

*Rivers Edge
Community Development District*

December 14, 2022

AGENDA

Rivers Edge Community Development District

www.RiversEdgeCDD.com

December 7, 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, December 14, 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
 - A. Oath of Office for Newly Appointed Supervisors
 - B. Consideration of Resolution 2023-05, Designating Officers
- IV. Approval of the Consent Agenda
 - A. Minutes of the November 16, 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. Discussion of Fences Encroaching on District Easements
- VII. Consideration of Proposal for Extended Warranty on New Gym Equipment (Cost Share Item)
- VIII. Discussion of Portable Pickleball Courts

- IX. Discussion of RFP for Amenity Facility Management Services
- X. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager
 - 1. Report
 - 2. Pond Service Report
 - 3. RiverTown Lifestyle Discussion
 - E. Landscape Team – Report
- XI. Other Business
- XII. Supervisor Requests and Audience Comments
- XIII. Next Scheduled Meeting – January 18, 2023 at 6:00 p.m. at the RiverTown Amenity Center
- XIV. 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.

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2023-05

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

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

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

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 14TH DAY OF DECEMBER, 2022.

ATTEST

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

Minutes of Meeting
Rivers Edge
Community Development District

The regular meeting of the Board of Supervisors of the Rivers Edge Community Development District was held Wednesday, November 16, 2022 at 11:00 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
Robert Cameron	Supervisor
Scott Maynard	Supervisor

Also present were:

Marilee Giles	District Manager
Lauren Gentry	District Counsel
Ryan Stillwell	District Engineer
Dan Fagen	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Clint Waugh	Vesta/Amenity Services
Kevin McKendree	Vesta/Amenity Services
Blake Dougherty	Yellowstone
Cheyne Solesbee	Yellowstone
Mike Scuncio	Yellowstone

The following is a summary of the discussions and actions taken at the November 16, 2022 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 11:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS**Organizational Matters – Consideration of Appointments to Seats 2 and 4**

Ms. Gentry stated we had an election on November 8th and there were two seats that were up for election this year for which no one registered with the supervisor of elections to qualify to be on the ballot. Those seats will be declared vacant, and the board has the option of appointing somebody to fill those seats. The appointees can be the current supervisors, they can be somebody new, but they have to be at least 18 years old, a citizen of the United States, a resident of the State of Florida and of the district and registered to vote in St. Johns County. Until someone is appointed to fill those seats the incumbents will stay in those seats and hold over until somebody is appointed.

Mr. Saks stated I recommend that if they want to remain that we keep them on. If someone else were interested, they would have qualified to be on the ballot.

On MOTION by Mr. Saks seconded by Mr. Baron with all in favor Scott Maynard was appointed to fill the vacancy in seat 2.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor Mr. McIntyre was appointed to fill the vacancy in seat 4.
--

Ms. Giles stated at the next meeting we will administer the oath of office to Mr. McIntyre and Mr. Maynard and designate the officers.

Ms. Gentry stated those seats are officially vacant as of the 22nd, the second Tuesday following the election. After that time, you will be sworn in.

FOURTH ORDER OF BUSINESS**Approval of the Consent Agenda****A. Minutes of the October 19, 2022 Meeting**

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the minutes of the October 19, 2022 meeting were approved as presented.
--

B. Balance Sheet & Income Statement**C. Assessment Receipt Schedule****D. Approval of Check Register**

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the check register was approved.

FIFTH ORDER OF BUSINESS**Ratification of Fence Installation Request
Encroaching into a CDD Easement at 597
Kendall Crossing**

This item was tabled.

SIXTH ORDER OF BUSINESS**Consideration of Proposals for Update the
Capital Reserve Study****A. Community Advisors****B. Reserve Advisors**

Ms. Giles stated the proposal from Community Advisors is for a renewal of your capital reserve study in the amount of \$2,100. On page 144 is a proposal from Reserve Advisors and it would be a new study in the amount of \$10,000.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the proposal from Community Advisors in the amount of \$2,100 was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2023-04
Amending the Fiscal Year 2022 General Fund
Budget**

Ms. Giles stated Resolution 2023-04 amends the fiscal year 2022 general fund budget to square up the expenditures based on FY 22 actuals. This is required for audit purposes. You are in good shape and have a fund balance ending FY 22 and what you start with in FY 23 and that fund balance is how you pay the bills for the first quarter until the tax assessments start coming in. Included in this are the last payment to the engineer, district counsel and VerdeGo if the board approves the final payment.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Resolution 2023-04 was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Acceptance of Corrective
Deed from HOA**

Ms. Gentry stated Mattamy was doing some internal property due diligence and discovered that Tract O, which is open space in the Garden District South and which was intended to be conveyed to the CDD, was actually deeded to the HOA. This tract is already included in the district's maintenance plan. This deed is just cleaning up the record so that the district owns the title of that tract. I believe the HOA has given us a signed copy of the deed so the action from the board today would be to accept that deed and accept ownership of that tract.

On MOTION by Mr. Baron seconded by Mr. Saks with all in favor the corrective deed from the HOA for Tract O Rivertown Parcel 12 Garden District South was accepted.

NINTH ORDER OF BUSINESS

Consideration of Whistling Pines Plat Conveyance

Mr. Davidson stated this is a cost share item and in front of you is an acknowledgement of acceptance of landscaping and irrigation in this specific area. I along with the developer, install team and Yellowstone have walked these areas and can confirm that they are ready, and Yellowstone is comfortable with taking these areas on. It is an annual cost of \$19,890 and the monthly would be \$1,657 and this is a cost share item.

Ms. Gentry stated if the board is inclined to approve this today it would be subject to drafting all the necessary conveyance documents and we would draft amendments to the aquatics and landscaping contracts.

On MOTION by Mr. Maynard seconded by Mr. Saks with all in favor the Whistling Pines Phase 3 Plat conveyance was accepted subject to district counsel drafting all the necessary conveyance documents, and amendments to the aquatics and landscaping contracts.

TENTH ORDER OF BUSINESS

Consideration of Facility Use Request for Belles & Beaus

Mr. Davidson stated you have consideration of facility use for the Belles and Beaus of RiverTown. They are looking to be able to utilize the RiverHouse from 5-9; they are still trying to find an available date.

Mr. Baron stated I would say okay with a caveat when we get towards the holidays or summer when the high school graduates, they use the facility that if a paid member requests the facility that they get bumped.

Mr. McIntyre asked do we need to add a timeframe?

Mr. Baron stated I don't want them saying we have the use when residents are trying to use it in a paid capacity, which is revenue back to the CDD.

Mr. McIntyre stated it wouldn't be fair for someone to come up a week prior and bump them. I would say 30-45 days.

A resident stated the people who belong to the clubs are paying members of the CDD. You can't really start bumping them if someone wants to have an activity.

Mr. Baron stated I agree that they are residents in the community. When someone wants to rent the facility that is revenue above and beyond the assessments paid by the residents. It can also interfere with major events that come up during the holidays, school graduation and the priority should be given to those major one-time events.

Ms. Giles stated the concern of the board is the application is too vague, one time a month.

A resident stated I'm concerned about a group that meets once a month for five years may get bumped.

Mr. McIntyre stated that does not apply to you.

Ms. Gentry stated they will be required to submit their schedule and our policies say it is subject to availability. If the board approves this application today it would be subject to staff working out an acceptable schedule.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the request for use of the RiverHouse by the Belles and Beaus was approved subject staff working out an acceptable schedule.

ELEVENTH ORDER OF BUSINESS

Consideration of New Gym Equipment (Cost Share)

Mr. Davidson outlined the leasing proposals from Sofitco, Commercial Fitness and Techno Gym and recommended Commercial Fitness as the other two boards approved that proposal and appointed a liaison to work with staff on the selection of equipment.

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor the proposal from Commercial Fitness was approved and Mr. Cameron will work with staff on the selection of equipment.

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

There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

C. District Manager

There being none, the next item followed.

E. General Manager

The board discussed the process of releasing payments to VerdeGo.

Ms. Giles stated once VerdeGo got up to the 80% we would release that month's payment so at each month's meeting it was discussed that they were at the 80% and if they were we would release the previous month's payment. We paid half of September's invoice, and the other half was contingent upon Vesta's and Yellowstone's approval that they met their obligations to release that last payment.

Mr. Baron stated from the standpoint of moving forward, let's make sure that if they are not at the 80% mark it is permanent withhold of a financial amount 100% of the base for that month. There is no recovery, a percentage taken.

Mr. McIntyre stated we will move forward.

Mr. Baron stated I recommend we release it.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the balance due on the VerdeGo invoice was released.

1. Report

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

2. Pond Service Report

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

E. Landscape Team- Report

Mr. Scuncio of Yellowstone gave an overview of the landscape update for November 2022, copy of which was included in the agenda package.

THIRTEENTH ORDER OF BUSINESS Other Business

Mr. Fagen stated you should all have received an email regarding Clint moving on and Eric Olsen stepping into his position. I want to acknowledge Clint's contribution to the operation.

FOURTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Ms. Moehlenkamp asked I wanted to know if there were going to be a new amenity and if that amenity will include pickleball courts?

Mr. Saks responded per Mattamy they told me there would not be pickleball. I expressed that a lot of people wanted it.

Ms. Moehlenkamp stated we have been asking for five years for pickleball. There is portable equipment that can be set up to play pickleball.

Mr. Maynard stated we don't have any control over what Mattamy builds. I thought we could piggyback on their bond to build pickleball courts here, but the attorney told me it was a different entity, and we cannot do that.

Mr. Saks stated the basketball court by the dog park could be used for a dual purpose if we had portable nets. We would have to reline it.

Mr. McIntyre stated at the budget hearing no one wanted an increase in assessments and pickleball courts cost a lot of money that we don't have. Since Jason and I are talking about dual purposing things, I will add that to the list and we will look at possibilities, at areas, and interim solutions, but if we find a positive interim solution that interim could last several years. \$80,000 for a dedicated pickleball court is one thing but we will look at options and try to find a reasonably quick portable or temporary solution.

A resident asked can the CDD board influence Mattamy? Pickleball is the number one recreational sport out there now.

Mr. McIntyre stated we can't influence them because what they build is what they build and they fund attractions overall.

FIFTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – Wednesday,
December 14, 2022 @ 11:00 a.m. at the
RiverTown Amenity Center**

Ms. Giles stated the next meeting will be held December 14, 2022 at 11:00 a.m. in the same location.

On MOTION by Mr. Maynard seconded by Mr. Saks with all in favor the meeting adjourned at 12:10 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge

Community Development District

Unaudited Financial Reporting
November 30, 2022



Rivers Edge
Community Development District
Combined Balance Sheet
November 30, 2022

	<u>Governmental Fund Types</u>				Totals
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Capital Reserve</u>	<u>(Memorandum Only)</u>
<u>Assets:</u>					
Cash	\$184,017	---	---	\$85,836	\$269,854
Due from Mattamy - Utilities	\$3,308	---	---	---	\$3,308
Due from DS 2018	---	\$858	---	---	\$858
Due from General Fund	---	\$1,011	---	---	\$1,011
Investments:					
Custody	\$138,419	---	---	---	\$138,419
Investment - SBA	\$200,065	---	---	\$400,129	\$600,194
<u>Series 2016</u>					
Reserve	---	\$217,498	---	---	\$217,498
Revenue	---	\$80,647	---	---	\$80,647
Prepayment	---	\$119	---	---	\$119
<u>Series 2018</u>					
Reserve	---	\$117,126	---	---	\$117,126
Revenue	---	\$36,187	---	---	\$36,187
Prepayment	---	\$65	---	---	\$65
Construction	---	---	\$3,743	---	\$3,743
<u>Series 2018A-1/2018A-2</u>					
Revenue	---	\$40,076	---	---	\$40,076
Excess Revenue	---	\$1	---	---	\$1
Reserve 2018A-1	---	\$68,919	---	---	\$68,919
Reserve 2018A-2	---	\$88,813	---	---	\$88,813
Prepayment	---	\$1,127	---	---	\$1,127
Utilities Deposit	\$7,241	---	---	---	\$7,241
Prepaid Expenses	\$28	---	---	---	\$28
Total Assets	<u>\$533,078</u>	<u>\$652,447</u>	<u>\$3,743</u>	<u>\$485,966</u>	<u>\$1,675,234</u>
<u>Liabilities:</u>					
Accrued Expenses	\$24,870	---	---	---	\$24,870
Fica Payable	\$92	---	---	---	\$92
Due to DS 2018	\$1,011	---	---	---	\$1,011
Due to DS 2018A	---	\$858	---	---	\$858
<u>Fund Balances:</u>					
Restricted for Debt Service	---	\$651,589	---	---	\$651,589
Restricted for Capital Projects	---	---	\$3,743	\$485,966	\$489,709
Nonspendable	\$10,577	---	---	---	\$10,577
Unassigned	\$496,529	---	---	---	\$496,529
Total Liabilities and Fund Equity	<u>\$533,078</u>	<u>\$652,447</u>	<u>\$3,743</u>	<u>\$485,966</u>	<u>\$1,675,234</u>

Rivers Edge
Community Development District
Statement of Revenues & Expenditures
For The Period Ending November 30, 2022

Description	ADOPTED BUDGET	PRORATED	ACTUAL 11/30/22	VARIANCE
		BUDGET 11/30/22		
Assessments - Roll	\$2,245,579	\$140,353	\$140,353	\$0
Assessments - Direct	\$132,843	\$99,632	\$99,632	\$0
Misc Income/Interest	\$12,000	\$2,000	\$6,272	\$4,272
Rental Revenue	\$30,000	\$5,000	\$4,905	(\$95)
Special Events	\$6,000	\$1,000	\$0	(\$1,000)
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	\$167	\$730	\$563
Tennis Revenue	\$500	\$83	\$0	(\$83)
Total Income	\$3,637,354	\$248,235	\$262,603	\$14,368

Expenditures

Administrative

Supervisor Fees	\$12,000	\$2,000	\$1,800	\$200
FICA Expense	\$918	\$153	\$138	\$15
Engineering (Prosser)	\$25,000	\$4,167	\$869	\$3,298
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney	\$55,000	\$9,167	\$3,461	\$5,706
Annual Audit	\$5,000	\$833	\$0	\$833
Trustee Fees	\$11,000	\$9,203	\$9,203	\$0
Dissemination	\$6,100	\$1,017	\$1,017	\$0
Arbitrage	\$1,800	\$300	\$600	(\$300)
Management Fees	\$49,875	\$8,313	\$8,313	\$0
Information Technology	\$2,888	\$481	\$481	(\$0)
Website Maintenance	\$1,488	\$248	\$248	(\$0)
Telephone	\$800	\$133	\$119	\$15
Postage	\$1,500	\$250	\$69	\$181
Printing & Binding	\$3,000	\$500	\$514	(\$14)
Insurance	\$11,280	\$11,280	\$9,626	\$1,654
Legal Advertising	\$4,500	\$750	\$0	\$750
Other Current Charges	\$2,500	\$417	\$0	\$417
Office Supplies	\$150	\$25	\$12	\$13
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$199,973	\$54,411	\$41,643	\$12,768

