adjustable Ab Bench

MG-A77

- Elevated knee position reduces low-back stress
- Adjustable leg pad accommodates all users
- Protective molded guards in high wear/scuff areas
- Back support pivots into 6 different positions from 0 to 25 degrees



FRAME	
FRAME FINISH	Proprietary two-coat powder process

TECH SPECS	
SHIPPING WEIGHT	59 kg / 131 lbs.
OVERALL DIMENSIONS (L X W X H)	155 x 69 x 145 cm / 61" x 27" x 57"

## Magnum Barbell Rack

MG-A98

- Upright design provides convenience for barbell accessories
- Rack holds ten barbells, five per side
- Chromed racks provide lasting commercial finish



FRAME	
OVER-SIZED FRAME TUBING	Yes
FRAME COLOR	Iced Silver
FRAME FINISH	Proprietary two-coat powder process

TECH SPECS	
MAX STORAGE WEIGHT (OVERALL)	294 kg / 650 lbs.
MAX STORAGE WEIGHT (PER SHELF)	50 kg / 110 lbs.
TOTAL WEIGHT	81 kg / 178.6 lbs
OVERALL DIMENSIONS	138.5 x 88.7 x 152.9 cm / 54.5" x 34.9" x 60.2"

## Magnum Multi-adjustable Bench

MG-A85

- Wide back pad stabilizes users during heavy lifts
- Integrated wheels provide easy movement within facility
- Drop-away handle and wheels provide easy movement
- Adjustable back pad with 5 positions from 0 to 80 degrees
- Seat automatically adjusts with the back pad for ease of use
- Protective molded guards in high wear/scuff areas



FRAME	
FRAME FINISH	Proprietary two-coat powder process

TECH SPECS	
MAX USER WEIGHT	159 kg / 350 lbs.
MAX TRAINING WEIGHT	136 kg / 300 lbs.
SHIPPING WEIGHT	43 kg / 95 lbs.
OVERALL DIMENSIONS (L X W X H)	135 x 58 x 51 cm / 53" x 23" x 20"
5 BACK PAD ANGLES	0, 30, 45, 60, 80-degrees



Magnum VKR w/Chin

MG-A63C

- Angled back support, elbow pads and handles provide added stability and comfort
- Multiple chin grips and rock-climbing grips for added exercise variety
- Oversized round handles for added comfort on dip



FRAME	
FRAME FINISH	Proprietary two-coat powder process

TECH SPECS	
OVERALL DIMENSIONS (L X W X H)	135 x 109 x 245 cm / 53" x 43" x 96"
SHIPPING WEIGHT	120 kg / 265 lbs.

## XULT RUBBER HEX DUMBBELLS

Classic hex design prevents rolling on flat surfaces. 32 mm (5-50 lbs) or 35 mm (55-100 lbs) handles. Made with virgin rubber to ensure the highest quality. A thick rubber coating is anchored to the solid steel core. Sold as a pair. 3 year limited warranty.

**Sizes: 5-100 lbs, 2.5-27.5 lbs**

CUSTOM DESIGNS  
AVAILABLE! ►



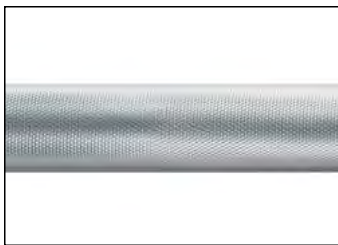
### DESIGN

- Flat faces for balance
- Easy to read permanently bonded weight markings
- Plus/minus 2% tolerance of stated weight



### COVERING

- Proprietary bonding agent
- Thick virgin rubber – no odor
- Wear resistant matte textured surface



### HANDLE

- Durable industrial hard chrome with medium diamond knurling
- Straight, ergonomically correct handle
- Medium diamond knurling
- 32 mm diameter up to 50 lbs / 35 mm over 55 lbs



### CORE

- Machined radiuses to prevent damage to casing
- Precision drilled solid steel heads ensure a tight straight fit
- Handles are 60 ton pressed fit into heads and welded for durability
- Sandblasted prior to covering for better adhesion

## XULT RUBBER GRIP PLATE

Made with high quality virgin rubber, our metal cores have a machined radius on the edges to eliminate internal sharp edges and cutting from within. Anchor notches and grooves are then cut into the iron and a proper bonding agent applied to allow a thick coating of rubber to permanently bond to the metal. 3 year limited warranty. Sold individually.

**Sizes: 2.5, 5, 10, 25, 35 & 45 lbs**

CUSTOM DESIGNS  
AVAILABLE! ►



### DESIGN

- Round, functional design with three comfortable handles
- Large easy to read numbers
- Plus/minus 2% tolerance of stated weight



### COVERING

- Proprietary bonding agent
- Thick virgin rubber coating – no odor
- Will not fade or discolor
- Wear resistant matte textured surfaces
- Coated to center hole, no exposed center hub



### CORE

- Machined radiuses to prevent damage to casing
- Sandblasted prior to covering for better adhesion

## XULT CAST KETTLEBELLS

Help a wide range of users take part in dynamic strength-building exercises with a variety of durable, balanced kettlebells.

**Warranty: 90 day limited warranty**

**Sizes: 5, 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 70, 80 and 90 lbs.**



### FEATURES/BENEFITS

- Available in a range of sizes from 5 lbs. to 90 lbs.
- Matte powder finish is smooth while providing excellent grip

### LIMITED WARRANTY

This limited warranty covers defects in materials and workmanship for the original owner. This warranty shall not apply to defects caused by normal wear and tear, physical abuse or vandalism of the product. Any modifications or alterations will void the warranty.

### SIZES

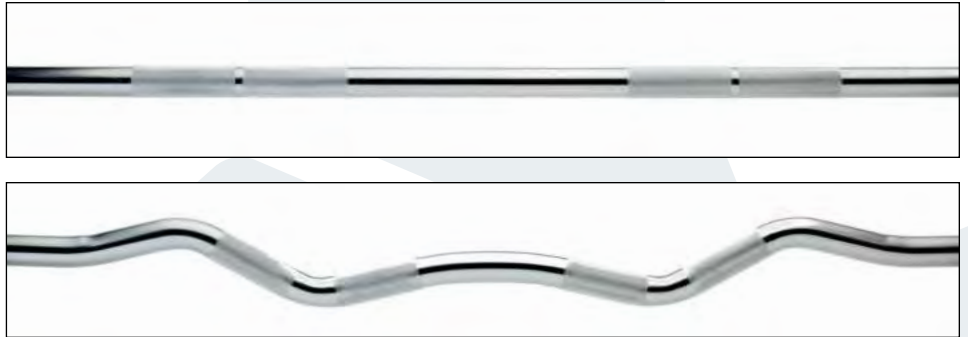
- 5 lb. Cast Kettlebell – XT-005CAST-KB
- 10 lb. Cast Kettlebell – XT-010CAST-KB
- 15 lb. Cast Kettlebell – XT-015CAST-KB
- 20 lb. Cast Kettlebell – XT-020CAST-KB
- 25 lb. Cast Kettlebell – XT-025CAST-KB
- 30 lb. Cast Kettlebell – XT-030CAST-KB
- 35 lb. Cast Kettlebell – XT-035CAST-KB
- 40 lb. Cast Kettlebell – XT-040CAST-KB
- 45 lb. Cast Kettlebell – XT-045CAST-KB
- 50 lb. Cast Kettlebell – XT-050CAST-KB
- 55 lb. Cast Kettlebell – XT-055CAST-KB
- 60 lb. Cast Kettlebell – XT-060CAST-KB
- 70 lb. Cast Kettlebell – XT-070CAST-KB
- 80 lb. Cast Kettlebell – XT-080CAST-KB
- 90 lb. Cast Kettlebell – XT-090CAST-KB

## XULT RUBBER ROUND BARBELL

Made with virgin rubber to ensure the highest quality. A thick rubber coating is anchored to the steel core. 32 mm handles. 3 year limited warranty. Barbell heads to match dumbbell heads. All barbells available as a Straight or EZ-Curl.

**Sizes: 20-110 lbs**

CUSTOM DESIGNS  
AVAILABLE!



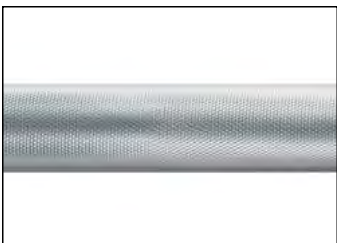
### DESIGN

- Flat faces for balance
- Easy to read permanently bonded weight markings
- Plus/minus 2% tolerance of stated weight



### COVERING

- Proprietary bonding agent
- Thick virgin rubber - no odor
- Wear resistant matte textured surface



### HANDLE

- Durable industrial hard chrome with medium diamond knurling
- Medium diamond knurling
- 32 mm diameter



### CORE

- Machined radiuses to prevent damage to casing
- Precision drilled solid steel heads ensure a tight straight fit
- Handles are 60 ton pressed fit into heads and welded for durability
- Sandblasted prior to covering for better adhesion

### STANDARD PREVENTIVE MAINTENANCE PROGRAM

During scheduled maintenance, your equipment will receive a thorough check-up including:

- Regularly scheduled maintenance performed by Matrix Certified Technicians (see Machine-Specific Checkpoints to the right)
- Necessary minor adjustments for optimal equipment performance
- Recommended lubrication and cleaning
- A completed checklist for your records

The CFP Preventive Maintenance Program is not a substitute for routine cleaning and periodic adjustments by your staff. Your staff should still follow the cleaning and adjustment procedures as outlined in the Matrix Cardio and Strength Preventive Maintenance documents. If you have any questions, call CFP Service Dept. (954) 747-5128. Monday - Friday, 9am-5pm EST.

CFP maintains & services most major brands of commercial equipment.



***Our Preventive Maintenance plans can be tailored to your facility's needs as well.***

### MACHINE-SPECIFIC CHECKPOINTS:

Ensuring optimal performance of your Matrix equipment is our goal. The following outlines the key tasks performed by Matrix Certified Technicians as a pledge to protect your investment and keep your facility running smoothly.