Grounds Maintenance

Field Operations Management	\$45,210	\$7,535	\$7,535	\$0
Landscape Maintenance	\$1,523,000	\$253,833	\$0	\$253,833
Landscape Reserves	\$60,000	\$10,000	\$14,389	(\$4,389)
Irrigation Repairs and Maintenance	\$15,000	\$2,500	\$0	\$2,500
Lakes, Vegetation and Algae Control	\$56,340	\$9,390	\$7,028	\$2,362
Irrigation Water Use	\$367,000	\$61,167	\$49,527	\$11,639
Electric	\$105,000	\$17,500	\$18,769	(\$1,269)
Street Lighting & Signage Repairs and Replacements	\$20,000	\$3,333	\$3,808	(\$475)
Street and Drainage Maintenance	\$5,000	\$833	\$0	\$833
Repairs and Maintenance	\$10,000	\$1,667	\$4,775	(\$3,108)
Total Grounds Maintenance	\$2,206,550	\$367,758	\$105,831	\$261,927

Rivers Edge
Community Development District
Statement of Revenues & Expenditures
For The Period Ending November 30, 2022

Description	ADOPTED	PRORATED	ACTUAL	VARIANCE
	BUDGET	11/30/22	11/30/22	
Amenity Center				
General Manager / Lifestyle Director (Vesta)	\$95,486	\$15,914	\$15,914	(\$0)
Lifeguards (Vesta)	\$46,009	\$7,668	\$0	\$7,668
Hospitality Staff (Vesta)	\$106,902	\$17,817	\$9,241	\$8,576
Amenity Manager (Vesta)	\$18,911	\$3,152	\$3,152	(\$0)
Security Monitoring	\$3,500	\$583	\$199	\$385
Security Guards	\$75,000	\$12,500	\$11,469	\$1,031
Telephone	\$17,406	\$2,901	\$2,046	\$855
Insurance	\$52,906	\$52,906	\$63,557	(\$10,651)
General Facility Maint/Common Grounds Maint (Vesta)	\$76,541	\$12,757	\$12,757	(\$0)
Pool Maintenance (Vesta)	\$10,012	\$1,669	\$1,669	\$0
Pool Chemicals (Poolsure)	\$18,000	\$3,000	\$2,383	\$617
Janitorial Services/Supplies (Vesta)	\$31,003	\$5,167	\$5,167	\$0
Window Cleaning	\$2,767	\$461	\$0	\$461
Pressure Washing	\$40,000	\$6,667	\$0	\$6,667
Natural Gas	\$500	\$83	\$61	\$22
Electric	\$30,000	\$5,000	\$4,694	\$306
Sewer/Water/Irrigation	\$52,000	\$8,667	\$7,532	\$1,134
Repair and Replacements	\$110,000	\$18,333	\$19,204	(\$871)
Refuse	\$25,000	\$4,167	\$5,575	(\$1,408)
Pest Control	\$6,588	\$1,098	\$1,047	\$51
Facility Preventative Maintenance	\$2,000	\$333	\$0	\$333
Access Cards	\$2,000	\$333	\$0	\$333
License/Permits	\$1,800	\$300	\$101	\$199
Other Current	\$3,500	\$583	\$788	(\$204)
Special Events	\$50,000	\$8,333	\$2,250	\$6,083
Holiday Decorations	\$11,000	\$11,000	\$12,887	(\$1,887)
Office Supplies/Postage	\$1,500	\$250	\$190	\$60
Capital Expenditure	\$15,000	\$2,500	\$0	\$2,500
Community Garden	\$500	\$83	\$0	\$83
Total Amenity Center	\$905,831	\$204,227	\$181,884	\$22,343
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	\$626,396	\$329,358	\$297,039
Excess Revenues (Expenditures)	\$0		(\$66,755)	
Fund Balance - Beginning	\$0		\$573,860	
Fund Balance - Ending	\$0		\$507,106	

[illegible]

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Grounds Maintenance													
Field Operations Management	\$3,768	\$3,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,535
Landscape Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Reserves	\$14,389	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,389
Irrigation Repairs and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lakes, Vegetation and Algae Control	\$3,514	\$3,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,028
Irrigation Water Use	\$19,951	\$29,577	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,527
Electric	\$9,247	\$9,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,769
Street Lighting & Signage Repairs and Replacements	\$0	\$3,808	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,808
Street and Drainage Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs and Maintenance	\$808	\$3,968	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,775
Total Grounds Maintenance Expenses	\$51,675	\$54,156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,831
Amenity Center													
General Manager / Lifestyle Director (Vesta)	\$7,957	\$7,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,914
Lifeguards (Vesta)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hospitality Staff (Vesta)	\$5,121	\$4,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,241
Amenity Manager (Vesta)	\$1,576	\$1,576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,152
Security Monitoring	\$199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199
Security Guards	\$7,329	\$4,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,469
Telephone	\$1,024	\$1,022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,046
Insurance	\$63,557	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,557
General Facility Maint/Common Grounds Maint (Vesta)	\$6,378	\$6,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,757
Pool Maintenance (Vesta)	\$834	\$834	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,669
Pool Chemicals (Poolsure)	\$1,191	\$1,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,383
Janitorial Services/Supplies (Vesta)	\$2,584	\$2,584	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,167
Window Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pressure Washing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Natural Gas	\$31	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
Electric	\$2,422	\$2,272	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,694
Sewer /Water/Irrigation	\$3,312	\$4,220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,532
Repair and Replacements	\$9,133	\$10,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,204
Refuse	\$2,780	\$2,795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,575
Pest Control	\$524	\$524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,047
Facility Preventative Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
License/Permits	\$101	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101
Other Current	\$429	\$359	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$788
Special Events	\$450	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,250
Holiday Decorations	\$0	\$12,887	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,887
Office Supplies/Postage	\$190	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190
Capital Expenditure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Garden	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center Expenses	\$117,121	\$64,763	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181,884
General Reserves - Grounds Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Reserve - Amenity Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Additional Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$203,518	\$125,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$329,358
Excess Revenues/Expenses	(\$135,753)	\$68,998	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$66,755)

Rivers Edge
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues & Expenditures
For The Period Ending November 30, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 11/30/22	ACTUAL 11/30/22	VARIANCE
-------------	-------------------	--------------------------------	--------------------	----------

Revenues:

Assessment - Tax Roll	\$698,180	\$43,529	\$43,529	\$0
Assessment - Direct	\$13,798	\$0	\$0	\$0
Interest Income	\$2,000	\$2,000	\$2,244	\$244

Total Revenues	\$713,978	\$45,529	\$45,773	\$244
-----------------------	------------------	-----------------	-----------------	--------------

Expenditures

Series 2016

Interest 11/1	\$250,318	\$250,318	\$250,318	\$0
Special Call 11/1	\$0	\$0	\$30,000	(\$30,000)
Interest 5/1	\$250,318	\$0	\$0	\$0
Principal 5/1	\$210,000	\$0	\$0	\$0

Total Expenditures	\$710,635	\$250,318	\$280,318	(\$30,000)
---------------------------	------------------	------------------	------------------	-------------------

Excess Revenues (Expenditures)	\$3,343	(\$204,788)	(\$234,544)	(\$29,756)
---------------------------------------	----------------	--------------------	--------------------	-------------------

Net Change in Fund Balance	\$3,343	(\$204,788)	(\$234,544)	(\$29,756)
-----------------------------------	----------------	--------------------	--------------------	-------------------

Fund Balance - Beginning	\$310,000		\$532,808	
---------------------------------	------------------	--	------------------	--

Fund Balance - Ending	\$313,343		\$298,264	
------------------------------	------------------	--	------------------	--

Reserve	\$217,498
Revenue	\$80,647
Prepayment	\$119
	<u>\$298,264</u>

Rivers Edge
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues & Expenditures
For The Period Ending November 30, 2022

Description	ADOPTED BUDGET	PRORATED	ACTUAL 11/30/22	VARIANCE
		BUDGET 11/30/22		

Revenues:

Assessment - Direct	\$96,492	\$0	\$0	\$0
Assessment - Tax Roll	\$373,540	\$23,277	\$23,277	\$0
Interest Income	\$1,500	\$250	\$1,285	\$1,035

Total Revenues	\$471,532	\$23,527	\$24,562	\$1,035
-----------------------	------------------	-----------------	-----------------	----------------

Expenditures

Series 2018

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

Total Expenditures	\$469,885	\$174,943	\$174,943	\$0
---------------------------	------------------	------------------	------------------	------------

Excess Revenues (Expenditures)	\$1,647	(\$151,415)	(\$150,380)	\$1,035
---------------------------------------	----------------	--------------------	--------------------	----------------

Net Change in Fund Balance	\$1,647	(\$151,415)	(\$150,380)	\$1,035
-----------------------------------	----------------	--------------------	--------------------	----------------

Fund Balance - Beginning	\$184,001		\$303,912	
---------------------------------	------------------	--	------------------	--

Fund Balance - Ending	\$185,648		\$153,531	
------------------------------	------------------	--	------------------	--

Reserve	\$117,126
Revenue	\$36,187
Due to DS 2018A	(\$858)
Due from General	\$1,011
Prepayment	\$65
	<u>\$153,531</u>

Rivers Edge
Community Development District
Debt Service Fund - Series 2018A-1/2018A-2
Statement of Revenues & Expenditures
For The Period Ending November 30, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET 11/30/22	ACTUAL 11/30/22	VARIANCE
Revenues:				
Assessment -Tax Roll	\$458,741	\$27,812	\$27,812	\$0
Interest Income	\$1,500	\$250	\$1,137	\$887
Total Revenues	\$460,241	\$28,062	\$28,949	\$887
Expenditures				
<i>Series 2018A-1</i>				
Interest 11/1	\$54,246	\$54,246	\$54,246	\$0
Interest 5/1	\$54,246	\$0	\$0	\$0
Principal 5/1	\$155,000	\$0	\$0	\$0
<i>Series 2018A-2</i>				
Interest 11/1	\$46,859	\$46,859	\$46,750	\$109
Interest 5/1	\$85,000	\$0	\$0	\$0
Principal 5/1	\$80,000	\$0	\$0	\$0
Total Expenditures	\$522,210	\$101,105	\$100,996	\$109
Excess Revenues (Expenditures)	(\$61,969)	(\$73,043)	(\$72,046)	\$997
Net Change in Fund Balance	(\$61,969)	(\$73,043)	(\$72,046)	\$997
Fund Balance - Beginning	\$121,827		\$271,840	
Fund Balance - Ending	\$59,859		\$199,794	

Revenue	\$40,076
Prepayment	\$1
Prepayment	\$1,127
Reserve 2018A-1	\$68,919
Reserve 2018A-2	\$88,813
Due from DS 2018	\$858
	<u>\$199,794</u>

Rivers Edge

Community Development District

Capital Reserve Fund

Statement of Revenues & Expenditures
For The Period Ending November 30, 2022

Description	PROPOSED BUDGET	PRORATED	ACTUAL 11/30/22	VARIANCE
		BUDGET 11/30/22		

Revenues:

Interest	\$3,405	\$568	\$446	(\$121)
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	\$568	\$446	(\$121)
-----------------------	------------------	--------------	--------------	----------------

Expenditures

Other Current Charges	\$1,000	\$167	\$0	\$167
Capital Outlay	\$166,963	\$27,827	\$13,254	\$14,573
Repair and Replacements	\$0	\$0	\$49,012	(\$49,012)

Total Expenditures	\$166,963	\$27,827	\$62,266	(\$34,273)
---------------------------	------------------	-----------------	-----------------	-------------------

Excess Revenues (Expenditures)	\$161,442	(\$61,820)		
---------------------------------------	------------------	-------------------	--	--

Fund Balance - Beginning	\$536,521	\$547,786		
---------------------------------	------------------	------------------	--	--

Fund Balance - Ending	\$697,963	\$485,966		
------------------------------	------------------	------------------	--	--

Rivers Edge
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending November 30, 2022

Description	SERIES 2018
-------------	----------------

Revenues:

Interest Income	\$16
Bond Proceeds	\$0
Transfer In	\$0

Total Revenues	\$16
-----------------------	-------------

Expenditures:

Capital Outlay	\$0
Cost of Issuance	\$0

Total Expenditures	\$0
---------------------------	------------

Excess Revenues (Expenditures)	\$16
---------------------------------------	-------------

Other Sources & Uses:

Transfer In (Out)	\$0
-------------------	-----

Fund Balance - Beginning	\$3,727
---------------------------------	----------------

Fund Balance - Ending	\$3,743
------------------------------	----------------

River's Edge

Community Development District

Long Term Debt Report

Series 2016 Capital Improvement Revenue Bonds and Refunding Bonds	
Interest Rate:	4.5% - 5.3%
Maturity Date:	5/1/2046
Reserve Fund Definition:	30% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$213,593
Reserve Fund Balance:	\$217,498
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)
Less: November 1, 2022 (Optional)	(\$30,000)
	\$9,610,000

Series 2018 Capital Improvement Revenue Bonds	
Interest Rate:	4.1% - 5.3%
Maturity Date:	5/1/2049
Reserve Fund Definition:	25% of Maximum Annual Debt at Issuance
Reserve Fund Requirement:	\$117,511
Reserve Fund Balance:	\$117,126
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	\$6,695,000

River's Edge

Community Development District

Long Term Debt Report

Series 2018A-1 Capital Improvement Revenue Refunding Bonds		
Interest Rate:		2.9%-3.75%
Maturity Date:		5/1/2038
Reserve Fund Definition:	25% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement:		\$68,919
Reserve Fund Balance:		\$68,919
Bonds outstanding - 9/30/18		\$3,940,000
Less: May 1, 2019 (Mandatory)		(\$150,000)
Less: May 1, 2019 (Optional)		(\$65,000)
Less: November 1, 2019 (Optional)		(\$25,000)
Less: May 1, 2020 (Mandatory)		(\$150,000)
Less: May 1, 2020 (Optional)		(\$10,000)
Less: November 1, 2020 (Optional)		(\$15,000)
Less: May 1, 2021 (Mandatory)		(\$150,000)
Less: May 1, 2021 (Optional)		(\$10,000)
Less: November 1, 2021 (Optional)		(\$5,000)
Less: May 1, 2022 (Mandatory)		(\$155,000)
Less: May 1, 2022 (Optional)		(\$5,000)
Current Bonds Outstanding		\$3,200,000

Series 2018A-2 Capital Improvement Revenue Refunding Bonds		
Interest Rate:		4.375%-5%
Maturity Date:		5/1/2038
Reserve Fund Definition:	50% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement:		\$89,125
Reserve Fund Balance:		\$88,813
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 TO	# UNITS	ASSESSED				
		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)
-	-	-	99,632.19	99,632.19	143,500.95
-	-	-	99,632.19	99,632.19	143,500.95
27,812.14	43,529.44	23,277.33	140,352.77	234,971.68	3,524,459.78
27,812.14	43,529.44	23,277.33	239,984.96	334,603.87	3,667,960.73

DIRECT BILL PERCENT COLLECTED	0.00%	0.00%	0.00%	75.00%	40.98%
TAX ROLL PERCENT COLLECTED	6.25%	6.25%	6.25%	6.25%	6.25%
TOTAL PERCENT COLLECTED	6.25%	6.13%	4.96%	10.09%	8.36%

(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
2	11/17/2022	88,390.38	10,462.22	16,374.67	8,756.34	52,797.15
3	11/28/2022	138,876.04	16,437.90	25,727.34	13,757.67	82,953.13
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		234,971.68	27,812.14	43,529.44	23,277.33	140,352.77

D.