#### TREADMILLS

- Adjust running belt
- Inspect running deck and test amp draw
- Inspect and clean deck shocks
- Test all keypads and buttons
- Vacuum under motor cover
- Lubricate elevation motor screw
- Clean entire machine

#### CLIMBMILLS/STEPPERS

- Test and adjust all operating components
- Test all keypads and buttons
- Test and inspect Control Zone
- Test heart rate grips
- Vacuum inside of shrouds
- Clean and grease chain
- Clean entire machine

#### ALL OTHER CARDIO

- Test all operating components
- Test all keypads and buttons
- Test heart rate grips
- Lubricate elevation motor screw
- Inspect pedals/foot pads
- Clean entire machine

#### INDOOR CYCLES

- Grease and lubricate moving parts/ brake pad
- Test for proper function
- Clean entire machine

#### STRENGTH

- Grease joints
- Lubricate guide rods
- Tighten and adjust pull pins
- Check and tighten hardware
- Tension cables/belts
- Test for proper function
- Clean entire machine

#### TECHNOLOGY & ENTERTAINMENT

- Test for proper function
- Clean with microfiber cloth and chemical-free screen cleaner
- Check cabling and fix any broken connections





# PROPOSAL

5034 N Hiatus Road, Sunrise, FL 33351

**Office:**

Cell: 904- 562-8318

Email: mark@commfitnessproducts.co

Fax: 239-938-1462

PROPOSAL # F409098M

Date: Oct 10, 2022

Expiration Date: 11/10/2022

**BILL**

TO: Rivertown  
39 Riverwalk Blvd  
St. Johns, FL 32259

**SHIP**

TO: Rivertown  
39 Riverwalk Blvd  
St. Johns, FL 32259

ATN Johnathan Perry  
Phone (904) 307-8313  
Email jperry@vestapropertyservices.co

ATN Johnathan Perry  
Phone (904) 307-8313  
Email jperry@vestapropertyservices.co  
m

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Mark Smilek	Will Advise	Dropship	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
		<i>FLOORING UPGRADES</i>		
1,400	Pro8	8mm Rolled Rubber - 7 - 50' x 4' Rolls - 20% Fleck - Color TBT	\$3.03	\$4,242.00
3	5gal	5 Gal Adhesive	\$249.00	\$747.00
1	2.5 gal	2.5 Gal Adhesive	\$175.00	\$175.00
1	Delivery/Install	Professional Installation - Provided by Local Flooring Partner*	\$3,767.50	\$3,767.50
1	TakeUp/Removal	Professional Take-Up/Removal Provided by Local Flooring Partner*	\$494.72	\$494.72
		<i>Recommended Products:</i> <i>Transitions - \$75 each</i> <i>Shoe Molding - Cove or Quarter Round - \$1.50lf</i>		
		<i>*Installation and Take Up Provided by Local Flooring Partner and services paid to them directly.</i> <i>Room will need to be cleared of equipment prior to installation.</i> <i>If not, additonal moving fees will apply.</i> <i>Customer is responsible for removal &amp; disposal of existing equipment unless otherwise noted.</i> <i>Materials will be drop shipped. 24-48hrs required for in room acclimation prior to install.</i>		

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
	<i>Frame Color</i>	Standard Silver		
	<i>Upholstery Color</i>	Standard Black		
	<i>Notes</i>	*Installation and Take Up Provided by Local Flooring Partner and services paid to them directly. Room will need to be cleared of equipment prior to installation.		
			<b>Subtotal</b>	\$9,426.22
			<b>State Tax</b>	\$0.00
			<b>Freight</b>	\$844.00
			<b>Grand Total</b>	\$10,270.22

Lead Times	
Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.	

For Delivery Staff				
Date:		Amount Collected:		Check No.:
Received By: (Print Name and Sign)				

## Terms and Conditions

### Acceptance of Proposal

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in

### Scheduled Installations

CFP will make every effort to deliver & install on Purchaser's required date.

Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

### Confidentiality

Purchaser will keep all of the pricing terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third Party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

### Additional Terms of Sale

Prices are guaranteed for 30 Days only. Product and Freight pricing based upon purchase of the total package. Until products are paid for in full ownership of products remains as CFP. Customer grants to, and Commercial Fitness Products, Inc. shall retain, a security interest in and lien on all Products sold to Customer.

Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind each treadmill.

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a

### Technology

Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all

Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals Climbmills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle.

TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication

### Warranties

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty: Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty: Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts. 1 Year - Labor

BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:  
Commercial Fitness Products, Inc.

Fed-Ex, UPS, USPS etc.

Commercial Fitness Products, Inc.  
5034 N Hiatus Rd  
Sunrise, FL 33351

Wire Transfer Bank Information Available  
Upon Request.

Proposal # : F409098M

Proposal Amount: \$10,270.22

Payment Terms: 50% Deposit, 50% COD

Deposit Amount: \$5,135.11

Balance: \$5,135.11

Signature \_\_\_\_\_

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

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

Date of Acceptance: \_\_\_\_\_



Rivertown  
Johnathan Perry  
(904) 307-8313  
perry@vestapropertyservices.co

October 12, 2022

Dear Johnathan Perry,

Thank you for allowing Navitas Credit Corp. to meet your financing needs. Please review the proposed payment options designed to meet almost any budgeting need. If you have any questions or to apply for credit, contact us at [mark@commfitnessproducts.com](mailto:mark@commfitnessproducts.com) or call (904) 562-8318.

Description: **New Commercial Fitness Equipment**

Amount: **\$121,803.01**

Purchase Option	36	48	60
Preferred Business: EFA/\$1 Buyout	\$3,763.71	\$2,935.45	\$2,399.52

#### Financing Plan Overview

**Preferred Business: EFA/\$1 Buyout** This plan should be selected if the company knows upfront that they want to own the equipment. At the end of the contract term the company financing the equipment owns it for \$1.00. This lease also is known as a capital lease and should be treated as a finance purchase.

**Note:** Payments quoted do not include applicable taxes or fees.

We look forward to meeting your financing needs.

Sincerely,

**Mark Smilek**

(904) 562-8318  
[mark@commfitnessproducts.com](mailto:mark@commfitnessproducts.com)

This quote is valid for 30 days from today and will expire on Friday - November 11, 2022.

Rivertown  
Johnathan Perry  
(904) 307-8313  
perry@vestapropertyservices.co

October 12, 2022

## What You Need To Know About 2022 Section 179 Deductions

New 2022 IRS Section 179 tax laws can save your company money and make procuring equipment more affordable. Businesses like yours can take a same year tax deduction for every dollar of equipment you buy or finance... up to \$1,080,000. By taking advantage of your Section 179 deductions, so if you buy or finance a piece of qualifying equipment, you can deduct the purchase price from your gross income.

## 2022 Section 179 Highlights

- The new business deduction allowance for Section 179 is now \$1,080,000 in qualifying equipment and software purchases.
- The deduction ceiling for the maximum amount of equipment/software that can be purchased to claim the full deduction is now \$2,700,000. (The full deduction can be claimed until the \$2,700,000 threshold is reached).
- Once you reach the \$2,700,000 threshold, the deduction will decrease on a dollar for dollar basis.
- Your deduction ability will end once \$3,780,000 worth of equipment is purchased.
- A majority of new and used equipment, as well as some software, qualify for the program.
- 100% bonus depreciation is now available which can dramatically add to potential equipment savings.
- Companies can still qualify for the tax savings benefits if they acquire the equipment utilizing lease or loan financing.

**Note:** To determine your companies potential tax savings you should seek the advance of your tax advisor. Applications are subject to credit approval. Rates are subject to change without notice.

## Your Section 179 Savings Schedule

Initial Transaction Cost	\$121,803.01
<b>1st year write-offs</b>	
- Section 179 deduction	\$121,803.01
- Bonus Depreciation (100% after Section 179 deduction)	\$0.00
- Annual Standard Depreciation	\$0.00
Total deduction in 1st year	\$121,803.01
 Tax savings (21% tax bracket assumed)	 \$25,578.63
<b>Bottom line equipment cost after tax savings</b>	<b>\$96,224.38</b>

**Terms and Conditions:** These rates are based on our "Preferred" customer pricing levels and are subject to change based on the credit quality of the business applying. Loan plans may not be available in all states. Additional plans may also be available based on the transaction dollar amount, business type, and credit quality of the applicant. All applications are subject to credit approval. All plans may require advance payments and a one-time documentation fee. These rates are subject to change without notice.

This quote is valid for 30 days from today and will expire on Friday - November 11, 2022.

### STANDARD PREVENTIVE MAINTENANCE PROGRAM

During scheduled maintenance, your equipment will receive a thorough check-up including:

- Regularly scheduled maintenance performed by Matrix Certified Technicians (see Machine-Specific Checkpoints to the right)
- Necessary minor adjustments for optimal equipment performance
- Recommended lubrication and cleaning
- A completed checklist for your records

The CFP Preventive Maintenance Program is not a substitute for routine cleaning and periodic adjustments by your staff. Your staff should still follow the cleaning and adjustment procedures as outlined in the Matrix Cardio and Strength Preventive Maintenance documents. If you have any questions, call CFP Service Dept. (954) 747-5128. Monday - Friday, 9am-5pm EST.

CFP maintains & services most major brands of commercial equipment.



***Our Preventive Maintenance plans can be tailored to your facility's needs as well.***

### MACHINE-SPECIFIC CHECKPOINTS:

Ensuring optimal performance of your Matrix equipment is our goal. The following outlines the key tasks performed by Matrix Certified Technicians as a pledge to protect your investment and keep your facility running smoothly.

#### TREADMILLS

- Adjust running belt
- Inspect running deck and test amp draw
- Inspect and clean deck shocks
- Test all keypads and buttons
- Vacuum under motor cover
- Lubricate elevation motor screw
- Clean entire machine

#### CLIMBMILLS/STEPPERS

- Test and adjust all operating components
- Test all keypads and buttons
- Test and inspect Control Zone
- Test heart rate grips
- Vacuum inside of shrouds
- Clean and grease chain
- Clean entire machine

#### ALL OTHER CARDIO

- Test all operating components
- Test all keypads and buttons
- Test heart rate grips
- Lubricate elevation motor screw
- Inspect pedals/foot pads
- Clean entire machine

#### INDOOR CYCLES

- Grease and lubricate moving parts/ brake pad
- Test for proper function
- Clean entire machine

#### STRENGTH

- Grease joints
- Lubricate guide rods
- Tighten and adjust pull pins
- Check and tighten hardware
- Tension cables/belts
- Test for proper function
- Clean entire machine

#### TECHNOLOGY & ENTERTAINMENT

- Test for proper function
- Clean with microfiber cloth and chemical-free screen cleaner
- Check cabling and fix any broken connections







**The Wellness Company**

Your Wellness Business Partner



Technogym for

## **RIVERTOWN RIVERHOUSE APARTMENT COMMUNITY**

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Prepared by  
**Rob Killen**



The Wellness Company

## PROPOSAL SUMMARY

### CUSTOMER DETAILS

Customer name	RIVERTOWN RIVERHOUSE APARTMENT COMMUNITY
Billing Address	
Contact	JOHNATHAN PERRY
Telephone	+1 904-307-3813
Customer Code	AC-2132526
Order Confirmation Email	
Invoice Email	

### DESTINATION DETAILS

Address	140 LANDING STREET SAINT JOHNS Florida 32259 United States
Customer Code	AC-2132526

### PROPOSAL DETAILS

Technogym Ref.	Rob Killen rkillen@technogym.com
Ref #	Q-00210989 / 0002261219 RIVERTOWN RIVERHOUSE APARTMENT COMMUNITY - 03/04/2022
Expiry Date	04/06/2022

### LOGISTIC DETAILS





Pedestrian Zone	No	Drop off point distance to gym (ft)	
Floor number of the gym		Doors min Dim L x H (in)	
Suitable lift available	No	Ceiling min. height (in)	
Electricity available		Floor protection required	No
Phone contact	+1 904-307-3813	Site inspection required	NO
Mandatory delivery date	NO	Road constraints	NO



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## SMART EQUIPMENT

### CARDIO

PRODUCT	QTY	NET AMOUNT USD
 <b>EXCITE LIVE BIKE LIVE 16 P 7000 [4] METEOR BLACK</b> <ul style="list-style-type: none"><li>Model: 7000 [4]</li><li>Console: LIVE 16</li><li>TV Mode: ATSC + IPTV</li><li>Power: 90-240 VAC [3]</li><li>Color Option: METEOR BLACK</li></ul> Frame: Anthracite (AN), Cover: Anthracite Black (EA) <b>CODE: DFCU3Q4AANFQEA2U</b>	1	5,792.00 <b>1 x 5,792.00</b>
 <b>EXCITE LIVE RECLINE LIVE 16 P 5000 METEOR BLACK</b> <ul style="list-style-type: none"><li>Model: 5000</li><li>Console: LIVE 16</li><li>TV Mode: ATSC + IPTV</li><li>Power: 90-240 VAC [3]</li><li>Color Option: METEOR BLACK</li></ul> Frame: Anthracite (AN), Cover: Anthracite Black (EA) <b>CODE: DFDU3Q3AANFQEA2U</b>	1	5,592.00 <b>1 x 5,592.00</b>
 <b>EXCITE LIVE RUN LIVE 19 P 5000 METEOR BLACK</b> <ul style="list-style-type: none"><li>Model: 5000</li><li>Console: LIVE 19</li><li>TV Mode: ATSC + IPTV</li><li>Power: 90-240 VAC [A]</li><li>Color Option: METEOR BLACK</li></ul> Frame: Anthracite (AN), Cover: Anthracite Black (EA) <b>CODE: DFKUAQ3AAN00EA2U</b>	6	51,312.00 <b>6 x 8,552.00</b>
 <b>EXCITE LIVE SYNCHRO AR LIVE 16 P 5000 METEOR BLACK</b> <ul style="list-style-type: none"><li>Model: 5000</li><li>Console: LIVE 16</li><li>TV Mode: ATSC + IPTV</li><li>Power: 90-240 VAC [3]</li><li>Color Option: METEOR BLACK</li></ul> Frame: Anthracite (AN), Cover: Anthracite Black (EA) <b>CODE: DFHU3Q3AAN00EA2U</b>	2	16,464.00 <b>2 x 8,232.00</b>
<b>TOTAL CARDIO</b>	10	79,160.00






### STRENGTH

PRODUCT	QTY	NET AMOUNT USD
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## STRENGTH

PRODUCT	QTY	NET AMOUNT USD
 <p><b>DUAL ADJUSTABLE PULLEY FITNESS STRENGTH Anthracite Black(B)</b></p> <ul style="list-style-type: none"> <li>Weight Stack: +80 kg/160 lbs</li> <li>Color Option: STRENGTH Anthracite Black(B)</li> <li>Frame: Anthracite (AN), Cover: Textured Black (B) , Upholstery: [None]</li> </ul> <p><b>CODE: MB448N0-AN00GGBL</b></p>	1	6,961.50 <b>1 x 6,961.50</b>
 <p><b>MULTIPOWER [None]</b></p> <ul style="list-style-type: none"> <li>Weight Stack: None</li> <li>Color Option: [None]</li> <li>Frame: Anthracite (AN), Cover: None , Upholstery: [None]</li> </ul> <p><b>CODE: MB82NN0-AN00GG00</b></p>	1	4,802.50 <b>1 x 4,802.50</b>
 <p><b>FITNESS BENCHES ADJUSTABLE BENCH Anthracite - Black [55]</b></p> <ul style="list-style-type: none"> <li>Color Option: Anthracite - Black [55]</li> <li>Frame: Anthracite (AN), Cover: Graphite Grey (GG) , Upholstery: Black (V0)</li> </ul> <p><b>CODE: PA04-ANV0GG</b></p>	2	2,682.00 <b>2 x 1,341.00</b>
 <p><b>TWO TIER DUMBBELL RACK</b></p> <ul style="list-style-type: none"> <li>Color Option: Frame: Black (NB), Cover: Black (NR)</li> </ul> <p><b>CODE: A0000521-NB</b></p>	1	1,755.00 <b>1 x 1,755.00</b>
 <p><b>SELECTION 700 ABDOMINAL CRUNCH 700 METEOR BLACK</b></p> <ul style="list-style-type: none"> <li>Weight Stack: Plus</li> <li>Color Option: METEOR BLACK</li> <li>Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)</li> </ul> <p><b>CODE: MNBCNNMCMANFMAN10</b></p>	1	4,064.00 <b>1 x 4,064.00</b>
 <p><b>SELECTION 700 CHEST PRESS 700 METEOR BLACK</b></p> <ul style="list-style-type: none"> <li>Weight Stack: Plus</li> <li>Color Option: METEOR BLACK</li> <li>Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)</li> </ul> <p><b>CODE: MNFCNNMCMANFMAN10</b></p>	1	3,744.00 <b>1 x 3,744.00</b>
 <p><b>SELECTION 700 DUAL LEG CURL/EXTENSION 700 METEOR BLACK</b></p> <ul style="list-style-type: none"> <li>Weight Stack: Plus</li> <li>Color Option: METEOR BLACK</li> <li>Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)</li> </ul> <p><b>CODE: MNMCNNMCMANFMAN10</b></p>	1	5,064.00 <b>1 x 5,064.00</b>

## STRENGTH

PRODUCT	QTY	NET AMOUNT USD
 <p><b>SELECTION 700</b> <b>DUAL PECTORAL/REVERSE FLY 700</b> <b>METEOR BLACK</b></p> <ul style="list-style-type: none"> <li>Weight Stack: Plus</li> <li>Color Option: METEOR BLACK</li> <li>Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)</li> </ul> <p><b>CODE: MNNCNNMCANFMAN10</b></p>	1	5,064.00 <b>1 x 5,064.00</b>
 <p><b>SELECTION 700</b> <b>LAT MACHINE 700</b> <b>METEOR BLACK</b></p> <ul style="list-style-type: none"> <li>Weight Stack: Plus</li> <li>Color Option: METEOR BLACK</li> <li>Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)</li> </ul> <p><b>CODE: MNLCNNMNANFMAN10</b></p>	1	3,584.00 <b>1 x 3,584.00</b>
 <p><b>SELECTION 700</b> <b>LEG PRESS 700</b> <b>METEOR BLACK</b></p> <ul style="list-style-type: none"> <li>Weight Stack: Plus</li> <li>Color Option: METEOR BLACK</li> <li>Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)</li> </ul> <p><b>CODE: MNACNNMNANFMAN10</b></p>	1	6,136.00 <b>1 x 6,136.00</b>
 <p><b>SELECTION 700</b> <b>LOWER BACK 700</b> <b>METEOR BLACK</b></p> <ul style="list-style-type: none"> <li>Weight Stack: Plus</li> <li>Color Option: METEOR BLACK</li> <li>Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)</li> </ul> <p><b>CODE: MNCCNNMCANFMAN10</b></p>	1	3,992.00 <b>1 x 3,992.00</b>
 <p><b>SELECTION 700</b> <b>SHOULDER PRESS 700</b> <b>METEOR BLACK</b></p> <ul style="list-style-type: none"> <li>Weight Stack: Plus</li> <li>Color Option: METEOR BLACK</li> <li>Frame: Anthracite (AN), Cover: Anthracite (AN) , Upholstery: Meteor Black (FM)</li> </ul> <p><b>CODE: MNECNNMCANFMAN10</b></p>	1	3,736.00 <b>1 x 3,736.00</b>
<b>TOTAL STRENGTH</b>	13	51,585.00

## SKILL LINE

PRODUCT	QTY	NET AMOUNT USD
 <p><b>SKILLROW 7"</b></p> <ul style="list-style-type: none"> <li>Display: 7"</li> <li>User Connectivity: through Technogym key reader</li> <li>Color Option: Frame: Anthracite (AN), Upholstery: Black (EA), Cover: Anthracite Black (EA)</li> </ul> <p><b>CODE: DJR0NDTANEAENR2</b></p>	2	5,871.00 <b>2 x 2,935.50</b>





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## TOTAL SKILL LINE

2

5,871.00

## OTHERS

PRODUCT

QTY

NET AMOUNT  
USD



### SKILLTOOLS KIT

1

4,311.00  
1 x 4,311.00

CODE: A0001029-LBKNR



### Power Pack DAP

1

454.50  
1 x 454.50

CODE: A0000550

### HAMPTON DURA PRO 5 50LB DB

1

1,585.04  
1 x 1,585.04

CODE: JZE\_HF-DPU-5-50

### HAMPTON URTHE PLATES 5 45LB

1

907.44  
1 x 907.44

CODE: JZE\_HF-HOG-U-250

## TOTAL OTHERS

4

7,257.98



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## SOFTWARE SERVICES

PRODUCT	QTY	MONTHLY NET AMOUNT USD
Live Premium Content 36 M	9	45.00
CODE: ENPTS0X36V0-M		
TOTAL SOFTWARE SERVICES	9	45.00



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## TOTAL WELLNESS SOLUTION SUMMARY

**TOTAL AMOUNT**  
**USD**

### PRODUCTS

Products	143,873.99
Delivery&Installation	21,430.53
<b>Total</b>	<b>165,304.52</b>
TAX (6.5 %)	11,571.32 *Freight is not included in taxes calculation
<b>Total (TAX included)</b>	<b>176,875.84</b>

### SOFTWARE SERVICES

Monthly amount	45.00
Payment frequency	Monthly
Number of Installments	36
Total Installment amount	45.00
TAX (6.5 %)	3.15
<b>Total Installment amount (TAX Included)</b>	<b>48.15</b>
Total Contract amount (TAX Included)	1,733.39

### PAYMENTS

Payment Method	Payment Terms	Amount
		178,609.23



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## DELIVERY TERMS

**Delivery Terms:** Delivered at place

**Delivery week:** Delivery date is intended as any working day included in the "week" starting from **Monday [08/01/2022]** to **Friday [08/05/2022]**

The delivery date is binding as soon as it is confirmed by Technogym.