Rivers Edge

Community Development District

Check Run Summary

November 30, 2022

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	11/18/22	50575-50579	\$ 923.50
Sub-Total			\$ 923.50
<i>Accounts Payable</i>	11/3/22	5361-5382	\$ 56,924.39
	11/7/22	5383	\$ 5,000.00
	11/16/22	5384*	\$ 200,000.00
	11/28/22	5385-5420	\$ 46,806.51
Sub-Total			\$ 308,730.90
Capital Fund			
<i>Accounts Payable</i>	11/3/22	15	\$ 13,254.00
	11/16/22	16**	\$ 400,000.00
	11/30/22	17	\$ 7,400.00
Sub-Total			\$ 420,654.00
Total			\$ 730,308.40

* Check # 5384 for \$200,000 is investing funds with State Board of Administration.

** Check # 16 for \$400,000 is investing funds with State Board of Administration.

PR300R

PAYROLL CHECK REGISTER

RUN 11/18/22 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50575	18	AHMED M MCINTYRE	184.70	11/18/2022
50576	20	ERICK L SAKS	184.70	11/18/2022
50577	21	FREDERICK T BARON	184.70	11/18/2022
50578	22	ROBERT L CAMERON	184.70	11/18/2022
50579	23	SCOTT MAYNARD	184.70	11/18/2022
TOTAL FOR REGISTER			923.50	

REDG RIVERS EDGE DLAUGHLIN

Attendance Sheet


District Name: Rivers Edge CDD

Board Meeting Date: November 16, 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 checked="" type="checkbox"/>	YES - \$200

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

Approved for Payment:

DocuSigned by:

 3b3269e10439434...
 District Manager Signature

11/17/2022

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 12/05/22		PAGE 1	
*** CHECK DATES 11/01/2022 - 11/30/2022 ***		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	#	
11/03/22	00335	6/02/22 1002699	202206 330-57200-45700	SVC CALL PUMP REPAIR		*	2,363.00				
				BARNEY'S PUMPS INC				2,363.00	005361		
11/03/22	00308	10/26/22 SJSO22CA	202210 330-57200-34510	10/26/22 SECURITY		*	165.00				
				CASEY A ROMEIN LLC				165.00	005362		
11/03/22	00020	11/01/22 46634	202211 320-57200-46800	NOV LAKE MAINTENANCE		*	3,514.00				
				CHARLES AQUATICS, INC				3,514.00	005363		
11/03/22	00152	9/26/22 21060308	202209 330-57200-45700	FIRST AID SUPPLIES		*	89.41				
				CINTAS CORPORATION				89.41	005364		
11/03/22	00071	11/02/22 23466044	202210 330-57200-34510	10/17-10/30/22 SECURITY		*	2,289.28				
		11/02/22 23466044	202210 330-57200-34510	MILEAGE		*	341.61				
				GIDDENS SECURITY CORPORATION				2,630.89	005365		
11/03/22	00278	10/26/22 419640	202210 330-57200-45700	MAINTENANCE SUPPLIES		*	48.95				
				HAGAN ACE HARDWARE OF MANDARIN				48.95	005366		
11/03/22	00328	10/24/22 INV-2218	202210 320-57200-46102	TREE REMOVAL		*	3,200.00				
				LIVING GREEN TREE SERVICES				3,200.00	005367		
11/03/22	00328	10/24/22 INV-2218	202210 320-57200-46102	ARBORIST REPORT		*	200.00				
				LIVING GREEN TREE SERVICES				200.00	005368		
11/03/22	00073	11/01/22 13129561	202211 330-57200-45200	NOV POOL CHEMICALS		*	1,191.46				
				POOLSURE				1,191.46	005369		
11/03/22	00055	5/29/22 48021	202204 310-51300-31100	APR PROFESSIONAL SERVICES		*	1,175.00				
				PROSSER INC				1,175.00	005370		
11/03/22	00333	9/19/22 20068	202209 320-57200-46500	MAIN ST LIGHTING REPAIR		*	3,528.81				
				SMITH ELECTRICAL INC				3,528.81	005371		
				REDG RIVERS EDGE		OKUZMUK					

REDG RIVERS EDGE OKUZMUK

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 12/05/22	PAGE 2
*** CHECK DATES 11/01/2022 - 11/30/2022 ***	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 #
11/03/22	00326	11/01/22 3933	202211 320-57200-46500		*	750.00	
			SIGN REMOVAL/REPLACEMENT				
				SUNDANCER SIGN GRAPHICS			750.00 005372
11/03/22	00156	10/11/22 19364419	202210 330-57200-45900		*	330.75	
			OCT PEST CONTROL				
				TURNER PEST CONTROL			330.75 005373
11/03/22	00156	10/27/22 19363299	202210 330-57200-45900		*	192.94	
			OCT PEST CONTROL				
				TURNER PEST CONTROL			192.94 005374
11/03/22	00155	10/13/22 118665	202211 330-57200-34400		*	1,000.00-	
			APR INV OVERPAYMENT CREDIT				
		11/01/22 403791	202211 330-57200-34000		*	4,871.77	
			NOV GENERAL MANAGER				
		11/01/22 403791	202211 320-57200-46001		*	3,767.50	
			NOV FIELD OPS MANAGER				
		11/01/22 403791	202211 330-57200-34000		*	3,085.45	
			NOV LIFESTYLE SERVICES				
		11/01/22 403791	202211 330-57200-45200		*	834.31	
			NOV POOL MAINTENANCE				
		11/01/22 403791	202211 330-57200-45300		*	2,583.58	
			NOV JANITORIAL MAINT				
		11/01/22 403791	202211 330-57200-34100		*	6,378.44	
			NOV MAINTENANCE SERVICES				
		11/01/22 403791	202211 330-57200-34400		*	5,120.67	
			NOV ATTENDANT/HOSPITALITY				
		11/01/22 403791	202211 330-57200-34402		*	1,575.92	
			NOV ADMINISTRATIVE SERVICE				
				VESTA PROPERTY SERVICES, INC.			27,217.64 005375
11/03/22	00307	10/28/22 SJSO22CA	202210 330-57200-34510		*	165.00	
			10/28/22 SECURITY				
				WALKER SIMS			165.00 005376
11/03/22	00174	6/01/22 968035	202206 330-57200-45700		*	93.58	
			FIRE EXTINGUISHER TEST				
				WAYNE AUTOMATIC FIRE SPRINKLERS, INC			93.58 005377
11/03/22	00255	10/27/22 12595	202210 330-57200-45700		*	112.96	
			GYM WIPES				
				WIPES.COM			112.96 005378
11/03/22	00334	10/11/22 JAX44226	202210 320-57200-46102		*	850.00	
			PINE REMOVAL PERDIDO ST				
				YELLOWSTONE LANDSCAPE			850.00 005379
				REDG RIVERS EDGE			
				OKUZMUK			

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 12/05/22		PAGE 3		
*** CHECK DATES 11/01/2022 - 11/30/2022 ***		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	#	
11/03/22	00334	10/11/22 JAX44226	202210 320-57200-46102	RIVERFRONT PRK TREE REMVL		*	6,545.00				
YELLOWSTONE LANDSCAPE								6,545.00	005380		
11/03/22	00334	10/11/22 JAX44226	202210 320-57200-46102	CHANDLER DOCK TREE REMOVL		*	1,000.00				
YELLOWSTONE LANDSCAPE								1,000.00	005381		
11/03/22	00334	10/11/22 JAX44226	202210 320-57200-46102	HURRICAN IAN CLEAN UP		*	1,560.00				
YELLOWSTONE LANDSCAPE								1,560.00	005382		
11/07/22	00003	9/15/22 242	202210 310-51300-31400	FY23 ASSESSMENT ROLL CERT		*	5,000.00				
GOVERNMENTAL MANAGEMENT SERVICES								5,000.00	005383		
11/16/22	00336	11/16/22 11162022	202211 300-15100-10200	TRNFR EXCESS FUNDS TO SBA		*	200,000.00				
STATE BOARD OF ADMINISTRATION								200,000.00	005384		
11/28/22	00050	5/17/22 22-10-08	202211 320-57200-46500	SIGNAGE REPLACEMENT		*	3,058.00				
AMERICAN ARCHITECTURAL GRAPHICS INC								3,058.00	005385		
11/28/22	00199	10/21/22 10212022	202210 320-57200-49400	BOUNCE HOUSE/OBSTACLE CRS		*	450.00				
BOUNCERS, SLIDES, AND MORE INC								450.00	005386		
11/28/22	00308	11/08/22 SJSO22CA	202211 330-57200-34510	11/8/22 SECURITY		*	165.00				
CASEY A ROMEIN LLC								165.00	005387		
11/28/22	00308	11/08/22 SJSO22CA	202211 330-57200-34510	11/11/2022 SECURITY		*	165.00				
CASEY A ROMEIN LLC								165.00	005388		
11/28/22	00308	11/16/22 SJSO22CA	202211 330-57200-34510	11/16/22 SECURITY		*	165.00				
CASEY A ROMEIN LLC								165.00	005389		
11/28/22	00308	11/21/22 SJSO22CA	202211 330-57200-34510	11/21/22 SECURITY		*	165.00				
CASEY A ROMEIN LLC								165.00	005390		
11/28/22	00152	11/08/22 51320101	202211 330-57200-45700	FIRST AID SUPPLIES		*	158.34				
CINTAS CORPORATION								158.34	005391		

				REDG RIVERS EDGE		OKUZMUK					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/28/22	00105	11/09/22 D011083	202211 330-57200-45700	FITNESS EQPMT REPAIR	*	409.00	
				COMMERCIAL FITNESS PRODUCTS			409.00 005392
11/28/22	00103	11/06/22 14845635	202211 330-57200-50000	5G SPRING WATER X12	*	179.33	
		11/06/22 14845635	202211 330-57200-50000	5G SPRING WATER X12	*	174.87	
		11/06/22 14845635	202211 330-57200-50000	HOT AND COLD COOLER RENTL	*	4.99	
				CRYSTAL SPRINGS			359.19 005393
11/28/22	00323	11/21/22 SJSO22CA	202210 330-57200-34510	10/3/22 SECURITY	*	165.00	
		11/21/22 SJSO22CA	202210 330-57200-34510	10/22/22 SECURITY	*	165.00	
		11/21/22 SJSO22CA	202210 330-57200-34510	10/27/22 SECURITY	*	165.00	
		11/21/22 SJSO22CA	202210 330-57200-34510	10/31/22 SECURITY	*	165.00	
				DAVID GARNES			660.00 005394
11/28/22	00071	11/15/22 23466204	202211 330-57200-34510	10/3/22-11/13/22 SECURITY	*	2,309.72	
		11/15/22 23466204	202211 330-57200-34510	MILEAGE	*	345.68	
				GIDDENS SECURITY CORPORATION			2,655.40 005395
11/28/22	00003	11/01/22 244	202211 310-51300-34000	NOV MANAGEMENT FEES	*	4,156.25	
		11/01/22 244	202211 310-51300-35100	NOV WEBSITE ADMIN	*	124.00	
		11/01/22 244	202211 310-51300-35100	NOV INFORMATION TECH	*	240.67	
		11/01/22 244	202211 310-51300-32400	NOV DISSEMINATION SERVICE	*	508.33	
		11/01/22 244	202211 310-51300-51000	OFFICE SUPPLIES	*	9.06	
		11/01/22 244	202211 310-51300-42000	POSTAGE	*	19.24	
		11/01/22 244	202211 310-51300-42500	COPIES	*	164.70	
		11/01/22 244	202211 310-51300-41000	TELEPHONE	*	22.78	
				GOVERNMENTAL MANAGEMENT SERVICES			5,245.03 005396
				REDG RIVERS EDGE OKUZMUK			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/28/22	00013	11/08/22 23299	202211 310-51300-32500	ARB SERIES 2016 FYE 9/30	*	600.00	
				GRAU AND ASSOCIATES			600.00 005397
11/28/22	00278	11/09/22 419747	202210 330-57200-45700	MAINTENANCE SUPPLIES	*	29.97	
				HAGAN ACE HARDWARE OF MANDARIN			29.97 005398
11/28/22	00278	11/04/22 419707	202211 330-57200-45700	MAINTENANCE SUPPLIES	*	43.96	
				HAGAN ACE HARDWARE OF MANDARIN			43.96 005399
11/28/22	00278	11/15/22 419787	202211 330-57200-45700	MAINTENANCE SUPPLIES	*	82.97	
				HAGAN ACE HARDWARE OF MANDARIN			82.97 005400
11/28/22	00278	11/16/22 419795	202211 330-57200-45700	MAINTENANCE SUPPLIES	*	46.77	
				HAGAN ACE HARDWARE OF MANDARIN			46.77 005401
11/28/22	00124	11/22/22 92728	202211 320-57200-49400	CHRISTMAS LIGHTS	*	12,887.00	
				HULIHAN TERRITORY INC			12,887.00 005402
11/28/22	00318	11/14/22 SJS022CA	202211 330-57200-34510	11/14/22 SECURITY	*	165.00	
				JUSTIN CASH			165.00 005403
11/28/22	00300	11/13/22 4858	202210 310-51300-31500	OCT GENERAL COUNSEL	*	3,460.60	
				KE LAW GROUP			3,460.60 005404
11/28/22	00055	11/16/22 49047	202210 310-51300-31100	OCT PROFESSIONAL SERVICES	*	869.04	
				PROSSER INC			869.04 005405
11/28/22	00296	11/15/22 2792	202211 320-57200-49400	09/03/22 DEAN WINTER	*	600.00	
		11/15/22 2792	202211 320-57200-49400	09/04/22 IAN KELLY DUO	*	600.00	
				S.S. LIVE ENTERTAINMENT LLC			1,200.00 005406
11/28/22	00296	11/15/22 2794	202211 320-57200-49400	10/21/22 EVENT	*	300.00	
				S.S. LIVE ENTERTAINMENT LLC			300.00 005407

REDG RIVERS EDGE OKUZMUK

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER							RUN 12/05/22		PAGE 6	
*** CHECK DATES 11/01/2022 - 11/30/2022 ***		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 #				
11/28/22	00296	11/15/22 2796 11/12/2022 EVENT	202211 320-57200-49400	S.S. LIVE ENTERTAINMENT LLC	*	300.00	300.00 005408					
11/28/22	00046	11/17/22 11172022 2023 VEHICLE REGISTRATION	202210 310-51300-54000	ST. JOHNS COUNTY TAX COLLECTOR	*	100.75	100.75 005409					
11/28/22	00250	10/25/22 16450665 MAINTENANCE SUPPLIES	202210 330-57200-45700	STAPLES BUSINESS CREDIT	*	1,144.71	1,144.71 005410					
11/28/22	00282	11/04/22 13900 FENCE REPLACE ROUNDABOUT	202211 330-57200-45700	STERLING SPECIALTIES, INC	*	5,250.00	5,250.00 005411					
11/28/22	00156	11/19/22 19973354 NOV PEST CONTROL	202211 330-57200-45900	TURNER PEST CONTROL	*	330.75	330.75 005412					
11/28/22	00156	11/22/22 19972247 NOV PEST CONTROL	202211 330-57200-45900	TURNER PEST CONTROL	*	192.94	192.94 005413					
11/28/22	00014	10/25/22 6704574 FY23 TRUSTEE FEES	202210 310-51300-32300	U.S. BANK	*	3,750.00	4,040.63 005414					
		10/25/22 6704574 INCIDENTAL EXPENSES	202210 310-51300-32300		*	290.63						
11/28/22	00014	10/25/22 6706889 FY23 TRUSTEE FEES	202210 310-51300-32300	U.S. BANK	*	300.00	300.00 005415					
11/28/22	00237	7/21/22 8804 SOD REPLACEMENT	202210 320-57200-46102	VERDEGO	*	1,033.50	1,033.50 005416					
11/28/22	00307	11/12/22 SJS022CA 11/12/2022 SECURITY	202211 330-57200-34510	WALKER SIMS	*	330.00	330.00 005417					
11/28/22	00307	11/15/22 SJSO22CA 11/15/22 SECURITY	202211 330-57200-34510	WALKER SIMS	*	165.00	165.00 005418					
REDG RIVERS EDGE OKUZMUK												

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/28/22	00307	11/26/22	SJSO22CA 202211 330-57200-34510 11/26/22 SECURITY	WALKER SIMS	*	165.00	165.00 005419
11/28/22	00255	11/11/22	12719 202211 330-57200-45700 1 CASE 800 CT ROLLS	WIPES.COM	*	112.96	112.96 005420
TOTAL FOR BANK A						308,730.90	
TOTAL FOR REGISTER						308,730.90	

SERVICE QUOTATION



Barney's Pumps Inc.
PO Box 3529
Lakeland, FL 33802
(904) 260-0669
Jacksonville

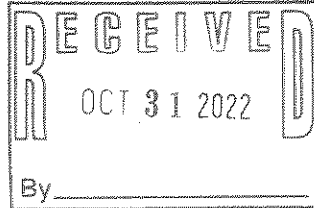
Approved RECDD Septic Repair
sent to AP on 10/28/2022 by
Johnathan Perry
Johnathan Perry

Service Order Number	
1002699	
Order Date	Page
6/2/2022	1 of 1

Quote Expires On: 10/19/2022

Bill To:

Cash Account - Jacksonville
Jacksonville Location
Jacksonville, FL



Ship To:

River Town Park
SR 13
St Johns, FL 32259

Requested By: Jonathan Perry

Customer ID: 11845

PO Number					Job Name			
River Town					River Town - Control Panel Upgrades			
Quantities					ItemID	Pricing	Unit	Extended
To Service	Requested	Allocated	UOM	Disp.	Item Description	UOM	Price	Price
			Unit Size			Unit Size		

1	EA	SERVICECALL	2,363.00	2,363.00
	1.0	Service Call		

Serial Number: 11845-060222-1

Order Line Notes: Service call to install new starters, new volt
monitors, and new floats.

1-33-572-457
335

SUB-TOTAL: 2,363.00
TAX:
AMOUNT DUE: 2,363.00
U.S. Dollars

Thank you for the opportunity to earn your business.

Prices quoted are firm for 30 days (unless otherwise noted), then subject to adjustment to agree with prices at time of shipment and subject to any tax required by law. Lead time and/or ship dates are estimates only and are based on the information available at the time of quotation. Please note that these times/dates are subject to change. If shop drawings are required for approval, please request them from our office.

Order processed per Barney's Pumps standard terms and conditions of sale, and all terms and conditions of Barney's Pumps Terms of Sale & Warranty are incorporated herein by this reference as if fully set herein. Please visit <https://www.barneypumps.com/legal.html>

All shipments are F.O.B origin.

SIGN BELOW AND RETURN TO AUTHORIZE ORDER.

PRINT NAME

SIGNATURE

DATE



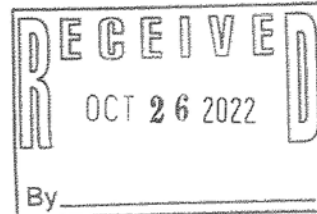
**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

INVOICE# SJSO22CAD239109

NAME / ID:	Casey A Romein LLC (SGT. Casey Romein #10343)			
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Wednesday, October 26, 2022	SJSO22CAD239109		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: 3x (Rivertown Main Street) one driver was warned for speeding 38/25mph zone and two other drivers were cited for speeding 39/25mph zone - 40/25mph zone, 1x (Orange Branch Trail) one driver was cited for not wearing a seat belt.

Patrols were conducted throughout the neighborhood and next to the dumpster at the main clubhouse.

1-33-572-34510

308

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO:	REMIT PAYMENT TO:	INVOICE #	SJSO22CAD239109
Govt. Management Service	St. Johns County Sheriff's Office	Service Date:	10/26/22
475 W Town Place, Suite 114	St. Johns County Sheriff's Office	Invoice Date:	10/26/22
St. Augustine, FL 32092	St. Johns County Sheriff's Office	Total Due:	\$165.00
		Due Date:	UPON RECEIPT

Charles Aquatics, Inc.

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

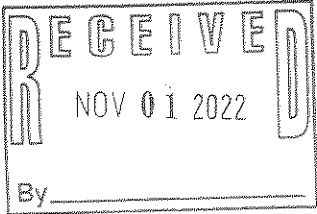
Invoice

Date	Invoice #
11/1/2022	46634

Due Date
12/1/2022

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

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 11-1-2022 by Jason Davidson <i>Jason Davidson</i> 1.32.578.468 20 	3,514.00	3,514.00
It is a pleasure doing business with you!		Balance Due	\$3,514.00



FOR NON-PAYMENT CORRESPONDENCE:
CINTAS CORPORATION #0280 0280
1595 TRANSPORT CT.,
JACKSONVILLE FL 32218

PAYMENT INQUIRY # 833-290-0514
SERVICE QUESTIONS # 833-290-0514
PAYER # 21049176
STATEMENT DATE 09/30/2022

ACCOUNT STATEMENT

A clean, safe business is essential. We're READY™ to help.



Pay invoices online with myCintas
Scan or visit Cintas.com/myAccount

2122870 01 AB 0.491 **AUTO T9 0 8810 32092-364939 -C02-I23002- 2



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



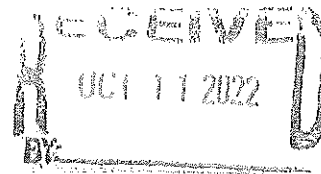
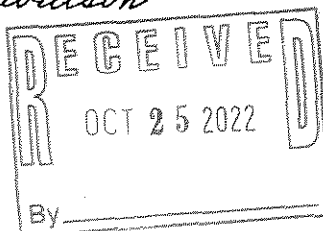
DATE	SOLD TO	DESCRIPTION	REFERENCE	AMOUNT DUE	DUE DATE
09/26/2022	21060308		4132432141	\$ 89.41	10/10/2022

CURRENT	1 - 30 DAYS	31 - 60 DAYS	61 - 90 DAYS	91+ DAYS	TOTAL DUE
\$89.41	\$0.00	\$0.00	\$0.00	\$0.00	\$89.41

Approved RECDD I
Submitted to AP on 10-25-2022
by Jason Davidson

Jason Davidson

1-33-572,457
152



Page 1 of 1

For fast and accurate processing, please detach and enclose ALL of the below coupons with your payment

PAYER # 21049176
RIVERS EDGE CDD
475 W TOWN PL STE 114
ST AUGUSTINE FL 32092-3649

TOTAL DUE	PAYMENT AMOUNT
\$ 89.41	

Paid an invoice below? Thank you, allow 5-10 days processing

DATE	DUE DATE	REFERENCE	AMOUNT
09/26/2022	10/10/2022	4132432141	\$ 89.41

PLEASE REMIT PAYMENT TO:
CINTAS CORP
P.O. BOX 630910
CINCINNATI OH 45263-0910



8810-02-b1-2122870-0001-0156156

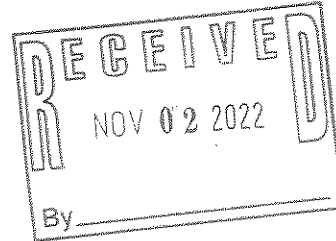
GIDDENS SECURITY CORPORATION

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

Invoice

Date	Invoice #
11/2/2022	23466044

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
112	Security Service 10/17/2022-10/30/2022	20.44	2,289.28
579	Mileage	0.59	341.61
1-33-572-34510 71			

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

Total	\$2,630.89
--------------	-------------------

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	10-26-22	PO # 10-26-22	NET 15TH	SPG3	10/26/22 8:38

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

SHIP TO:

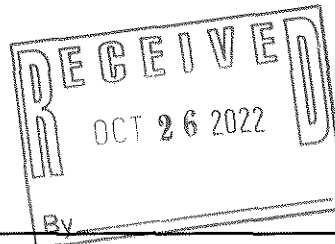
TERMINAL: 605

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

REWARD NO:19820227380

INVOICE: 419640/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	BG	RMC60	CONCRETE MIX 60LB	4.99	1	4.99 /BG	4.99 N
2	2	BG	5401310	50# BLACK TOP PATCH COMMERCIAL	16.99	2	16.99 /BG	33.98 N
2	2	EA	PBL50	PAVER BASE LEVELING .5CF	4.99	2	4.99 /EA	9.98 N




** AMOUNT CHARGED TO STORE ACCOUNT **

48.95

TAXABLE	0.00
NON-TAXABLE	48.95
SUB-TOTAL	48.95

TAX AMOUNT	0.00
TOTAL AMOUNT	48.95

X 
Received By

1-33-572-457
278

Approved RECDD I
Submitted to AP on 10-26-2022
by Jason Davidson
(DAVIDSON, JASON)

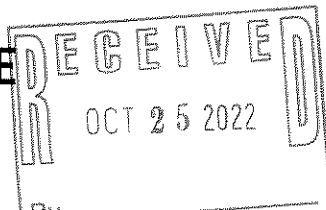
Jason Davidson



LIVING GREEN TREE SERVICES

50 Coastal Village Lane, St. Augustine, FL 32095

INVOICE



BILL TO

Riversedge CDD 1
475 W Town Pl Unit 114
St. Augustine, FL 32092

Invoice Date
Oct 24 2022

Account Number

Invoice Number

INV-22182 concerning tree
work in the Riversedge CDD 1

Reference

Description	Quantity	Unit Price	Tax	Amount USD
Take down of two dead pine trees behind 42 Cottonwood Pl Saint Johns, FL 32259	2.00	700.00	Tax Exempt	1,400.00
Removal of the dead pine tree next to 2158 Orange Branch Trail Saint Johns, FL 32259	1.00	1,800.00	Tax Exempt	1,800.00
Subtotal				3,200.00
Total No Tax 0%				0.00
Invoice Total				3,200.00
Total Net Payments				0.00
Amount Due				3,200.00

Approved RECDD tree removal
Sent to AP on 10/25/2022
by Kevin McKendree

Kevin McKendree

1-32-572-46102

Due Date: Oct 31 2022

328

PAYMENT ADVICE

Please make checks payable to:

Living Green Tree Services
50 Coastal Village Lane
ST. AUGUSTINE FL 32095
UNITED STATES

(904) 536-9864
mdragiff@hotmail.com
livinggreentreeservices.com

Customer

Riversedge CDD 1 475 W Town Pl Unit
114 St. Augustine, FL 32092

Invoice Number

INV-22182 concerning tree work in the
Riversedge CDD 1

Amount Due

3,200.00

Due Date

Oct 31 2022

Amount Enclosed



LIVING GREEN TREE SERVICES

50 Coastal Village Lane, St. Augustine, FL 32095

INVOICE

BILL TO

Riversedge CDD 1
475 W Town Pl Unit 114
St. Augustine, FL 32092

Invoice Date

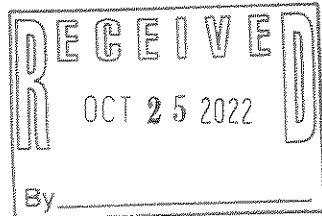
Oct 24 2022

Invoice Number

INV-22183 concerning tree
work in the Riversedge CDD 1

Account Number**Reference**

	Quantity	Unit Price	Tax	Amount USD
Description				
Arborist report for four pine trees behind 627 Narrowleaf Dr Saint Johns, FL 32259	1.00	200.00	Tax Exempt	200.00
			Subtotal	200.00
			Total No Tax 0%	0.00
			Invoice Total	200.00
			Total Net Payments	0.00
			Amount Due	200.00



Due Date: Oct 31 2022

1.32.572.46102
328

PAYMENT ADVICE

Please make checks payable to:

Living Green Tree Services
50 Coastal Village Lane
ST. AUGUSTINE FL 32095
UNITED STATES

(904) 536-9864
mdragiff@hotmail.com
livinggreentreeservices.com

Customer

Riversedge CDD 1 475 W Town Pl Unit
114 St. Augustine, FL 32092

Invoice Number

INV-22183 concerning tree work in the
Riversedge CDD 1

Amount Due

200.00

Due Date

Oct 31 2022

Amount Enclosed

Approved RECDD arborist report
Sent to AP on 10/25/2022
by Kevin McKendree

Kevin McKendree



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

Invoice

Date 11/1/2022

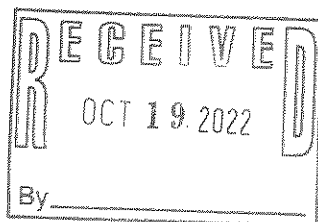
Invoice # 131295610593

Terms	Net 20
Due Date	11/21/2022
PO #	

Bill To Rivers Edge c/o Government Management Services 475 West Town Place Suite 114 St Augustine FL 32092	Ship To 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
<p>Approved RECDD I Submitted to AP on 10-19-2022 by Jason Davidson <i>Jason Davidson</i> 1.33.572.452 73</p>				

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



Remittance Slip

Customer
13RIV125
Invoice #
131295610593

Amount Due \$1,191.46

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295610593

PROSSER

May 29, 2022

Project No: 113094.60

Invoice No: 48021

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

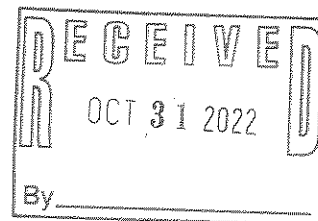
Project 113094.60 Rivers Edge CDD - O & M
For services including attendance at CDD meeting and coordination with staff and environmentalist on Eagle Scout owl project approvals.

Professional Services from April 1, 2022 to April 30, 2022

Professional Personnel

	Hours	Rate	Amount	
Principal	5.00	235.00	1,175.00	
Totals	5.00		1,175.00	
Total Labor				1,175.00
		Total this Invoice		\$1,175.00

1.31.513-311
55

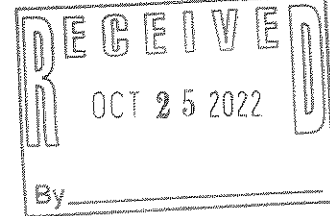


Smith Electrical Inc.