*The delivery date cannot be earlier than „9" weeks of the date of receipt of this signed proposal and will be binding only upon payment of the deposit, if required. Please note that the delivery date may vary during peak periods. Technogym will always communicate the final delivery date within the order confirmation. The delivery day is defined as every working day that falls within the communicated "delivery week"*

By signing this proposal the customer accepts and confirms the above contents subject to the TECHNOGYM® General Sale Terms and Conditions and/or - where applicable - the Service General Terms and Conditions and/or the MYWELLNESS® Cloud Master Subscription Agreement:

Place and Date:

Name and title:

Signature:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Images and any other figurative representation of the products included within this offer are indicative only and may contain inaccuracies. For more precise details on each product, please refer to single descriptions.*

## INSTALL REQUIREMENTS

### MINIMUM CEILING HEIGHTS

*For the below items, these include an additional 0.92 in, the minimum recommended height for chin-up functionality:*

CHIN UP LEG RAISE DIP – 9.02ft	OLYMPIC HALF RACK – 8.86ft	CABLE CROSSOVER – 8.86ft
DUAL ADJUSTABLE PULLEY – 8.69ft	KNEELING EASY CHIN DIP – 9.02ft	POWER PERSONAL – 8.37ft
OLYMPIC POWER RACK – 9.19ft	OMNIA3 AND OMNIA8 – 8.69ft	CABLE STATIONS 5 – 9.02ft

*For the following items, consider the minimum height required during operation with an user 5.91ft tall:*

RUN – 8.04ft	SYNCHRO – 7.87ft	STEP – 8.04ft
VARIO – 8.04ft	CLIMB – 9.51ft	CROSSOVER – 7.71ft

### ACCESS FOR INSTALLATION

*Note that these are large items and therefore require a site visit if installed through narrow access or stairs:*

DUAL ADJUSTABLE PULLEY; VARIO; ARTIS SYNCHRO; CABLE TOWER; CABLE STATIONS

### FOOTPRINT REQUIREMENTS

SKILLMILL, SKILLRUN, ALL TREADMILLS – in accordance with The General Product Safety Directive ISO 20957-1:2013 & UNI EN 957-6:2014 - a clearance of 6.56 feet space behind each treadmill is required.

KINESIS ONE and KINESIS CLASS – to maximize the functional capabilities of this product a working distance of 6.56 feet is recommended.

KINESIS STATIONS – to maximize the functional capabilities of this product a working distance of 3.28 to 5.25 feet is recommended.

OMNIA<sup>3</sup> – to maximize the functional capabilities a footprint of 12.47ft (L) x 9.51ft (W) is recommended.

OMNIA<sup>8</sup> – to maximize the functional capabilities a footprint of 18.37ft (L) x 21.33ft (W) is recommended.

### FIXING AND SECURITY

The following products need to be fixed as specified in user manual, assembly instructions, safety information and warning stickers applied to the product.

**SELECTION:** Pectoral (C913) Multipower (C953, M853, M953), Chest press (C970), Crossover (M824, M924), Ercolina (M828, M928), Ercolina Rehab (M859, M959), Cable Jungle (M882, M982), Radiant (M888, M988)

**ELEMENT:** Ercolina (MA80, MB80), Ercolina Rehab (MA90, MB90), Multipower (MA83, MB83), Crossover Cables (MA85, MB85), Dual Adjustable Pulley (MB43)

**CABLE STATIONS:** Cable tower (MB89), Crossover Cables (MB93)

**KINESIS STATIONS:** Overhead Press (MH15), Press (MH20), High Pull (MH30), Core Station (MH65), Step/Squat (MH67), Low Pull (MH95)

**OMNIA:** Omnia8 (MJ05), Omnia3 (MJ10, MJ15, MJ20)

**PERSONAL:** Kinesis Personal (MD051, MD052), Rack Personal (A0000874)

**LIFTING PLATFORMS** – install only on a firm, flat surface. Do not install on a soft or floating surface

Technogym accepts no liability for injuries or otherwise to any person/s or good/s resulting from insecurity of the machines which are not installed and used in compliance with the user manual, Assembly Instructions, any additional safety information and warning stickers.

## IT INFRASTRUCTURE CUSTOMER REQUIREMENTS AND GUIDELINES

### GENERAL REQUIREMENTS

1. Use a **dedicated** Internet connection for the Technogym equipment.
2. Connect Technogym equipment preferably **by wire** where possible
3. **Do not use proxy servers** to connect Technogym equipment.
4. Use **DHCP** method for IP address assignment where possible.
5. Install the Wi-Fi access point in the **same room** of the equipment.
6. **Do not disable the DNS** name list provided by Technogym.

### UNITY EXCITE/ARTIS/PERSONAL, SKILLRUN & UNITY SELF KIOSK

1. Supported Wi-Fi standard: IEEE 802.11a/b/g/n – 2,4 GHz and 5 GHz
2. Bandwidth is dependent on the number and type of applications that can be configured from the "TECHNOGYM APP STORE" :

UNITY NETWORK / INTERNET - Bandwidth requirements	5 pcs. equipment		10 pcs. equipment		20 pcs. equipment		40 pcs. equipment		60 pcs. equipment		100 pcs. equipment	
	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.
<b>TRAINING ONLY - MINIMUM</b> requirements (training only, no apps installed)	>1 Mbps	>512 kbps	>1 Mbps	>512 kbps	>2 Mbps	>1 Mbps	>3 Mbps	>1 Mbps	>4 Mbps	>2 Mbps	>4 Mbps	>2 Mbps
<b>NO VIDEO STREAM - MINIMUM</b> requirements (training, tracking, browsing, no video stream)	>2 Mbps	>512 kbps	>5 Mbps	>512 kbps	>7 Mbps	>1 Mbps	>10 Mbps	>1 Mbps	>12 Mbps	>2 Mbps	>16 Mbps	>2 Mbps
<b>VIDEO STREAM - MINIMUM</b> requirements (including video stream, e.g. YouTube)	>5 Mbps	>512 kbps	>7 Mbps	>512 kbps	>10 Mbps	>1 Mbps	>20 Mbps	>1 Mbps	>30 Mbps	>2 Mbps	>50 Mbps	>2 Mbps

### UNITY MINI

1. UNITY MINI supports only Wi-Fi networks and requires bandwidth only for training data.
2. Supported Wi-Fi standard: IEEE 802.11a/b/g/n – 2,4 GHz and 5 GHz.

UNITY MINI – Wi-Fi only NETWORK / INTERNET - Bandwidth requirements	5 pcs. equipment		10 pcs. equipment		20 pcs. equipment		40 pcs. equipment		60 pcs. equipment		100 pcs. equipment	
	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.	Downl.	Upl.
<b>MINIMUM</b> requirements	>1 Mbps	>512 kbps	>1 Mbps	>512 kbps	>2 Mbps	>1 Mbps	>3 Mbps	>1 Mbps	>4 Mbps	>2 Mbps	>4 Mbps	>2 Mbps

### TEAMBEATS, GROUP CYCLE, SKILLROW, SKILLMILL, SKILLBIKE

1. Technogym equipment can be used in two configurations: in classes or just as equipment

NETWORK / INTERNET - Bandwidth requirements	50 pcs. equipment		100 pcs. equipment		200 pcs. equipment	
	Downl.	Upl.	Downl.	Upl.	Downl.	Op
<b>ONLY EQUIPMENT - MINIMUM</b> requirements (devices directly connected to mywellness cloud)	>1 Mbps	>1 Mbps	>2 Mbps	>2 Mbps	>4 Mbps	>4 Mbps
<b>DIGITAL CLASS- MINIMUM</b> requirements (devices directly connected to UNITY SELF)	>0.5 Mbps	>0.5 Mbps	>1 Mbps	>1 Mbps	>2 Mbps	>2 Mbps

2. When present, it is recommended to connect UNITY SELF to the internet via wire
3. GROUP CYCLE, SKILLROW, SKILLMILL, SKILLBIKE work only with Wi-Fi and are compatible with the Wireless Standards IEEE 802.11 b,g - 2.4Ghz
4. All equipment and UNITY SELF kiosk must be connected in the same network (subnet)





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## GENERAL TERMS AND CONDITIONS OF PRODUCT SALES

**Acceptance.** Any order for Products or Services of Technogym USA Corp ("Technogym") is subject to the General Terms and Conditions of Product Sales (this "Agreement") between Technogym and you (the "Customer"). THIS AGREEMENT APPLIES TO THE SALE OF ANY PRODUCTS OFFERED BY TECHNOGYM. **Any provisions or conditions of any proposal, purchase order or other document that is inconsistent with or in addition to this Agreement is hereby voided and not binding, without the prior written consent of Technogym.** Technogym reserves the right to change, revise or update specifications and designs regarding Technogym's Products. Such changes do not entitle Customer to corresponding changes, revisions or updates for Products previously sold or shipped without additional payment. ALL ORDER(S) ARE EXPRESSLY CONDITIONED ON CUSTOMER'S ACKNOWLEDGEMENT OF, AND AGREEMENT WITH, THIS AGREEMENT. **See specific terms for Digital Products or Services and Maintenance Service Agreements.**

**Shipment.** Shipment dates are approximate and are NOT guaranteed. Customer waives all claims for damages due to delay in delivery beyond the control of Technogym. Technogym shall have the right to deliver Products in one or multiple shipments. Unless otherwise agreed by the parties, all shipping is **DAP (Delivered at Place) Customer place of destination** and Customer will be charged for all costs of shipping, handling and installation. Customer is responsible for all extra costs caused by split shipments and delays in the delivery or installation of Products and Services at customer request (other than force majeure), including storage, transportation and installation costs.

**Price.** Unless otherwise denoted, all monetary amounts are in United States Dollars for customers located in the USA and in Canadian Dollars for those located in Canada. All prices are exclusive of delivery & installation and all sales, use and excise taxes; these items will be included in separate lines in the invoice if applicable. Customer shall be responsible for any other applicable taxes and charges. Orders do not include Training services unless expressly included and agreed to by Technogym. Prices agreed in the order are guaranteed for a period of ninety (90) days; beyond that period, Technogym has the right to update the prices and/or change discontinued products. Invoice will be issued upon delivery or pick-up.