License# EC13005614

PO Box 9023
St Augustine, FL 32085Phone # 9048290899 smithelectric08@gmail.com
Fax # 904-829-0259 staugustineelectric.com

Date	Invoice #
9/19/2022	20068



Bill To
Riversedge CDD 475 W Town Pl. #114 St Augustine FL 32092 Kevin-904-607-1038 kevinmckendree@comcast.net

			P.O. No.	Rep
			Rivertown	CLM
Item	Description	Quantity	Rate	Amount
Labor 1	Main/Street light- Repaired burnt wiring in panel , and replaced burnt photoeye to street light.	18	125.00	2,250.00
	2nd Roundabout and field- Replaced (2) LED uplights, and converted (4) pole lights to LED . Main rd/ Bridge- Replaced (2) uplights and (2) mighty posts. Materials supplied.			
Material RPR	Real Property Repair completed at Rivertown.		1,278.81	1,278.81
	1-32-572-465 333			

Approved RECDD outdoor safety lighting
Sent to AP on 10/25/2022
by Kevin McKendree

Kevin McKendree

Payments/Credits	\$0.00
Balance Due	\$3,528.81
Total	\$3,528.81



SUNDANCER SIGN GRAPHICS
11259 Business Park Blvd, Suite 3
Jacksonville, FL 32256
904-287-4949
kevin@sundsg.com

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

SHIP TO
Rivers Edge CDD
475 West Town Place
St Augustine, FL 32092

INVOICE 3933

DATE 11/01/2022 TERMS Net 30

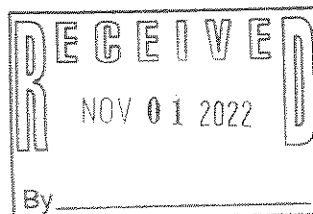
DUE DATE 12/01/2022

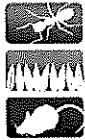
ACTIVITY	QTY	RATE	AMOUNT
Specialty Sign Remove and replace damaged light pole located at Kendall Crossing south of Hallowes Ct	1	125.00	125.00
Specialty Sign Install light pole at Rivertown Blvd Round-a-bout	1	125.00	125.00
Powder Coat Powder Coat 4 Light Poles	4	125.00	500.00

TOTAL DUE \$750.00

Approved RECDD I
Submitted to AP on 11-1-2022
by Jason Davidson

Jason Davidson
132-572-465
326





Turner Pest Control

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

Service Slip/Invoice

INVOICE: 19364419
DATE: 10/11/2022
ORDER: 19364419

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
10/11/2022	01:48 PM			01:48 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/11/2022		02:18 PM

Service

Description

Price

CPCM

Commercial Pest Control - Monthly Service

\$330.75

SUBTOTAL \$330.75

TAX \$0.00

AMT. PAID \$0.00

TOTAL \$330.75

1-33-572-459
156

AMOUNT DUE \$330.75



TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

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



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: 19363299
DATE: 10/27/2022
ORDER: 19363299

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
10/27/2022	07:25 AM			07:25 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/27/2022		07:48 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$192.94
		SUBTOTAL \$192.94
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$192.94
		AMOUNT DUE \$192.94

Approved RECDD I
Submitted to AP on 10-27-2022
by Jason Davidson
1-33-572-459
156

RECEIVED
OCT 28 2022
By _____

TECHNICIAN SIGNATURE _____

CUSTOMER SIGNATURE _____

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

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



Invoice

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

Invoice # 403791
Date 11/1/2022

Terms Net 30
Due Date 11/17/2022
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.

Total \$28,217.64



Credit Memo

Vesta Property Services

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

Credit # 118665
Date 10/13/2022

PO #

Project

Subsidiary Vesta

Memo

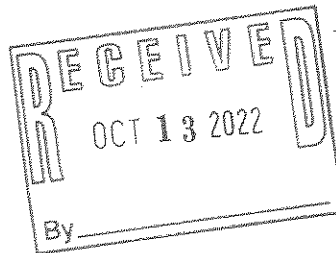
Bill To

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

Item	Quantity	Description	Rate	Amount	Tax Rate
Clubhouse Manager	1	Overpayment of invoice 68257633 in April	1,000.00	1,000.00	

1.33.572.344
155

Total \$1,000.00





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

INVOICE# SJSO22CAD241010

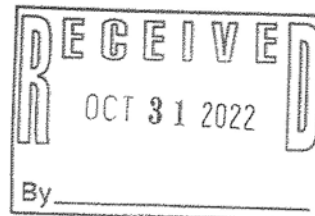
NAME / ID:		Deputy Walker Sims #10779			
DATE	CAD #			TOTAL HOURS	TOTAL DUE
Friday, October 28, 2022	SJSO22CAD241010			3	\$165.00
ACTIVITY / COMMENTS:			Hour Rate \$55.00	3	\$165.00

Total Contacts:1 Citations: Warnings:1 Top speed measured by LASER was; **37 MPH on Orange Branch Trail**, **42 MPH on Rivertown Main (NEAR ROUND-A-BOUT)**

Multiple rounds of patrols conducted throughout the entire neighborhood and construction sites. Multiple vehicles exceeding 40 MPH in neighborhood, due to driving conditions being unsafe, stops were unable to be made on some vehicles.

Approved RECDD I
Submitted to AP on 10-31-2022
by Jason Davidson

Jason Davidson
1-33-572-34510
307



Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO:	REMIT PAYMENT TO:	INVOICE #	SJSO22CAD241010
Erik Saks	██████████	Service Date:	10/28/22
Govt. Management Service	██████████	Invoice Date:	10/28/22
475 W Town Place, Suite 114	██████████	Total Due:	\$165.00
St. Augustine, FL 32092	████████████████████	Due Date:	UPON RECEIPT



INVOICE
968035
INVOICE DATE
06/01/2022

**MINUTES
MATTER®**

SOLD TO: Rivers Edge CDD
475 West Town Place
Suite 114
Saint Augustine, FL 32092

SHIP TO: Rivers Edge CDD
140 Landing Street
Saint Johns, FL 32259

CONTRACT NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
1027041	REC0147		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				
5lb ABC Extinguisher				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	Annual 5lb ABC Fire Extinguisher Taxable	\$55.00	\$55.00
1.00	Extinguisher Trip Charge	\$35.00	\$35.00

Please reference invoice number on payment. Thank You!

VISA & MASTERCARD ACCEPTED

A surcharge of 3% will be applied to credit card purchases.

Questions Regarding this invoice please contact:

Name: Marlie M. Gibson

Phone: 9042683030

Email: mmgibson@waynefire.com

SUBTOTAL:	\$90.00
SALES TAX:	\$3.58
TOTAL:	\$93.58

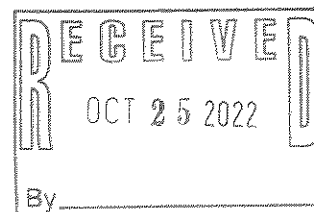
Remit To:

Wayne Automatic Fire Sprinklers, Inc.
222 Capitol Court
Ocoee, FL 34761
Phone: (407)656-3030
Fax: (407)656-8026

Approved RECDD I
Submitted to AP on 6-2-22
by Jason Davidson

Jason Davidson

1-33-572-457
174



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

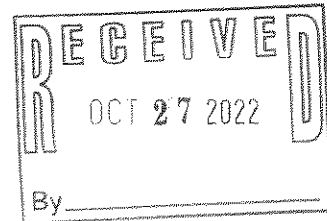
SHIP DATE 10/27/2022
SHIP VIA UPS

INVOICE 12595
DATE 10/27/2022
TERMS Due on receipt
DUE DATE 10/27/2022

	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
SUBTOTAL				112.96
TAX				0.00
TOTAL				112.96
BALANCE DUE				\$112.96

Approved RECDD I
Submitted to AP on 10-27-2022
by Jason Davidson

Jason Davidson
133-572-457
255





YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 442262	10/11/2022
TERMS	PO NUMBER
Net 45	

Bill To:

Rivers Edge CDD
c/o Vesta Property Services
160 RiverGlade Run
Saint Johns, FL 32259

Property Name: Rivers Edge CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 25, 2022

Invoice Amount: \$850.00

Description	Current Amount
-------------	----------------

Shared OffSite Improvements - Pine Tree Removal 200 Perdido Street

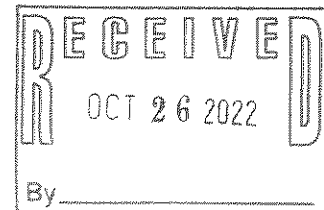
Remove One (1) Hazardous/Leaning Pine Tree, Located Next to Residence at 200 Perdido Street. Collect and Dispose of All Resulting Debris Off Site Upon Completion of Removal. Tree Work to be Executed in a Timely Manner, and Per Current Industry & ANSI Z300 Standard Practices. All Labor, Equipment, and Disposal Fees are Included in Proposal.

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 10-26-2022
by Jason Davidson

Jason Davidson

1-32-572-46102
334



Should you have any questions or inquiries please call (386) 437-6211.

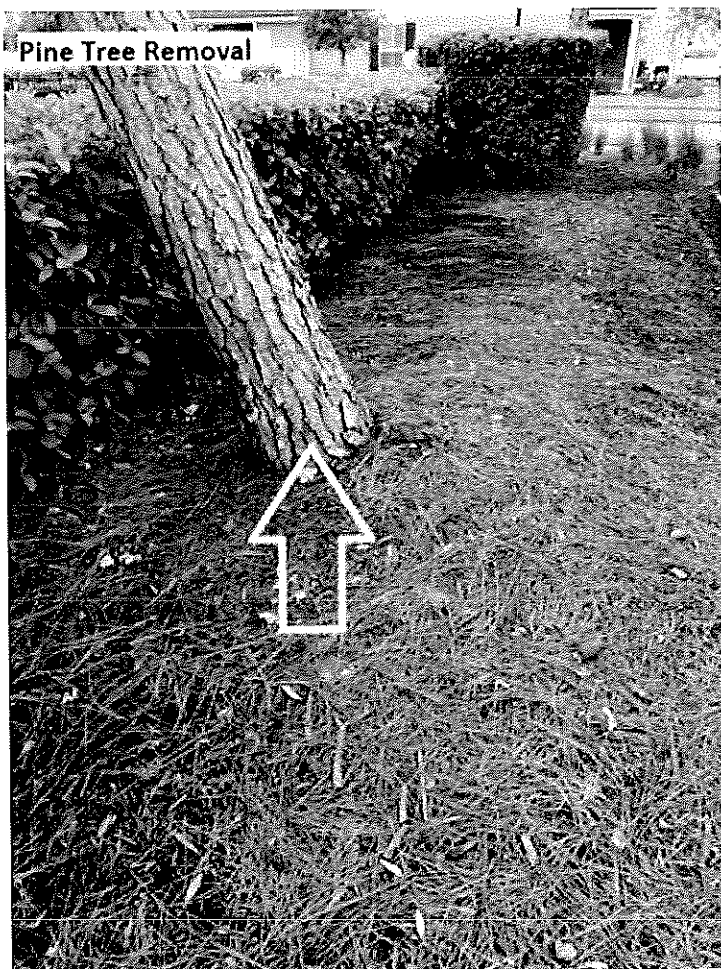
Pine Tree Removal



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



ENH - Hurricane (FL/GA)

\$850.00

IN COMMERCIAL LANDSCAPING Invoice Total \$850.00

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



YELLOWSTONE
LANDSCAPE

Bill To:

Rivers Edge CDD
c/o Vesta Property Services
160 RiverGlade Run
Saint Johns, FL 32259

Property Name: Rivers Edge CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 442263	10/11/2022
TERMS	PO NUMBER
Net 45	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 25, 2022

Invoice Amount: \$6,545.00

Description	Current Amount
-------------	----------------

Shared Off Site Improvement - Riverfront Park Tree Removals

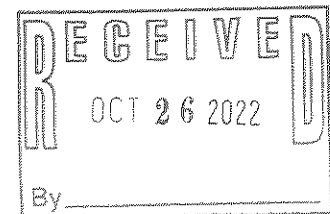
Remove Damaged/Hazardous/Fallen Trees as Listed Above, Located Throughout Riverfront Park. Collect and Dispose of All Resulting Debris Off Site Upon Completion Where Specified. Tree Work to be Executed in a Timely Manner, and Per Current Industry & ANSI Z300 Standard Practices. All Labor, Equipment, and Disposal Fees are Included.

IN COMMERCIAL LANDSCAPING

1-32-572-46102
334

Approved RECDD I
Submitted to AP on 10-26-2022
by Jason Davidson

Jason Davidson



Should you have any questions or inquiries please call (386) 437-6211.

Service Item #1
Fallen Oak Tree Removal



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Service Item #1
Damaged Oak Removal



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Service Item #2
Fallen Oak Tree Removal



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Service Item #3
Pine Tree Removal



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Service Item #4
Water Oak Removal



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Service Item #4
Water Oak Removal



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Service Item #5
Magnolia Tree Removal



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

**Service Item #6
Sweet Gum Removal**



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Service Item #7
Red Bay Removal



IN COMMERCIAL LANDSCAPE MAINTENANCE AND APING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Service Item #8
Water Oak Limb Removal



IN COMMERCIAL LANDSCAPE APING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Service Item #9
Water Oak Removal



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Service Item #9
Water Oak Removal



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



ENH - Hurricane (FL/GA)

\$6,545.00

IN COMMERCIAL LANDSCAPING

Invoice Total

\$6,545.00

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



YELLOWSTONE LANDSCAPE

Bill To:

Rivers Edge CDD
c/o Vesta Property Services
160 RiverGlade Run
Saint Johns, FL 32259

Property Name: Rivers Edge CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 442264	10/11/2022
TERMS	PO NUMBER
Net 45	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 25, 2022

Invoice Amount: \$1,000.00

Description	Current Amount
-------------	----------------

Shared Off Site Improvements - 158 Chandler Drive Dock Tree Removal

Remove One (1) Damaged/Fallen Oak Tree, Located Along Dock at Rear of 158 Chandler Drive. Collect and Dispose of All Resulting Debris and Leave in Wooded Area. Tree Work to be Executed in a Timely Manner, and Per Current Industry & ANSI Z300 Standard Practices. All Labor, and Equipment Fees are Included in Proposal.

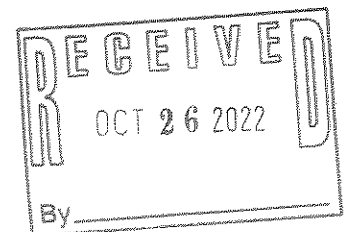
IN COMMERCIAL LANDSCAPING

1.32.572.46102

334

Approved RECDD I
Submitted to AP on 10-26-2022
by Jason Davidson

Jason Davidson



Should you have any questions or inquiries please call (386) 437-6211.

Service Item #1
Downed Tree Removal



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

**Service Item #1
Downed Tree Removal**



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Service Item #1
Downed Tree Removal



IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



ENH - Hurricane (FL/GA)

\$1,000.00

IN COMMERCIAL

LANDSCAPING

Invoice Total

\$1,000.00

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 442265	10/11/2022
TERMS	PO NUMBER
Net 45	

Bill To:

Rivers Edge CDD
c/o Vesta Property Services
160 RiverGlade Run
Saint Johns, FL 32259

Property Name: Rivers Edge CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 25, 2022

Invoice Amount: \$1,560.00

Description	Current Amount
Hurricane Ian Storm Clean up ENH - Hurricane (FL/GA)	\$1,560.00

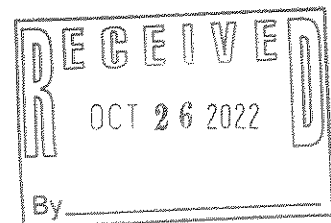
Invoice Total \$1,560.00

IN COMMERCIAL LANDSCAPING

1-32-572-46102
334

Approved RECDD I
Submitted to AP on 10-26-2022
by Jason Davidson

Jason Davidson



Should you have any questions or inquiries please call (386) 437-6211.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 242

Invoice Date: 9/15/22

Due Date: 9/15/22

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2023		5,000.00	5,000.00
3 1,310.573.314			
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00

Rivers Edge
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
November 16, 2022	\$200,000.00	Oksana Kuzmuk

Payable to:

State Board of Administration #336

Date Check Needed:

Budget Category:

ASAP	001.300.15100.10200 <i>A</i>
------	------------------------------

Intended Use of Funds Requested:

Transfer Excess Funds to SBA acc
<i>(Attach supporting documentation for request.)</i>

INVOICE

American Architectural Graphics, Inc.

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

Account #:

OCT 18 2022

SHIP TO: Rivertown
39 Rivertown Boulevard
St Johns, FL 32117

Approval:

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

Contact:	Johnny Perry	Date of order:	5/17/2022
Payment terms:	Due upon receipt	Date order shipped:	9/22/2022
Method of shipment:	Installed	Purchase order number:	
Invoice number:	22-10-08	Invoice date:	10/18/2022
Customer number:	22-10		

ITEM NO.	QTY.	DESCRIPTION	PRICE EACH	AMOUNT
	1	Replace Stop Ahead	984.50	984.50
	1	Replace Children Playing	984.50	984.50
	1	Replace Keep Right	1,089.00	1,089.00
	1	Aluminum/ Fuel Surcharge		764.50
Approved RECDD I Submitted to AP on 11-4-2022 by Jason Davidson <i>Jason Davidson</i>				

Sub total: 3,058.00

Tax rate: exempt

Tax:

Shipping & handling:

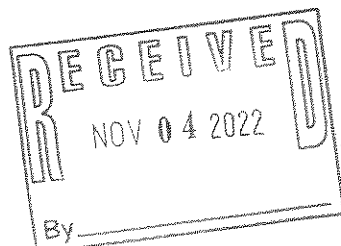
Previous amount owing:

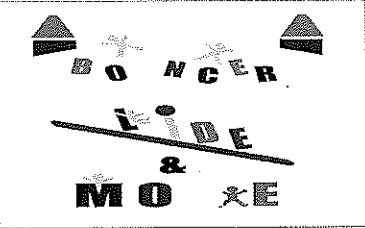
Credit:

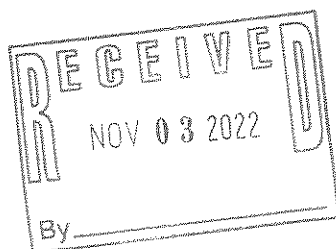
You pay this amount: 3,058.00

1.32.572.465

50



		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: October 21, 2022 Invoice Number: 10212022.29		
<u>Name / Address</u> Attn: Clint Waugh River's Edge CDD 475 West Town Place Suite 114 St. Augustine, FL 32092		<u>Additional Details</u>				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Obstacle Course	1	\$375.00		\$325.00	\$325.00
2	Bounce House	1	\$150.00		\$125.00	\$125.00
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$450.00
		Sales Tax (0.0%)				n/a
		Total				\$450.00



Approved RECDD I Events
 Submitted to AP on 11/3/22
 by Clint Waugh

Clint Waugh

1-32-572-494

199



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

INVOICE# SJSO22CAD249950

NAME / ID:	Casey A Romein LLC (SGT. Casey Romein #10343)			
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Tuesday, November 8, 2022	SJSO22CAD249950		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 - 2



Contacts: 2x (Rivertown Main Street) two drivers warned for speeding (both at 38/25mph zone).

Patrols were conducted throughout the neighborhood and next to the dumpster at the main clubhouse.

1-331-572-34510
308

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO:	REMIT PAYMENT TO:	INVOICE #	SJSO22CAD249950
Govt. Management Service 475 W Town Place, Suite 114 St. Augustine, FL 32092		Service Date:	11/08/22
		Invoice Date:	11/08/22
		Total Due:	\$165.00
		Due Date:	UPON RECEIPT



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

INVOICE# SJSO22CAD252256

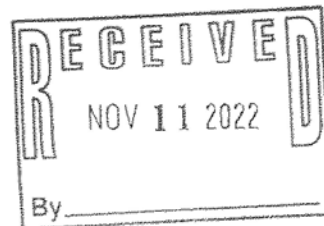
NAME / ID:	Casey A Romein LLC (SGT. Casey Romein #10343)			
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Friday, November 11, 2022	SJSO22CAD252256		3	\$165.00
ACTIVITY / COMMENTS:			Hour Rate \$55.00	3 \$165.00

Traffic enforcement provided for the entire community.

Multiple patrols were conducted. Total Contacts - 2

Contacts: 2x (Rivertown Main Street) one driver cited for speeding and criminally cited for not having a driver's license, another driver cited for speeding (38/25mph zone).

Patrols were conducted throughout the neighborhood.



308

1330 5700 34510
11/11/22 SECURITY

Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO:		INVOICE #	SJSO22CAD252256
Govt. Management Service		Service Date:	11/11/22
475 W Town Place, Suite 114		Invoice Date:	11/11/22
St. Augustine, FL 32092		Total Due:	\$165.00
		Due Date:	UPON RECEIPT



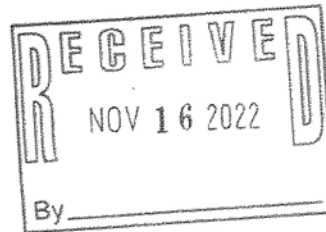
**ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE**

INVOICE# SJSO22CAD256286

NAME / ID:	Casey A Romein LLC (SGT. Casey Romein #10343)			
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Wednesday, November 16, 2022	SJSO22CAD256286		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 - 2



Contacts: 2x (Rivertown Main Street) two drivers cited for speeding on Rivertown Main Street (41/25mph zone and 39/25mph zone).

Patrols were conducted throughout the neighborhood; however attention given to Rivertown Main Street due to the complaint.

1-33-572-34510
308

Payroll use only		***Payroll use only***	
BILL TO:		INVOICE #	SJSO22CAD256286
Govt. Management Service		Service Date:	11/16/22
475 W Town Place, Suite 114		Invoice Date:	11/16/22
St. Augustine, FL 32092		Total Due:	\$165.00
		Due Date:	UPON RECEIPT



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

INVOICE# SJSO22CAD260133

NAME / ID:	Casey A Romein LLC (SGT. Casey Romein #10343)			
DATE	CAD #		TOTAL HOURS	TOTAL DUE
Monday, November 21, 2022	SJSO22CAD260133		3	\$165.00
ACTIVITY / COMMENTS:			Hour Rate \$55.00	3 \$165.00

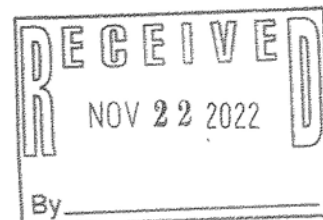
Traffic enforcement provided for the entire community.

Multiple patrols were conducted. Total Contacts - 3

1-33-572-34510
308

Contacts: 3x (Rivertown Main Street) three drivers cited for speeding on Rivertown Main Street (39/25mph zone)(42/25mph zone)(44/25mph zone).

Attention was given to Rivertown Main Street due to the complaint.



Payroll use only	**VERIFY NAME AND ADDRESS**	***Payroll use only***	
BILL TO: <u>Govt. Management Service</u> <u>475 W Town Place, Suite 114</u> <u>St. Augustine, FL 32092</u>		INVOICE #	SJSO22CAD260133
		Service Date:	11/21/22
		Invoice Date:	11/21/22
		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 # (904)741-4525

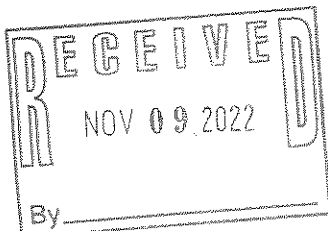
Invoice

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

Invoice # 5132010198
Invoice Date 11/08/2022
Credit Terms NET 30 DAYS
Customer # 10528780
Store# RIVERS EDGE COMMUNITY DEV DISTRICT
Cintas Route LOC #0292 ROUTE 0009
Order # 7036305950
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 000000000004761083	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	
43659	COMFORT 1/3 STRIP MEDIUM	1 BOX	\$12.02	\$12.02	
44429	LARGE PATCH 2INX3IN- MED	1 BOX	\$14.79	\$14.79	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
79191	MUCINEX SMALL	1 BAG	\$16.12	\$16.12	
82410	READY-RIP 1IN	1 ROL	\$8.00	\$8.00	
111929	IBUPROFEN TABS SMALL	1 BAG	\$16.64	\$16.64	
151629	FIRST AID GUIDE	1 EA	\$26.31	\$26.31	
Unit Subtotal:				\$104.33	
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 0000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$18.95	\$18.95	
Unit Subtotal:				\$18.95	
Invoice Sub-total				\$158.34	
Tax				\$0.00	
Invoice Total				\$158.34	



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

Approved RECDD I
Submitted to AP on 11-9-2022
by Jason Davidson

Jason Davidson
1-33-572-457

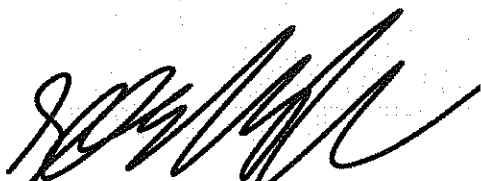
152
FIRST AID SUPPLIES

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

Invoice

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

Note

A large, stylized handwritten signature in black ink, likely belonging to a representative of Cintas.

CommercialFitnessProducts

Invoice

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

Date	Invoice #
11/9/2022	D011083

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

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

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

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
EC/HA	RIV007	OS22168	11/9/2022	Verbal	Net 30	12/9/2022
Qty	Item Code	Description	Price Each	Amount		
1	Service Charge	Service Charge	75.00	75.00		
1	Part	Cable for Paramount XF100	234.00	234.00		
1	Labor	Technician installed part listed.	75.00	75.00		
		Subtotal		384.00		
1	Freight	Inbound Shipping	25.00	25.00		
<div>Approved RECDD I Submitted to AP on 11-21-2022 by Jason Davidson <i>Jason Davidson</i> 1-33-572-457 Type text here 105 <div>RECEIVED NOV 21 2022 By _____</div></div>						

Thank you for your business!

Total	\$409.00
Payments/Credits	\$0.00
Balance Due	\$409.00

www.commfitnessproducts.com

Customer Account#:662311414845635

Invoice #:14845635 110622

Date	Détails	Qty.	Each	Amount
	Rental			
	Ship To Reference # 14845634			0.00
	Ship To Reference # 15261387			4.99
	Total Rental			4.99
	Deposits			
	Ship To Reference # 14845634			0.00
	Ship To Reference # 15261387			18.00
	Total Deposits			18.00
	Total New Charges:			359.19

Date	Details	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
	Total			0.00
Rec'd By:	No Activity For This Billing Period			
	Total for Location			0.00

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
10-12-22	T222856970037			
	CRYSTAL SPRINGS 5G SPRING WATER	12	12.99	155.88
	5.0 GALLON BOTTLE DEPOSIT	12	6.00	72.00
	5.0 GALLON BOTTLE RETURN	-10	6.00	-60.00
	DELIVERY FEE	1	11.45	11.45
	Sales Tax			0.00
	Total			179.33
	Rec'd By:			
10-26-22	T222996970037			
	CRYSTAL SPRINGS 5G SPRING WATER	12	12.99	155.88
	5.0 GALLON BOTTLE DEPOSIT	12	6.00	72.00
	5.0 GALLON BOTTLE RETURN	-11	6.00	-66.00
	DELIVERY FEE	1	12.99	12.99
	Sales Tax			0.00
	Total			174.87
	Rec'd By:			
	R2230812623891			
	BLACK HOT AND COLD COOLER RENTAL	1	4.99	4.99
	Sales Tax			0.00
	Total			4.99
	Rec'd By:			
	Total for Location			359.19
	** Due to increased fuel and operating costs, your delivery fee has increased by \$1.54. We appreciate the opportunity to serve you and thank you for your continued business.** ***We have updated the terms and conditions for our products and services. The new terms and conditions can be found at www.water.com/bottled-water-terms-and-conditions .***			

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

Upcoming Delivery Dates			Crystal We Deliver!	
Delivery Date	Delivery Time	Delivery Day	Product	Quantity
10/01/09	10:00 AM	Monday	Crystal Water	12
10/08/09	10:00 AM	Monday	Crystal Water	12
10/15/09	10:00 AM	Monday	Crystal Water	12

Customer Account Information		Invoice Data	
Account #	Account Name	Invoice #	Invoice Date
10000000000000000000	Crystal Water	10000000000000000000	10/01/09

Summary	
Item	Amount
Previous Balance	0.00
Payments Since Last Bill	0.00
Total New Charges	0.00

Total New Charges	
Item	Amount
Crystal Water	0.00
Crystal Water	0.00
Crystal Water	0.00
Total New Charges	0.00

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

Bottle Deposits:
Highlights bottle deposits and returns.

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

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

Billing Rights Summary

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

In your letter, give us the following information:

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

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

Electronic Funds Transfer Notice

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

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

Insufficient Funds Notice

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

We appreciate your business.

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

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

Address Changes

Mailing address only () Mailing and delivery address ()

Name

Address

City

State

Zip Code

()

Phone Number

E-mail Address

Customer Account Number

Do Not Forget To:

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



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

INVOICE# SJSO22CAD154004

NAME / ID:		Sgt David Garns #3486			
DATE	CAD #			TOTAL HOURS	TOTAL DUE
Monday, October 3, 2022	SJSO22CAD221079			3	\$165.00
Saturday, October 22, 2022	SJSO22CAD235946			3	\$165.00
Thursday, October 27, 2022	SJSO22CAD239683			3	\$165.00
Monday, October 31, 2022	SJSO22CAD242791			3	\$165.00
ACTIVITY / COMMENTS:			\$55.00	\$12.00	\$660.00

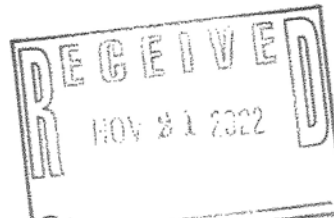
10-03-22 Traffic stops for stop sign violations on Keystone Corners.

10-22-22 Traffic stops at Kendall Crossing and Orange Trail for stop sign violations. Routine patrolled construction areas and spoke to builder about construction thefts. Checked school bus stops.

10-27-22 Stopped vehicles for run the stop sign at Orange Branch Trail and Keystone Corners. Routine patrolled the neighborhoods and checked parks. Checked bus stops.

1-33-572-34510
323

10-31-22 Worked a traffic enforcement. Checked pool and park areas.



Payroll use only		**VERIFY NAME AND ADDRESS**		***Payroll use only***	
BILL TO:				INVOICE #	SJSO22CAD221079
Govt. Management Service					10/03/22
475 W Town Place, Suite 114				Invoice Date:	11/21/22
St. Augustine, FL 32084				Total Due:	\$660.00
				Due Date:	UPON RECEIPT

GIDDENS SECURITY CORPORATION

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

Invoice

Date	Invoice #
11/15/2022	23466204

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
113	Security Service 10/31/2022-11/13/2022	20.44	2,309.72
596	Mileage	0.58	345.68
<div data-bbox="527 1140 862 1390" data-label="Image"> </div> <p>71</p> <p>1 330 57200 34510</p> <p>10/13/22 - 11/13/22 SECURITY MILEAGE</p>			

Includes additional hour for Daylight Savings Time

Total	\$2,655.40
--------------	------------

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

1001 Bradford Way
Kingston, TN 37763

Invoice #: 244
Invoice Date: 11/1/22
Due Date: 11/1/22
Case:
P.O. Number:

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

RECEIVED
NOV 03 2022
By _____

Balance Due	\$5,245.03
--------------------	-------------------

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Rivers Edge Community Development District
1001 Bradford Way
Kingston, TN 37763*

Invoice No. 23299
Date 11/08/2022

SERVICE

AMOUNT

Project: Arbitrage - Series 2016 FYE 9/30/2022
Arbitrage Services

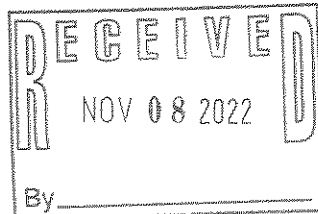
\$ 600.00

Subtotal: 600.00

Total 600.00

Current Amount Due \$ 600.00

1-31-513-325
13



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

Payment due upon receipt.