**Customer's Payment.** Customer shall make payments for the Products & Services by ACH transfer, wire transfer or check. Credit cards or other form of payment must be preapproved by Technogym at the time of placing the order. Unless otherwise stated, payments for equipment will be due **20% at the order and 80% three (3) weeks prior to shipment** of the Products while Parts and Services should be fully paid at the order. Payment terms apply from the date of delivery or invoice, whichever is earlier. Invoices for orders partially shipped need to be paid independent of each other per the agreed payment terms. Customer should request copies of missing invoices before the due date – missing invoices is not a valid excuse for lack of payment and the account will be considered delinquent. Disputed charges should not prevent payment for all other undisputed amounts.

**Past Dues.** Late payment(s) will be grounds for Technogym to discontinue performance, including but not limited to, forfeiture of any deposit or prepayment, block the customer account and prevent customer from receiving warranty support, service or parts. For Service & Digital contracts, the lack of payment for two (2) consecutive installments may cause its cancellation. Customer agrees to pay all attorneys' fees and collection agency charges incurred in the collection of any delinquent amounts due to Technogym.

**Security Interest.** Until all Products or other indebtedness are paid in full, Customer grants Technogym a security interest in and lien on all Products sold to Customer and all proceeds arising out of the sale of the Products by Customer. Customer shall execute such documents as necessary or reasonable to perfect Technogym's security interest, and consents to Technogym filing a UCC financing statement accordingly.

**Order Cancellation.** For full refund of deposit and no penalties, Customer may cancel all or part of an order no later than 30 days prior to the delivery date agreed on the initial order for non-customized Products and 90 days for customized Products. Customer agrees to pay Technogym a fee equal to **50% of the purchase price** for failure to cancel any orders within the timeframe herein. Customer also agrees to pay a three percent (3%) fee on all payments to be returned that were paid with credit card. Technogym has the right to deduct these fees from Customer's deposits or prepayments.

**Nonconforming Orders.** Customer must notify Technogym in writing within fifteen (15) days of the delivery date or pick-up date if any Products do not conform to the terms of the order or are damaged. Failure to timely report defects will void any right to return any Product for credit or replacement. Any alleged defect or nonconformance which may become apparent after acceptance shall be subject to the Limited Warranty. Customer is responsible for all costs and lost value of Product for nonconforming orders due to wrong information (or lack of it) supplied by Customer regarding structural or technical aspects of its facility (ceiling height, power requirements, connectivity, building regulations, etc.).

**Product Returns.** Except for warranty returns or nonconforming items, Products are not returnable for any reason without the prior written consent of Technogym. Opened-box returns are subject to a **restocking fee of 25%** of the purchase price on all returned Products during the first 30 days after the sale. After that, any returns are subject to a fee equivalent to the lost value of the Product as assessed by Technogym. In addition, Customer is responsible for all extraction costs. Delivery and installation costs are not refundable. No returns accepted after 90 days. All returns must be in its original condition including all original manuals, paperwork, parts and accessories. Customer also agrees to pay a three percent (3%) fee of the purchase price of returned Products paid with credit card. Technogym has the right to deduct all these return fees from Customer's deposits or prepayments.

**Limited Warranty.** All TECHNOGYM® Products are sold with a Limited Warranty Policy. Any Technogym warranty is voided by misuse, accident, modification, unsuitable physical or operating environment, improper installation or maintenance, removal or alteration of any Product or parts identification label, or any failure caused by a product for which Technogym is not responsible. Each Limited Warranty shall be effective only to the original Customer and is nontransferable and is the sole warranty made by Technogym with respect to the Products purchased or provided to Customer and is in lieu of all other warranties by Technogym, express or implied. **See Warranty terms for more details.**

**Intellectual Property.** All patent, copyright, trademark, or other intellectual property rights in the Products are and shall remain vested in Technogym. Customer shall not remove or obscure any patent, trademark, copyright or other proprietary notices incorporated on or in the Technogym Products.

**Specific Products.** Certain Technogym equipment is required to be secured to walls or ground as per the user manual and manufacturer's specifications. Customer has sole responsibility for securing the equipment in its initial installation or subsequent relocations and in no event shall Technogym be liable for injuries or death caused by the lack of proper securing. Technogym may sell third party products without warranties other than those that third party manufacturers may provide to Customer.

**Limitation of Liability.** To the full extent allowed by law, Technogym's obligations and all remedies and the measure of damages shall be limited exclusively to the repair or replacement of non-conforming products at the option of Technogym. In no event shall Technogym (or individuals/entities working in its behalf) be liable for any direct or indirect consequential, incidental, punitive or special damages or expenses including without limitation, transportation, lost profits, loss of use, loss of power, power outages, cost of replacement power, legal fees, or damage to person or property, or any failure to meet any duty, including but not limited to any duty of reasonable care or of workmanlike effort, or for any damages or sums paid by customer to third parties, even if Technogym has been advised of the possibility thereof. Customer agrees to indemnify and hold Technogym and all its officers, agents, directors, and employees harmless against all claims, losses, expenses (including reasonable attorneys' and expert witnesses' fees and costs) for any damages to property or injuries to persons (including death) resulting from any act, omission, or negligence on the part of Customer. In no event shall Technogym be liable for injuries to persons (including death) or damage to property occurred after the (work) products or services have been furnished at the designated location.

**General.** Any terms of this Agreement shall remain in effect until fulfilled, and applies to the parties' respective successors and assignees. If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect. This Agreement shall be governed by and construed in accordance with the laws of the state of New York, exclusive of any conflict of law provisions. The United Nations Convention on Contracts for the International Sale of Goods does not apply.

**Dispute Resolution.** Except for an action seeking injunctive relief related to this Agreement, or entry and enforcement of any judgment on any arbitration award, the parties agree to resolve any dispute by binding arbitration by an arbitrator pursuant to the Expedited Procedures of the American Arbitration Association (if Customer is a U.S. party) or under the rules of conciliation and arbitration of the International Chamber of Commerce (if Customer is a non-U.S. party). The arbitration shall be held in New York County, New York, USA or such other location as mutually agreed upon by the parties to the dispute. The award rendered by arbitration shall be final, binding and a non-appealable judgment and the award may be entered in any court having jurisdiction thereof for purposes of judicial enforcement. The prevailing party shall be entitled to all reasonable attorneys' fees and costs incurred with respect to the arbitration and any appeal thereof. Special, consequential or punitive damages shall not be awarded by the arbitrator.

Acceptance:

Customer's name (please print)

Customer Signer: Name & Role

Signature for acceptance

Date

I understand that my signature above constitutes acceptance of the terms and conditions of sale.



The Wellness Company

***THANK YOU FOR YOUR INTEREST  
IN TECHNOGYM'S PRODUCTS AND SOLUTIONS.***

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***JOIN OUR WELLNESS COMMUNITY***



**#TECHNOGYM  
#LETSMOVEFORABETTERWORLD**

**TECHNOGYM USA**  
700 Route 46 East 2nd Floor  
Fairfield, NJ 07004  
Toll free: 800-804-0952  
Fax: 206-623-1898  
Email: [info@technogymusa.com](mailto:info@technogymusa.com)



## Specialized Supplies & Services Inc.

### Specialized Fitness Resources

P.O. Box 650515  
Miami, FL 33265

# QUOTATION

Quote Number: **106182**

Quote Date: Oct 11, 2022

Page: 1

Voice: 305-752-0451

Fax: 305-500-5585

#### Quoted To:

RIVERTOWN RIVERHOUSE AMENITY CENTER  
140 LANDING ST  
ST JOHNS, FL 32259  
UNITED STATES

#### Ship To:

RIVERTOWN RIVERHOUSE AMENITY CENTER  
140 LANDING ST  
ST JOHNS, FL 32259  
UNITED STATES

Customer ID	Good Thru	Payment Terms	Sales Rep
RRA025	11/10/22	Prepaid	JMR025

#### \*See Terms and Conditions Attached\*

Quantity	Item	Description	Unit Price	Amount
1,600.00	Sqft	8MM X 4' X 50' SFR SPORT ROLL COLOR: BLACK 10% -\$2.67/sqft 20% -\$3.22/sqft 95% -\$7.30/sqft	2.18	3,488.00
5.00	Each	4 GALLON PAIL OF ADHESIVE	267.00	1,335.00
1.00	Each	SFR CLEANER	69.99	69.99
2.00	Each	8MM BLACK REDUCERS 12' LENGTH	89.00	178.00
1.00	Each	INSTALL OF ROLLED RUBBER	5,600.00	5,600.00
1.00	Each	TEAR UP OF EXISTING CARPET + 8MM ROLLED RUBBER ISLAND	3,200.00	3,200.00
1.00	Each	EQUIPMENT MOVE	2,400.00	2,400.00
PLEASE NOTE: INSTALL DOES NOT INCLUDE FLOOR PREP, PATCHING, SANDING, 1/4" MOLDING OR BASEBOARDS IF NEEDED, IF THERE ARE EXISTING BASEBOARDS, SPECIALIZED WILL BE BUTTING UP TO THEM. THE CUSTOMER MUST PROVIDE AN ONSITE DUMPSTER. CURRENT LEAD TIME: 3-4 WEEKS TO PRODUCE + 3-4 BUSINESS DAYS IN TRANSIT. SQFT GIVEN BY THE CUSTOMER.				

#### Payment Terms:

50% of total order due upon signing contract.

25% of total order due upon shipment of materials. (For Installs Only)

25% of total order due upon substantial job completion. (For Installs Only)

Accepted By: \_\_\_\_\_

Signature: \_\_\_\_\_

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

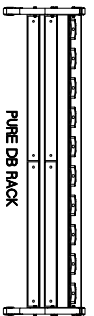
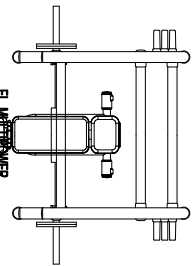
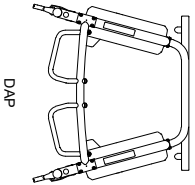
Subtotal	16,270.99
Sales Tax	354.97
Freight	1,196.69
<b>TOTAL</b>	<b>17,822.65</b>

Please note, 3% convenience fee will be charged  
with all credit card transactions.