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	32259	PO # 32259	NET 15TH	FSW3	11/9/22 9:18

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

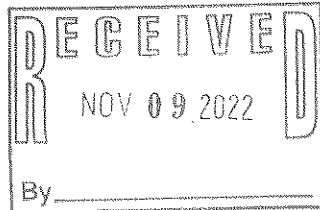
REWARD NO:19820227380

INVOICE: 419747/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
3	3	EA	3004682	CABLETIE 8"75# BLK 100PK	9.99	3	9.99 /EA	29.97 N
<p>REPRINT</p> <p>Approved RECDD I Submitted to AP on 11-9-2022 by Jason Davidson</p> <p><i>Jason Davidson</i></p> <p>1330 57200 4500</p> <p>MAINT SUPPLIES</p>								
							TAXABLE	0.00
							NON-TAXABLE	29.97
							SUB-TOTAL	29.97
							TAX AMOUNT	0.00
							TOTAL AMOUNT	29.97

** AMOUNT CHARGED TO STORE ACCOUNT **

29.97



X

Received By

(DAVIDSON, JASON)

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	LCH3	11/4/22 7:55

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

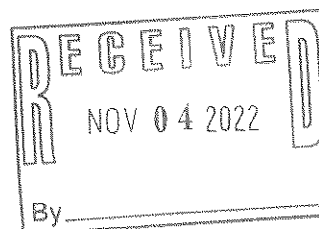
REWARD NO:19820227380

INVOICE: 419707/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
2	2	BG	5401310	50# BLACK TOP PATCH COMMERCIAL	16.99	2	16.99 /BG	33.98 N
2	2	EA	PS50	PAVER SAND .5CF	4.99	2	4.99 /EA	9.98 N
<p>Approved RECDD I Submitted to AP on 11-4-2022 by Jason Davidson <i>Jason Davidson</i> 1-33-572-457 278</p>								
<p>"Maintenance Supplies"</p> <p>** AMOUNT CHARGED TO STORE ACCOUNT **</p>							<p>TAXABLE</p> <p>NON-TAXABLE</p> <p>SUB-TOTAL</p>	<p>0.00</p> <p>43.96</p> <p>43.96</p>
							<p>TAX AMOUNT</p> <p>TOTAL AMOUNT</p>	<p>0.00</p> <p>43.96</p>

X 
Received By

(DAVIDSON, JASON)



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	11-15-22	PO # 11-15-22	NET 15TH	AKM3	11/15/22 8:17

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

SHIP TO:

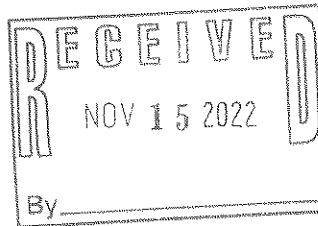
TERMINAL: 601

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

REWARD NO:19820227380

INVOICE: 419787/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	3433562	COM SWVL MNT LGHT CONTRL	12.99	1	12.99 /EA	12.99 N
1	1	EA	2294346	DRILL BIT 14PC TITANIUM	24.99	1	24.99 /EA	24.99 SN
				Return Value \$ 19.990				
				Instant Savings				
1	1	EA	7598535	ACE POSTHOLE DIGGR FG48"	49.99	1	49.99 /EA	49.99 N
-1	-1	EA	IS415428	\$5 INSTANT SAVINGS-2294346	5.00	1	5.00 /EA	-5.00 RSN
				CREDIT RETURN				



** AMOUNT CHARGED TO STORE ACCOUNT **

82.97

TAXABLE	0.00
NON-TAXABLE	82.97
SUB-TOTAL	82.97

Approved RECDD I
 Submitted to AP on 11-15-2022
 by Jason Davidson
 (DAVIDSON, JASON)

YOU SAVED: 5.00

TAX AMOUNT	0.00
TOTAL AMOUNT	82.97

X Received By

Jason Davidson
 278
 1330 51200 45700 MANT SUPPLIES

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	11162022	PO # 11162022	NET 15TH	FSW3	11/16/22 2:00

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

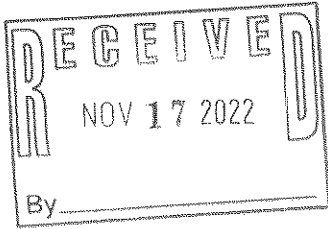
SHIP TO:


TERMINAL: 604

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

REWARD NO:19820227380

INVOICE: 419795/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	33180	ACE VINYL TAPE 3/4 X60FT	1.79	1	1.79 /EA	1.79 N
1	1	EA	3433562	COM SWVL MNT LGHT CONTRL	12.99	1	12.99 /EA	12.99 N
1	1	EA	3004683	CABLETIE 8"75#BLK 1000PK	31.99	1	31.99 /EA	31.99 N
<div style="text-align: center;">  </div>								
<div style="text-align: right;"> ** AMOUNT CHARGED TO STORE ACCOUNT ** </div>							46.77	0.00
							TAXABLE	46.77
							NON-TAXABLE	46.77
							SUB-TOTAL	46.77
							TAX AMOUNT	0.00
							TOTAL AMOUNT	46.77

X 

Received By

1-33-572-457
278

Approved RECDD I
Submitted to AP on 11-17-2022
by Jason Davidson
(DAVIDSON, JASON)

Jason Davidson

Hulihan Territory, Inc.
 1177 Atlantic Boulevard
 Atlantic Beach, FL 32233
 (904) 285-8505
 info@hulihanterritory.com
 www.hulihanterritory.com

Invoice

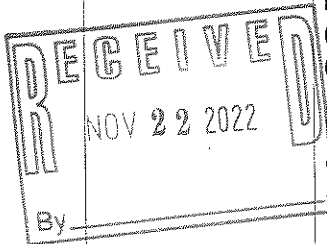


BILL TO
 475 West Town Place
 Suite 114
 St Johns, FL 32259

SHIP TO
 Rivers Edge CDD
 156 Landing Street
 St Johns, FL 32259

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
92728	11/22/2022	\$12,887.00	11/22/2022	Payment Due On Receipt	

QTY	ACTIVITY	DESCRIPTION	RATE	AMOUNT
1	Christmas Installation	Entrance to welcome center (16) lit garland on rails on bridge @ 90.00 = 1440.00 (9) Sylvester palms warm white mini lights @ 300.00 = 2700.00 (2) 72 inch wreaths on tower @ 325.00 = 650.00	4,790.00	4,790.00
1	Christmas Installation	River House MAIN BUILDING: (430ft) Warm white C-7 LED on roofline 2580.00 (200ft) Warm white C-7 LED in bedline 600.00 (1) 60 inch lit wreath 280.00 (4) 36 inch lit wreaths 600.00 (2) Patio Ligustrum 350.00 (2) Oak trees (Base only) 250.00 ENTRANCE SIDE: (4) Lit garland on wall 260.00 (2) 36 inch lit wreaths 300.00 EXIT SIDE (2) 36 inch lit wreaths 300.00 (4) Lit garland on wall 260.00 CENTER ISLAND (6) Lit garland on wall 390.00 (2) 36 inch lit wreaths 300.00 (2) monuments across from river club (24) lit garland on fence	5,117.00	5,117.00
1	Christmas Installation		2,980.00	2,980.00



BALANCE DUE

\$12,887.00

Approved RECDD I
 Submitted to AP on 11-22-2022
 by Jason Davidson

Jason Davidson

1-32-572-494
 124

**PAST DUE ACCOUNTS ARE SUBJECT TO A SERVICE CHARGE OF \$20.00 PER MONTH **

If you wish to pay by credit card, please call our office at
 285-8505. We accept MasterCard, Visa and Discover.



ST JOHNS COUNTY SHERIFF'S OFFICE
DETAIL INVOICE

INVOICE# SJSO22CAD254277

NAME / ID:	Sgt Justin Cash #10379				
DATE	CAD #			TOTAL HOURS	TOTAL DUE
Monday, November 14, 2022	SJSO22CAD254277			3	\$165.00
ACTIVITY / COMMENTS:				\$55.00	\$3.00
					\$165.00

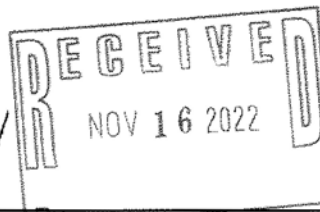
Conducted Traffic enforcement at Orange Branch Trail and Riverwalk Boulevard. One infraction observed and issued a warning,

Conducted Speed enforcement on Orange Branch Trail. No infractions observed.

Conducted Speed enforcement on River Town Main Streett. No infractions observed, fastest speed observed was 31 mph.

Received a complaint in reference to construction workers parking in the handicap parking spot in front of the construction trailer on Riverwalk Blvd. Contact was made with the owner who was issued a verbal warning and advised not to park in the handicap spot.

318
1330 5200 34510
11/14/22 SECURITY



Payroll use only		***Payroll use only***	
BILL TO: Govt. Management Service 475 W Town Place, Suite 114 St. Augustine, FL 32084		INVOICE #	SJSO22CAD254277
			11/14/22
		Invoice Date:	11/14/22
		Total Due:	\$165.00
		Due Date:	UPON RECEIPT



INVOICE

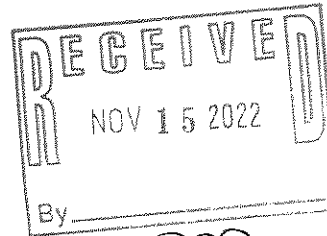
Invoice # 4858
Date: 11/13/2022
Due On: 12/13/2022

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



NOV GENERAL COUNSEL

Rivers Edge CDD - General Counsel

20(001) 310 51300 31500

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	10/01/2022	Research requirements for FEMA disaster assistance.	0.10	\$260.00	\$26.00
Service	MG	10/03/2022	Property due diligence - research/review plats	0.70	\$165.00	\$115.50
Service	MG	10/05/2022	Research elections	0.20	\$165.00	\$33.00
Service	JK	10/07/2022	Agenda call with staff and prepare agenda items; confer w/EGIS re: special event policy and update information on the same; transmit summary of coordination options for event security	0.70	\$285.00	\$199.50
Service	JK	10/12/2022	Draft ruck license agreement and confer with staff re: corporate status, COI and related information; confer re: budget amendment	0.60	\$285.00	\$171.00
Service	MG	10/12/2022	Prepare license agreement for Longleaf Church Walk	0.40	\$165.00	\$66.00
Service	JK	10/13/2022	Draft ruck agreement; confer with staff re: corporate standing; confer re: status of landscape transition	0.50	\$285.00	\$142.50
Service	JK	10/17/2022	Confer re: ruck status agreement; review agenda; confer with County re: status of easement	0.30	\$285.00	\$85.50
Service	JK	10/18/2022	Confer re: easement and options for same and transmit same to engineer;	0.40	\$285.00	\$114.00

			review deed correspondence and transmit information on same			
Service	JK	10/19/2022	Prepare for and travel to/from Board meeting	4.50	\$285.00	\$1,282.50
Service	GK	10/19/2022	Prepare Variance Easement Agreements.	0.80	\$260.00	\$208.00
Service	MG	10/19/2022	Review and record Variance Agreement	0.10	\$165.00	\$16.50
Service	MG	10/19/2022	Draft Hulihan agreement for holiday decorations	0.30	\$165.00	\$49.50
Service	JK	10/21/2022	Review/edit and disseminate soccer shots agreement, waterslide repair agreement, license agreement and UPS agreement and confer with staff on same; transmit updated holiday lighting agreement; review 5k license agreement edits/updates and transmit same	0.70	\$285.00	\$199.50
Service	MG	10/21/2022	Review and edit license agreement with UPS	0.40	\$165.00	\$66.00
Service	MG	10/21/2022	Revise agreement with Barney's regarding septic pump repairs	0.30	\$165.00	\$49.50
Service	MG	10/21/2022	Revise agreement regarding holiday decorations	0.40	\$165.00	\$66.00
Service	MG	10/21/2022	Revise and transmit 5K race agreement	0.40	\$165.00	\$66.00
Service	GK	10/28/2022	Research business registration requirements related to branches of corporations regarding Certificate of Insurance for Lingleaf Church.	0.40	\$260.00	\$104.00
Expense	AL	10/28/2022	Simplifile Recording: RECDD-01-MJG- Variance Agreement	1.00	\$57.75	\$57.75
Service	MG	10/28/2022	Research plats regarding corrective quit claim deed	0.80	\$165.00	\$132.00
Expense	AL	10/31/2022	Hotel: JK- Hotel for meeting	1.00	\$40.00	\$40.00
Expense	AL	10/31/2022	Rental Car Expenses: JK- Rental car for meeting	1.00	\$70.67	\$70.67
Expense	AL	10/31/2022	Gas: JK- Gas for meeting	1.00	\$34.20	\$34.20
Expense	AL	10/31/2022	Meals: JK- Meals for meeting	1.00	\$8.48	\$8.48
Service	JK	10/31/2022	Confer re: status of on site review of landscaping and completion of punchlist items; review inquiry from HOA and confer with staff on same	0.20	\$285.00	\$57.00

Total **\$3,460.60**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4858	12/13/2022	\$3,460.60	\$0.00	\$3,460.60
Outstanding Balance				\$3,460.60
Total Amount Outstanding				\$3,460.60

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

Please pay within 30 days.

PROSSER

November 16, 2022

Project No: 113094.60

Invoice No: 49047

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 October CDD meeting and coordinate with staff on easement and inlet repairs.