YOGA MAT

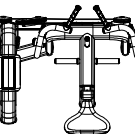
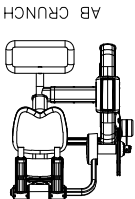
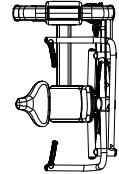
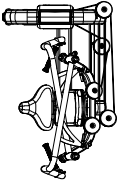
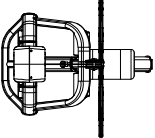
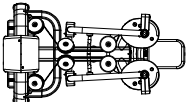
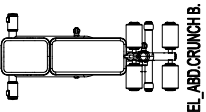
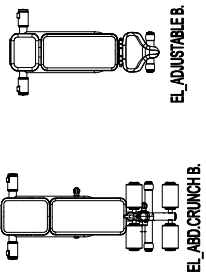


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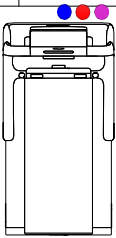


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REVERSE FLY

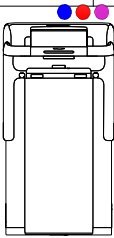
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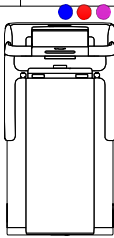
LOW ROW



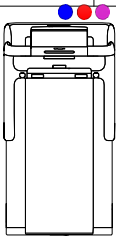
EXCITE  
RUN LIVE



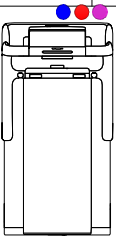
EXCITE  
RUN LIVE



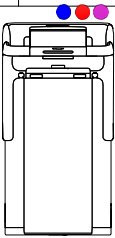
EXCITE  
RUN LIVE



EXCITE  
RUN LIVE



EXCITE  
RUN LIVE



EXCITE  
RUN LIVE

EXCITE  
SYNCHRO LIVE

EXCITE  
SYNCHRO LIVE

EXCITE  
BIKE LIVE

EXCITE  
REC. LIVE

MOULTKS

MOULTKS

DUAL LEG  
CURL - EXT

LEG PRESS



Rob Killen  
Southeast Florida  
Regional Business Developer  
MOBILE: 201.213.4028  
EMAIL: rkillen@technogym.com

River House Apartments  
St Johns Florida

● 220 VAC 20 AMP 60 HERTZ NEMA 5-20R  
OR  
● 110 VAC 20 AMP 5-60 HERTZ NEMA 5-20R  
EACH TREADMILL REQUIRES ITS OWN INDIVIDUAL  
BRANCH CIRCUIT WITH THE HOT, NEUTRAL AND  
GROUND WIRING RUN TO THE ELECTRICAL PANEL.

● CORDAL FOR CABLE/SATELLITE AND CAT 6 FOR DATA  
AND/OR PTV  
● 120 VAC 15 AMP 90-60 HERTZ NEMA 5-15R  
● 120 VAC 15 AMP 90-60 HERTZ NEMA 5-15R  
PLACEMENT OF THESE ARE FOR THE OPTIONAL UNIT  
MINI FOR SELECTION 800 OR BIOCOMFORT STRENGTH

SCALE: 03.03.22  
To Fit  
PROJECT NO.: TGRK22178  
REV: A1

## *TWELFTH ORDER OF BUSINESS*

*D.*

*1.*



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# RIVERTOWN

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## RECDD I Operations Report

*Date of report: 11/17/22*

*Submitted by: Jason Davidson*

### **RiverHouse update:**

Nothing to report at this time

### **Participation:**

*Pool: 503*

*Tennis: 88*

*Gym: 426*

*RiverHouse: 1,293*

*October Post Meeting Items Update:*

*Submitted by: Jason Davidson*

### **Supervisors Requests**

- RECDD I
  - Supervisor McIntyre
    - Continue to be aware of and monitor potential tent city locations throughout the community. Report back to all Supervisors if identified.
      - *Nothing to report back currently. We will continue to monitor.*
    - Bring back to Nov/Dec meeting security options.
      - *This will be presented at the December meeting.*
  - Supervisor Saks
    - Look into a PA/Sound system for the RiverHouse
      - *Jason was able to meet with Mac regarding this and we will be bringing back options to the December meeting*
    - Roaming security for Hallow Crawl
      - *This was communicated to SJCSO, and they were present during the festivities. We are very thankful for their presence.*
  - Supervisor Cameron
    - Had a few ideas for a speaker to aid in Supervisor Saks request, shared with Jason to investigate.
      - *Will be sure to include as an option when presented to the board in December.*
    - Working on the repurposing of the mound at the RiverHouse. Potential altering to a slide feature like what Shearwater has.
      - *This is still in progress; we thank you in advance for your patience as we gather this approach.*

## Tasker

CDD I, II and III Post Meeting Action Items				
Item	District	Proprietor	Description	Progress
Waterslide Repair Agreement	RECDD I	Jason	Epic Pools were approved to execute the repair in the amount of \$4,000.	completed
RiverFront Park Septic System Repair	RECDD I	Johnathan	Barneys pump were approved to execute the repair in the amount of \$2,363	in progress
Little Free Library	RECDD I	Clint	Work with residents on establishing little free libraries	in progress
UPS Temporary Usage Agreement	RECDD I	Jason	Work with DC on drafting agreement	complete
Soccer Shots Agreement	RECDD I	Jason	Work with DC on drafting the agreement	complete
Security Options	RECDD I	Jason	bring back potential security options	in progress
PA type System	RECDD I	Jason/Clint	Work with Supervisor McIntyre on a sound system/entertainment approach of RH	in progress
Mound repurpose	RECDD I	Johnathan	Repurpose of mound at the RiverHouse. Potential altering to a slide feature	in progress
Café Recap Summary	RECDD II	Eric/Jason	Café recap summery year over year month by month. Items to be included would be participation levels, cost comparisons, what's trending, etc.	complete
Reupholstering of Outdoor Cushions	RECDD II	Johnathan	Vincent and Sons were approved to execute the repair in the amount of \$1,715.4	in progress
Holiday Lighting and Décor Agreement	All	Jason	Work with DC on drafting agreement with Hulihan for Holiday Décor	complete
Complete VerdeGo transition	All	Jason/Kevin	Finalize transition	complete

## Lifestyle Update

*Submitted by: Clint Waugh*

### Exercise Classes and Kids Programming

#### Zumba with a Twist

- Class takes place Thursday morning at 9:15 AM.
- The class takes place inside the RiverHouse Fitness Room.

#### Aqua and Land Aerobics

- Water aerobics will be ending Friday, October 28<sup>th</sup> for the 2022 season. We will begin water again in May 2023.
- Our fall/winter schedule will be starting on October 31<sup>st</sup> and running through April.
- Land Aerobics will be Monday, Wednesday, and Thursday.
  - Monday at 10:15 AM, Wednesday at 10:00 AM and Thursday at 2:30 PM
- We will have a chair class on Tuesday at 10:00 AM. The popular Friday walking class will be back as well at 10:00 AM.
- Subject to change on the schedule due to participation.

#### Tennis

- Junior Tennis Fall program beings on August 16<sup>th</sup>. This will take place on Tuesday and Thursdays from August 16<sup>th</sup> through November 24<sup>th</sup>. The schedule is as follows:
  - Middle School Training (Ages 11-14) – 3:30 PM to 4:30 PM
  - Pre-K Athletic Development (Ages 3-4) – 4:30 PM to 5:00 PM
  - Red/Orange Ball (Ages 5-8) – 5:00 PM to 6:00 PM
  - Orange/Green Ball (Ages 9-12) – 6:00 PM to 7:00 PM
- Adult tennis has moved to Saturday mornings, with the top Tennis pro from 904 tennis running the program.
- Beginner/Intermediate women's tennis is held from 8:30 AM to 10:00 AM.

- A Wednesday night Women's class has been added from 7:00 PM to 8:30 PM due to demand.

### Soccer Shots

- Fall program starts on Monday, August 29<sup>th</sup> and runs through November 21<sup>st</sup>.
  - All children 2-9 years old from 4:15 PM to 6:00 PM
- Winter program will begin December 5<sup>th</sup> through February 6<sup>th</sup>.

### Gentle Flow Yoga

- Gentle Yoga will remain every Monday Morning 9:00 AM – 9:50 AM at the RiverHouse Fitness Room. We have added a Gentle class on Friday morning at 9:00 AM.
- We have expanded the yoga program here at RiverTown. There will be multiple classes of different types of yoga. Have seen good participation in all classes since expanding.
  - Gentle Yoga will still be on Monday's and Friday's at 9:00 AM
  - Flow and Go will be on Wednesday's at 12:00 PM
  - Strong Flow will be Thursday's at 6:00 PM

### Mary Time Music

- The fall program will begin at the end of August and run through December three times a week.
  - Tuesdays, Wednesdays, and Friday's from 11:00 AM to 11:45 AM

### Children's Dance Classes

- The fall schedule runs from August 16<sup>th</sup> through December 6<sup>th</sup>.
  - Ballet for Ages 3-5 from 4:45 PM to 5:30 PM
  - Jazz for K-2<sup>nd</sup> from 5:45 PM to 6:30 PM

### Art in Motion Classes

- During the school year we will continue and have a Wednesday afternoon classes:
  - 3:00 PM to 4:30 PM
  - 4:30 PM to 6:00 PM
- Have added a Adult class on Friday mornings from 10:00 AM to 12:00 PM at the RiverHouse.

### 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.
- Starting in September, we will do a rotation each month of a different type of Food truck. For November we are doing a Taco/Seafood food truck night
- 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.

### October Events

- Italian Nights – Sal's (3<sup>rd</sup>, 10<sup>th</sup>, 17<sup>th</sup>, 24<sup>th</sup>, 31<sup>st</sup>)
  - Every Monday at the RiverHouse from 5pm to 8pm
- Food Truck Friday's (7<sup>th</sup>, 14<sup>th</sup>, 21<sup>st</sup>, 28<sup>th</sup>)
  - Every Friday at the RiverHouse from 5pm to 8pm

- Food Truck Nights (13<sup>th</sup> and 27<sup>th</sup>)
  - Going to start rotating food type each month (example bbq trucks one month) at the RiverHouse from 5pm to 8pm every 2<sup>nd</sup> and 4<sup>th</sup> Thursdays
- Trivia (13<sup>th</sup>)
  - DJ Ross will be having Trivia from 6:30pm to 8:30pm. Category will be Halloween.
  - Will be a free event for all residents. Had 40 participants.
- Adult's Only Halloween 90's Party (21<sup>st</sup>)
  - Adult's only party at the RiverClub on October 21<sup>st</sup> from 7:00 PM to 10:00 PM
  - Will be a ticketed event; tickets are \$5 a person.
  - The RiverClub will close at 7pm for the event to begin.
  - With the RiverClub being shut down for the event from 7:00 PM to 10:00 PM we will be providing live music and games for the families that choose to go to Food Truck Friday from 5:00 PM to 8:00 PM.
  - Had 100 people for the party.
- St. John's County Library Bookmobile at RiverTown (14<sup>th</sup> and 28<sup>th</sup>)
  - Will be onsite on Friday, October 14<sup>th</sup> and 28<sup>th</sup> from 10:00 AM to 11:30 AM.
  - They will be parked at the RiverHouse.
- RiverTown Fall Festival (22<sup>nd</sup>)
  - Will be held at the RiverClub amphitheater from 11:00 AM to 2:00 PM.
  - We will have amusements and game, hayride, a DJ, costume contest, pumpkin patch, magicians, face painting and airbrush tattoos, stand up paddle board company with instructor giving demos, and St Johns County sheriff's office.
- Live Music at the RiverClub (27<sup>th</sup>)
  - Live music on the RiverClub pool deck/café from 5pm to 8pm.
- Trick or Treat RiverTown (31<sup>st</sup>)
  - We will have an event from 5:00 PM to 8:00 PM at the RiverClub on Halloween, the 31<sup>st</sup>. We will have a regular food truck, a desert truck, the Café bar will be open and will be giving out candy to all kids.
- Jaguars Group Outing (23<sup>rd</sup>)
  - Jacksonville Jaguars vs. New York Giants at 1:00 PM
  - Roundtrip charter bus transportation from RiverTown to TIAA Bank Field and a pre-game tailgate inside of TIAA Bank Field with inclusive food, beer, wine, water, and soft drinks starting three hours prior to kickoff. There are also options to buy separate items and not full package.
  - Had 40 residents participate in ticket package

### **November Events**

- Italian Nights – Sal's (7<sup>th</sup>, 14<sup>th</sup>, 21<sup>st</sup>, 28<sup>th</sup>)
  - Every Monday at the RiverHouse from 5:00 PM to 8:00 PM
- Food Truck Friday's (4<sup>th</sup>, 11<sup>th</sup>, 18<sup>th</sup>, 25<sup>th</sup>)
  - Every Friday at the RiverHouse from 5:00 PM to 8:00 PM
- Food Truck Nights (10<sup>th</sup>)
  - Going to start rotating food type each month (example bbq trucks one month) at the RiverHouse from 5:00 PM to 8:00 PM every 2<sup>nd</sup> and 4<sup>th</sup> Thursdays
- Music Bingo (3rd)
  - Music Bingo from 6:30 PM to 8:30 PM. Music Categories will be "Songs about Love" and

“Oldies but Goodies”.

- Will be a free event for all residents. Had 77 participants.
- Live Music at the RiverClub featuring resident Jeremy Weinglass (4<sup>th</sup>)
  - Live music on the RiverClub pool deck/café from 5pm to 8pm
- Trivia (10<sup>th</sup>)
  - Trivia from 6:30 PM to 8:30 PM. Category will be The Holiday's.
  - Will be a free event for all residents.
- RiverTown Vendor Fair (12<sup>th</sup>)
  - Up to 30 vendors for a gifts and craft fair at the RiverHouse from 11:00 AM to 2:00 PM.
  - Lots of resident participation as vendors
  - Will have food trucks as well as a musician playing background music during event
- Adult's Only Disco (70's) Party (18<sup>th</sup>)
  - Adult's Only Disco Party (70's) will be the 18<sup>th</sup> from 7:00 PM to 10:00 PM at the RiverClub.
  - Will be a ticketed event, \$5.
- World Cup/Florida vs. FSU viewing party at Club (25<sup>th</sup>)
  - USA vs. England at 2:00 PM (will be partnering with RiverTown Football Club) and then Florida vs. FSU at 7:30 PM
  - Café will open at 1:00 PM that day and will stay open to the end of the Florida Vs. FSU game.
- World Cup Viewing Party with RiverTown Football Club at Café (27<sup>th</sup>)
  - Spain vs. Germany at 2:00 PM

### **December Events**

- Italian Nights – Sal's (5<sup>th</sup>, 12<sup>th</sup>, 19<sup>th</sup>)
  - Every Monday at the RiverHouse from 5:00 PM to 8:00 PM
- Food Truck Friday's (2<sup>nd</sup>, 9<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup>, 30<sup>th</sup>)
  - Every Friday at the RiverHouse from 5:00 PM to 8:00 PM
- Food Truck Nights (8<sup>th</sup> and 22<sup>nd</sup>)
  - Going to start rotating food type each month (example BBQ trucks one month) at the RiverHouse from 5:00 PM to 8:00 PM every 2<sup>nd</sup> and 4<sup>th</sup> Thursdays
- Live Music at the RiverClub featuring resident Jeremy Weinglass (2<sup>nd</sup>)
  - Live music on the RiverClub pool deck/café from 5pm to 8pm
- Holiday Movie Night (3<sup>rd</sup>)
  - We will be showing a holiday movie “Elf” at the RiverClub Amphitheater on December 3<sup>rd</sup> at 6:00 PM. The café will be open for residents to utilize and will have a beverage tent at the amphitheater that evening.
- Light the Night (24<sup>th</sup>)
  - Luminaries will be bought thru Pine Castle again this year for residents to light the night on December 24<sup>th</sup> at 7:00 PM.
- RiverTown Holiday Spectacular (10<sup>th</sup>)
  - This will be an all-day event filled with Holiday activities.
  - From 12:00 PM to 3:00 PM we will have Santa and amusements for all ages at the RiverClub.
  - We will have our annual holiday golf cart parade sponsored by Nascarts.
  - We will have the Christmas Tree Lighting at the RiverClub at dusk followed by live music at the Amphitheater that evening.
- Holiday Craft (16<sup>th</sup> or 17<sup>th</sup>)

- Vendor and craft TBD
- Live Music at the RiverClub (TBD)
  - Live music on the RiverClub pool deck/café from 5:00 PM to 8:00 PM (themed holiday music)
- Jaguars Group Outing (23<sup>rd</sup>)
  - Jacksonville Jaguars vs. Dallas Cowboys at 1:00 PM
  - Roundtrip charter bus transportation from RiverTown to TIAA Bank Field and a pre-game tailgate inside of TIAA Bank Field with inclusive food, beer, wine, water, and soft drinks starting three hours prior to kickoff. There are also options to buy separate items and not full package.

#### **RT Website and Mobile Website – Update**

- Website and mobile website are live now.
- Since launch:
  - Newsletter Sign ups – 581 (was 554 for the October report)
  - Access Card forms – 344 (was 328 for the October report)
  - Contact us/report a concern – 382 (was 340 for the October report)

#### **Board Action**

- No action at this time.

*Field Services Update*

*Submitted by: Kevin McKendree*

#### **RiverHouse**

- Gym
  - We have proposals for purchasing and leasing options for equipment. This includes flooring. They will be presented to the board.
  - A piece of gym equipment had a cable snap. We have contacted the vendor for replacement.
- Rental Area
  - The team has been working to paint the trim throughout the facility. This project is ongoing due to daily occupancy of the area. We will continue to work this until completion.
  - The kitchen faucet has a slow drip. We are working on changing out the cartridge to stop it. If this does not fix the issue, full replacement is suggested.
  - There is a large beam at the entrance doors to the rental area that has begun to sag. We have contacted multiple general contractors and are awaiting proposals. Once acquired, we will present them to the boards.
  - One of the hand dryers in the family/handicap bathroom had its porcelain start to deteriorate. We were able to source another hand dryer and use the face plate to repair the issue. This leaves us with new internal parts to use if another dryer breaks. Saving the district ~\$450.

- Gate
  - The main pool entry gate hinge side post has been worn out over time and would no longer close securely. Rather than replacing the post we came up with a solution to secure a wooden post inside of the metal one to provide stability and new material to screw into. If this holds up it will be easy and cheap to replace the wood if the holes bore out over time.
- Playground
  - The playground has some speakers that have blown. We contacted the manufacturer who suggested for us to replace the motherboard at a cost of \$900. Instead, we were able to source speaker replacements and install them in house for \$160 which fixed the problem.
- Slide
  - We have contacted the vendor chosen to repair the slide and they have tentatively scheduled us for 11/15, depending on weather and equipment availability.

### **RiverClub**

- Pressure Wash
  - The team pressure washed the pathway leading to the amphitheater field to alleviate any potential slip hazards.
- Kayak launch
  - The periodic inspection was performed on the kayak launch. We will be replacing some of the non slip tape as the old has worn out.
- Pool
  - The pool coping is scheduled for repair on 11/8.
- Firepit
  - The pavers at the northern most firepit are beginning to sink. We will be pulling them up, leveling the dirt underneath with paver base and relaying them.
- Fencing
  - Some of the hardware for the black metal fencing pickets have worn out over time. We are currently in the process of repairing all that surround the club's pool.

### **Common Areas**

- Welcome Center Waterfall
  - Everything has been installed. The vendor started the pump and it was running but there appears to be an electrical issue so we shut it off to avoid any damage to equipment. Compac is coming out on 11/7 to troubleshoot.
- Painting
  - Due to the weather and scheduling conflicts, the painting of the KeyStone Corners monument and the Pirate Ship playground have been pushed at least two weeks. We are working with the vendor to ensure these projects are completed as this has been an extended wait for these projects.



- RiverClub Roundabout
  - The damage from all three accidents has been repaired and brought back to its original state.
  - Within the damaged landscaping a French drain was installed to stop puddling on the sidewalk and to keep the bed dry so that the new plant material can thrive.
  - Two of the well lights in the roundabout are damaged beyond repair. New lights are \$1400 each before install. We are working on having all twelve of the lights replaced to upright lights which will be much cheaper in the short and long term. Furthermore, we have changed the size of the tree rings to keep the lights inside of the mulch bed to alleviate future damage by landscape equipment.
- Footbridge
  - The walking bridge between Northlake and The Gardens was damaged during the storm by a large tree that fell on it. Blandford Marine was able to accommodate us quickly and complete its rebuild.
- RiverHouse Roundabout
  - The missing walking path light pole has been replaced. We powder coated a pole that we had here already and installed a new LED fixture in house.
- Community lighting
  - We are currently working diligently in house to audit and repair all safety lighting in the community.
  - Parts are on order for the five lights on RiverTown Main that are currently out.
- WaterSong fountain
  - The team has pressure washed the fountain itself. Work has been done to clear out all of the jets to get it to flow properly.
  - The filter pump was having issues priming. We contacted a vendor to rebuild the multiport valves to get it to function properly.
  - We are currently looking into painting options for the fountains structure.
- Outfalls
  - The team has been working alongside the district engineer to continually monitor outfalls of the retention ponds in the community for blockages. The large pond in NorthLake, off of Orange Branch Trail we are opening up and removing blockages twice a week since the storm.
- Longleaf Pine
  - It was brought to our attention by JEA that Longleaf Pine (Cr2204) was in need of double sided reclaim water signage along the median every 1000 feet to meet code. We assembled and installed all that we had on hand and ordered more through our sign vendor. We will complete the rest of the install as soon as they arrive.
- RiverFront Park
  - An electrical component had some exposed wires on the dock. The team assessed and repaired the issue.
  - Due to someone climbing the pier and opening the hatch at the top, the team had to install and lock to disallow any further issues. We are monitoring this to ensure no other issue occur.

2.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

## Service Report

**Date :** Oct 31, 2022

**Field Techs:** Mike Liddell  
Justin Powers  
Clayton Wilford

**Client:** RiverTown

**Pond A:** Treated alligator weed around end of pond.



**Pond B:** Treated algae around entire pond.



**Pond C:** Applied algaecide to pond.



**Pond D:** Treated for torpedo grass around the pond.



**Pond E:** Applied algaecide around edge of pond.



**Pond G:** Applied algaecide.

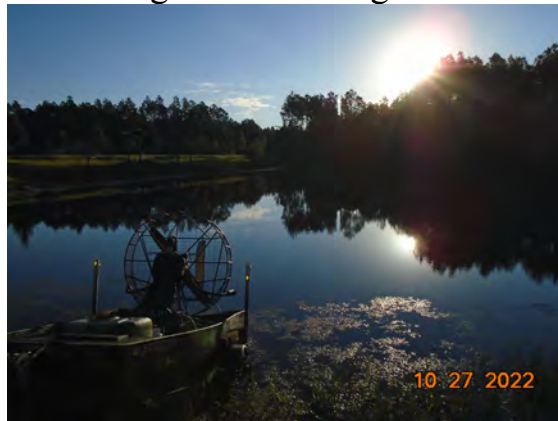




**Pond H:** Treated algae.



**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:** Pond is in good condition; previous treatment was effective.



**Pond M:** Pond is in good condition, no algae noticed. Fountain was running at time of visit.



**Pond Q:** Previous treatment appears effective, pond in good condition.



**Pond R:** Picked up minor trash, pond looks good. Previous treatment was effective.



**Pond S:** Previous treatments were effective. Pond in good condition.



**Pond T:** Pond is in good condition. Previous treatment was effective.



**Pond U:** Pond in good condition, treated minor algae.



**Pond V:** Previous treatments appear effective. Pond in good condition.





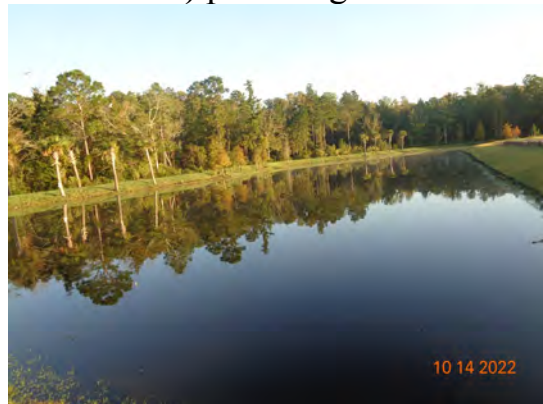
**Pond W:** Applied algaecide. Grasses around pond are getting thick on easement.



**Pond X: (Homestead)** Treatment for coontail was effective, mostly dead stems floating.



**Pond Y: (behind model homes)** pond in good condition.



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



**Pond AA: (Homestead) Applied algaecide.**



**Pond BB: (Homestead) Treated algae.**



**Pond CC: Treated for algae.**



**Pond DD:** Previous treatments appear to be working, removed trash and treated for algae.



**Pond EE:** Treated for algae. Pond is in good condition.



**Pond FF:** Pond looks good, picked up minor trash. Treated for algae.



**Pond GG:** Pond in good condition, treated for algae and emergent weeds.





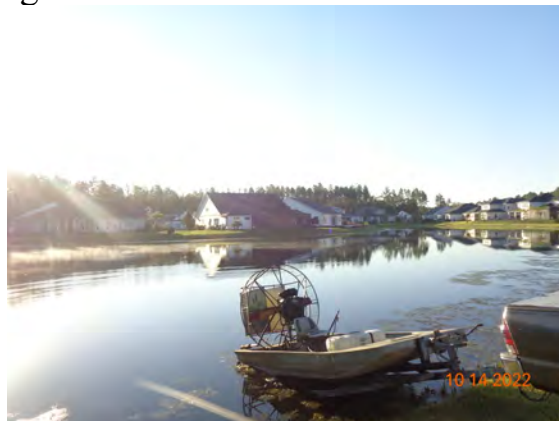
**Pond HH:** Treated for algae and emergent weeds, picked up trash.



**Pond II:** Pond in good condition, treated for algae.



**Pond JJ:** Applied algaecide treatment.



**Pond KK:** Applied pond dye.



**Pond LL:** Pond is in good condition, no algae noticed.



**Pond MM:** Picked up minor trash. Previous treatment was effective.



**Pond NN:** Treated algae around pond.

**Pond OO:** Pond looks good. Previous treatment was effective.



**Pond PP:** Pond looks good, previous treatment was effective.



**Pond QQ:** Previous treatment effective, pond looks good.



**Pond RR:** Pond in good condition no algae or trash noticed.





**Pond SS:** Applied algaecide.



**Pond TT:** Treated perimeter vegetation.



**Pond UU:** Treated cattails.

**Pond VV:** Treated algae and removed trash.



**Pond WW:** Pond in good condition, picked up trash, no algae noticed.





**Pond XX:** Pond in good condition, no algae noticed.



**Pond CR-7 (front):** Pond looks great, treated emergent weeds.



**Pond River Club 1:** Treated vegetation.



**Pond River Club 2:** Treated vegetation.



### **Water Song/ Clayton Wilford**

**Pond 1:** Treated the perimeter for algae and alligator weed.



**Pond 2:** Previous treatment was very effective. Applied pond dye for algae prevention.



**Pond 3:** No algae or invasive species noted. Applied pond dye for algae prevention.



**Pond 4:** Treated perimeter vegetation and algae.



**Pond 5:** Treated for algae. Applied pond dye for algae prevention.



**Pond 6:** Applied pond dye.



**Pond 7:** Applied pond dye.

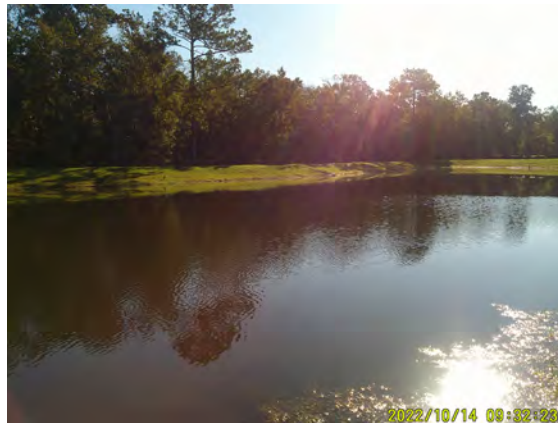


**Pond 8:** Treated the perimeter.





**Pond 9:** Applied pond dye.



**Pond 10:** Previous treatment was effective. Applied pond dye.



**Pond 11:** Treated the perimeter vegetation.



**Pond 12:** Treated the perimeter for cattails and alligator weed.



**Pond 13:** Treated the perimeter and applied pond dye.



**Pond 14:** Previous treatment of the cattails was effective.



**Pond 15:** Applied pond dye.





*E.*



## **Rivers Edge CDD – 1,2,3, and Sharded Offsite Improvements**

### **Landscape Update for November 2022**

- **General Maintenance**

- Our maintenance team has mowed all common grounds and are learning the feel for the community.
- We have Detailed and Cleaned up the Riverhouse and Riverclub.
- We have completed Renderings for the front entrance of Main Street, Roundabouts on SR 13, and The River House.
- Team is spraying for weeds throughout the community and trimming shrubs.
  - Tree-form ligustrum trees will have their bottom canopies raised and leveled throughout the property for their intended look.
  - Plant separation will occur for aesthetic purposes and plant health.
- Team has been spraying all mulch beds for clean appearance
- Team will begin grass cutbacks once Muhly Grass has finished blooming
- Enhancement Has completed the vehicle damage at the roundabout
- Enhancement crew has been standing trees that have fallen from the storm with tree braces and straps.
- Team will be hand pulling weeds each week that are overgrown is shrubs and roses
- We have almost completed cleaning up the walking trails.
- Annual flowers have been installed along with fresh and rich soil. We raised the beds for a better show. We installed Yellow and Orange marigolds and Victoria Blue Salvia
  - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
    - This is caused by the flowers staying too saturated which causes the roots to rot.
- Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.

- Because of this you will see scalping occasionally until the proper height is achieved.
    - Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so that the new green growth is what is showing after each mowing occurrence moving forward.
- **Irrigation**
  - Techs have been running through system and making repairs as we go.
  - All clocks are being set to run twice a week
  - Lead tech is working with IQ system to help system run more efficiently
  - Other options are being looked at to make the system more efficient and save on the annual water cost.
    - Items being looked at:
      - Eliminating bubblers on established trees that do not need them anymore
      - Making sure all rain sensors are operational
      - Adding rain sensors to battery operated valves
        - Each area will be different depending on layout and justification of cost.
          - Some will be looked at to be added to a clock with wiring.
          - Others will be looked at for rain sensor installation and hidden by plant material if required.
    - Full Irrigation inspection report will be sent over once we have run through entire system
  - **Fert/Chem**
    - Our techs will be fertilizing the entire property this month with 0-0-62 with micros. No nitrogen will be applied until next spring when the turf is coming back out of dormancy.
      - Nitrogen encourages fungus growth during the cooler months when conditions are primed for it.
      - Micros in the winter chemical mixes, mainly iron, will help the turf keep color until each turf type fully goes dormant.
    - We will treat for turf weeds throughout community
      - Seasonal weeds such as chamber bitter is popping up in a lot of areas already.
    - The turf is starting to go dormant. You will see the turf color gradually start to fade.
      - Zoysia is the first to go dormant, Bermuda will be next, and St Augustine will be the last to show this.
      - With the temperatures last week in the 50s during the night time, the process has already begun.
  - **Arbor**
    - We will continue to lift low hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with balanced weight distribution from the branches.