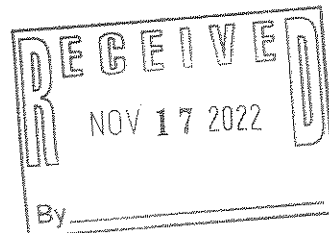
Professional Services from October 1, 2022 to October 31, 2022

Professional Personnel

	Hours	Rate	Amount	
Principal	3.25	235.00	763.75	
Sr. Construction Inspector	1.00	105.00	105.00	
Totals	4.25		868.75	
Total Labor				868.75

Reimbursable Expenses

Printing - Reimbursable			.25	
Total Reimbursables		1.15 times	.25	.29
		Total this Invoice		\$869.04





SS Live Entertainment

sslive.co@gmail.com

INVOICE

BILL TO

Jason Davidson
Rivers Edge CDD 1 (140
Landing Street, Saint Johns, FL
32259)
475 West Town Place
Suite 114
St. Augustine, FL 32092

INVOICE # 2792

DATE 11/15/2022

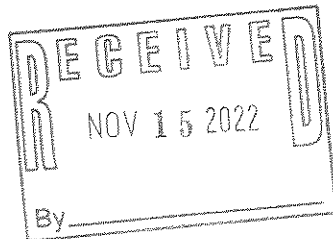
DUE DATE 11/30/2022

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Live Entertainment Live Entertainment / RiverHouse / Dean Winter Duo / 9.3.2022 / 12pm - 3pm	3	200.00	600.00
Live Entertainment Live Entertainment / RiverHouse / Ian Kelly Duo / 9.4.2022 / 12pm - 3pm	3	200.00	600.00

BALANCE DUE

\$1,200.00



Approved RECDD I Events
Resubmitted to AP on 11/15/22
by Clint Waugh

Clint Waugh

296
1 320 57200 49400
9/3/22 EVENT
9/4/22 EVENT



SS Live Entertainment

sslive.co@gmail.com

INVOICE

BILL TO

Jason Davidson
Rivers Edge CDD 1 (140
Landing Street, Saint Johns, FL
32259)
475 West Town Place
Suite 114
St. Augustine, FL 32092

INVOICE # 2794

DATE 11/15/2022

DUE DATE 11/30/2022

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Live Entertainment Live Entertainment / RiverHouse / Larry Yancey / 10.21.2022 / 5pm - 8pm	3	100.00	300.00

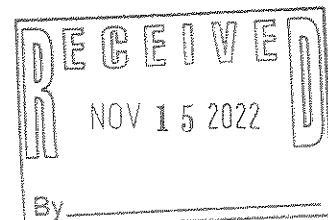
BALANCE DUE

\$300.00

Approved RECDD I Events
Resubmitted to AP on 11/15/22
by Clint Waugh

Clint Waugh

296
13205200 49400
EVENT 10/21/22



AP300R
*** CHECK NOS. 000015-000017

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/05/22
RIVERS EDGE - CAPITAL RESERVE
BANK B RIVERS CAPITAL RESRV

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/03/22	00004	11/02/22 3	202211 600-53800-60000		*	13,254.00	
			FINAL PMNT WATERFALL PUMP	CAPITAL T ENTERPRISES INC			13,254.00 000015
11/16/22	00007	11/16/22 11162022	202211 600-15100-10100		*	400,000.00	
			TRNFR EXCESS FUNDS TO SBA	STATE BOARD OF ADMINISTRATION			400,000.00 000016
11/30/22	00005	10/18/22 411	202210 600-53800-61000		*	7,400.00	
			SIDEWALK/CURB STORM REPR	HEB SERVICES INC			7,400.00 000017
TOTAL FOR BANK B						420,654.00	
TOTAL FOR REGISTER						420,654.00	

REDG RIVERS EDGE OKUZMUK



Capital T Enterprises, Inc.

Professional Commercial Pool Contractor for over 30 Years
CPC # 1457199

Scot's Phone: 904.591.7360
603.759.2508

INVOICE Schedule of Values

Scot's Todor Email: capitaltpools@gmail.com
capitaltpools.paul@gmail.com

Date	Invoice No.
11/2/22	3

Bill To:

Rivertown
Rivers Edge Community Development District
St. Augustine, FL
Jason Davidson

Project		Amount
Remove and replace waterfall water pump	\$44,216	
Project Total Amount	\$44,216	
CO #1 - Furnish / Install Special Fitting	\$2,200	
New Project Total	\$46,416	
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED NOV 02 2022 By _____ </div>		
First Payment 50%	\$22,108 * Paid *	
Depoist to order materials		
Balance	-\$22,108	
Second Payment 25%	\$11,054 * Paid *	
New equipment is onsite	Balance \$11,054	
Third Payment 25%	\$11,054	
Due when project is complete	Balance \$0	
Special Fitting	\$2,200	
	\$13,254 * Due *	\$13,254
<div style="border: 1px solid black; padding: 10px; transform: rotate(-5deg); display: inline-block;"> Please remit Payment as soon as possible. Thank you for your business! </div>		
TOTAL		\$13,254
Amount Due	\$13,254	Capital T Enterprises, Inc. 8505 Florence Cove Road St. Augustine, FL. 32092

34.600.538.60

4

Rivers Edge
COMMUNITY DEVELOPMENT DISTRICT

Capital Reserve Fund

Check Request

Date	Amount	Authorized By
November 16, 2022	\$400,000.00	Oksana Kuzmuk

Payable to:

State Board of Administration #7 <i>B</i>

Date Check Needed:

Budget Category:

ASAP	034.600.15100.10100
------	---------------------

Intended Use of Funds Requested:

Transfer Excess Funds to SBA acc
(Attach supporting documentation for request.)

HEB Services, Inc.

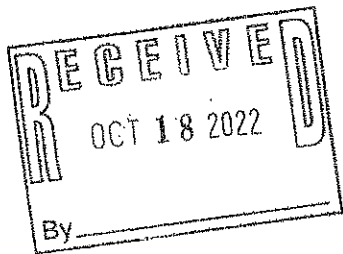
P.O. Box 8430
Fleming Island, FL 32006

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

After recording, please return to:
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32092

**VARIANCE AGREEMENT FOR INSTALLATION OF
IMPROVEMENTSWITHIN DISTRICT EASEMENT**

This Variance Agreement for Installation of Improvements within District Easements ("Agreement") is entered into as of this 15 day of October, 2022, by and among Jeremiah Curtis and Shannon Kent (jointly, "Owner") and the Rivers Edge Community Development District, a local unit of limited special purpose government created pursuant to Chapter 190, *Florida Statutes* ("District").

WITNESSETH:

WHEREAS, Owner is the owner of Lot 4, ("Lot"), as per the plat ("Plat") of Rivertown Phase Two-B, recorded at Map Book 87, Pages 70 through 77, of the Public Records of St. Johns County, Florida ("Property"); and

WHEREAS, Owner desires to install certain improvements described as a fence ("Improvements") no more than five feet (5') within a District easement ("Easement") on or abutting Owner's Lot ("License Area"), as shown on the Plat; and

WHEREAS, due to the District's legal interests in the Easement, among other reasons, Owner requires the District's consent before installing Improvements within the License Area; and

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

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

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.
2. **License for Improvements Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner the right, privilege, and permission to install and maintain removable Improvements on the License Area.
3. **Owner Responsibilities.** The Owner has the following responsibilities:
 - a. The Owner shall be fully responsible for the installation and maintenance of the Improvements. The Improvements shall not exceed an encroachment of five (5) feet into the Easement.
 - b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not

limited to building codes, set back requirements, etc.).

- c. The District, by entering into this Agreement, does not represent that the District has authority to provide all necessary approvals for the installation of the Improvements. Instead, the Owner shall be responsible for obtaining any applicable permits and approvals relating to the work (including but not limited to any approvals of any applicable homeowner's association as well as any other necessary legal interests and approvals).
 - d. The Owner shall ensure that the installation and maintenance of the Improvements does not damage any property of District or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option.
 - e. Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipe or utilities that may be located within the Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall pay a licensed and insured professional contractor to mark any existing improvements and/or utilities prior to installation of the Improvements.
 - f. Upon completion of the installation, the Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and care of any such Improvements and agrees to maintain the Improvements in good condition.
 - g. Additionally, the Owner shall keep the License Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.
4. **Removal and/or Replacement of Improvements.** The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement(s) described above and agrees never to deny such interest or to interfere in any way with District's use. Owner will exercise the privilege granted herein at Owner's own risk, and agrees that Owner will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Owner further acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the License Area at Owner's expense, and that the District is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.
5. **Indemnification.** Owner agrees to indemnify, defend and hold harmless the District, as well as its officers, supervisors, staff, agents and representatives, and successors and assigns, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

6. **Covenants Run with the Land.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.
7. **Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.
8. **Default.** A default by either party under this Agreement – including but not limited to Owner's failure to meet its obligations under Section 3 above – shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance.
9. **Attorney's Fees & Costs.** The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.
10. **Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and date first above written.

Witnesses:

By: [Signature]

JASON DAVIDSON

Print Name

By: [Signature]

Clint Wagh

Print Name

Owner

By: [Signature]

Print Name: Jemalyn Curtis

STATE OF FLORIDA)

COUNTY OF Saint Johns)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19 day of October, 2022, by Jeremiah Curtis. He/she ☒ is personally known to me or ☐ produced _____ as identification.



[Signature]

NOTARY PUBLIC

Marilee Giles

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

[signatures continue on following page]

Witnesses:

By: [Signature]JASON DAVIDSON

Print Name

Owner

By: [Signature]Print Name: Shannon KentBy: [Signature]Clint Waugh

Print Name

STATE OF FLORIDA)

COUNTY OF Saint Johns)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19 day of October, 2022, by Shannon Curtis. He/she ☐ is personally known to me or ☐ produced _____ as identification.


[Signature]
 NOTARY PUBLIC

Marilee Giles

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

[signatures continue on following page]

Witnesses:

By: 

Jason Davidson

Print Name

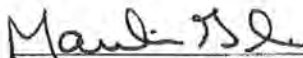
By: 

Clint Waugh

Print Name

Rivers Edge Community Development
DistrictBy: Print Name: Mac McIntyre
Chair of the Board of SupervisorsSTATE OF FLORIDA
COUNTY OF Saint Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19 day of October, 2022, by Mac McIntyre, as Chair of the Board of Supervisors of the Rivers Edge Community Development District, on behalf of said district. He/She ☒ is personally known to me or ☐ produced _____ as identification.



NOTARY PUBLIC

Marilee Giles

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

[end of signature pages]

SIXTH ORDER OF BUSINESS

RIVERTOWN

Discussion on Easement Fence Encroachment

Date of request: 11/16/22

Submitted by: Jason Davidson

62 Oak Shadow and 74 Oak Shadow have fences that are joined therefor blocking our 20' easement. Included in your packet is the email chain going back and forth from the HOA and CDD staff in regards. You will also find applications and site map that directly correlates to this area.

From: Jason Davidson <jdavidson@vestapropertyservices.com>

Sent: Wednesday, October 26, 2022 4:21 PM

To: Herb Boyett <hb@fpm.company>; Kyle Meagher <kyle@fpm.company>

Subject: 62 Oak Shadow Ln and 74 Oak Shadow Ln. easement encroachment

Good afternoon,

The addressed above have fences that have encroached into our easement. Could you please provide the ARB application for both for our review. Thanks so much.

Kind Regards,

Jason Davidson

General Manager



RiverTown

160 RiverGlade Run

Saint Johns FL, 32259

P: 904.679.5523

www.VestaPropertyServices.com

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

From: Herb Boyett

Sent: Thursday, October 27, 2022 10:34 AM

To: 'Jason Davidson' <jdavidson@vestapropertyservices.com>

Subject: RE: 62 Oak Shadow Ln and 74 Oak Shadow Ln. easement encroachment

Jason:

Per your below request please find attached herewith.

Thanks-

Herbert Boyett

Architectural Review Director

FLORIDIAN PROPERTY
MANAGEMENT

From: Jason Davidson <jdavidson@vestapropertyservices.com>

Sent: Wednesday, November 09, 2022 12:23 PM

To: Herb Boyett <hb@fpm.company>

Cc: Sharon Conklin <sharon@fpm.company>

Subject: RE: 62 Oak Shadow Ln and 74 Oak Shadow Ln. easement encroachment

Good afternoon:

Please excuse my delay in responding.

The CDD has the right to, and need, of the easement to access the lake for maintenance. There also appears to be a drainage easement with underlying material that if damaged, for any reason, the CDD would need to access for repair. With that being said unfortunately, we are unable to grant the request for encroachment into our easement. Thank you so much and let me know if you have any additional questions.

Kind Regards,

Jason Davidson

General Manager



RiverTown

160 RiverGlade Run

Saint Johns FL, 32259

P: 904.679.5523

www.VestaPropertyServices.com

Rivertown Community Association, Inc
414 Old Hard Rd Suite 502
Fleming Island, FL 32003
Phone: 904-592-4090
Fax: 904-269-2729

Mattamy Jacksonville LLC
7800 Belfort Pkwy Ste 195
Jacksonville FL 32256

ARCHITECTURAL APPROVAL

3/2/2021

74 Oak Shadow Pl

Dear Mattamy Jacksonville LLC:

We thank you for your above referenced architectural submittal. Your request for fencing has been **Conditionally Approved**. You may proceed according to the information provided with your application made part of this approval, the Community Guidelines, and following conditions:

- 1) *Wellington Style fencing as stated in the existing Architectural Control Guidelines; four-foot (4') high, flat top, two (2) rail black aluminum fencing.*
- 2) *Approved installation line shown in red on the revised survey, attached and made part of this approval.*
- 3) *NOTE: Fencing shall be held eight feet (8') within the rear property line and shall not protrude into the eight-foot (8') CDD Drainage Access and Maintenance Easement at the rear of Lot 29. The CDD easement is shown in yellow on the survey.*
- 4) *Structural supports shall face the interior of the subject lot.*
- 5) *Fencing shall commence at least 8' back from the front corners of the home.*
- 6) *Fencing along rear property line to have gate for owner's access to lake bank for maintenance.*
- 7) *If connecting to existing fencing, please obtain permission prior to such connection.*
- 8) *Should fencing encroach upon any CDD or other drainage, utility, maintenance, or any other public or private easement(s), and if in the future fencing must be removed temporarily, or permanently, to facilitate any work within said easement(s), any expense associated with such removal and/or replacement will be borne solely by the owner. Installation of fencing indicates homeowner's agreement to such terms.*

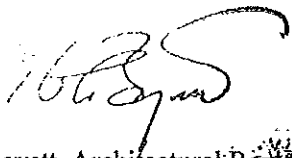
This approval concerns only your submitted architectural plans. It is your responsibility to obtain any easements, permits, licenses and or approvals which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered to be permission to encroach on another property owner's right to use and enjoy all possible property rights. Approval of this submittal does not constitute a warranty or representation by the ACC, or any developer or landowner, that the proposed improvements will be consistent with the development plans of any other landowner.

Furthermore, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted, and a specific letter of "variance approval" is issued by the party entitled to enforce such setbacks or restrictions. This approval also does not constitute approval of any typographical, clerical, or interpretative errors on the submitted plans.

Compliance with the approved plans is the responsibility of the OWNER of legal record, and any change to the approved plans without prior ACC approval, subjects these changes to disapproval, and enforced compliance to the approved submitted plans.

In addition, you as the property owner are responsible for positive drainage during and after construction. No water drainage is to be diverted to any adjoining lots. Also please note, you are responsible for contacting the appropriate Utility Companies prior to any excavation or digging.

Regards,

A handwritten signature in black ink, appearing to read 'H. Boyett', is written over a rectangular stamp. The stamp contains the text 'Herbert Boyett, Architectural Review Director' and 'Floridian Property Management'.

By: Herbert Boyett, Architectural Review Director
Floridian Property Management
For: Rivertown Community Association, Inc

RIVERTOWN



Request for Home Improvement – Architectural Review Application

To: Architectural Review Board

From: Property Owners:

Mailing Address:

Mattamy Homes

7800 Belfort Pkwy Suite 195

Jax, FL 32256

Approval Requested for property address:

74 Oak Shadow Pl. 29 BTAB

Contact Phone Number

279-9533

Contact Email Address

rebecca.burden@mattamycorp.com

**Separate Checks for review fee and deposits-Mail checks to Floridian Property Management's Office. Address enclosed within the Footer. You may submit ARB requests and applications via email to Herb at hb@fpm.company.*

<p><u>Satellite Dish - \$50 review fee</u> 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</p>	<p><u>Play Equipment - \$50 review fee</u> Attach copy of survey with location of equipment marked and proposed landscape plan.</p>
<p><input checked="" type="checkbox"/> <u>Fence Plan and Detail - \$50 review fee</u> Attach copy of survey with fence location noted (Denote type, Height & color, provide all information from contractor.)</p>	<p><u>Exterior Color Selections - \$50 review fee</u> Attach color chip samples, denote body, trim & roof colors.</p>
<p><u>Pool Plan and Detail - \$50 review fee</u> 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</p>	<p><u>Basketball Goal - \$50 review fee</u> Must have black pole, orange rim and a clear backboard. Provide survey with location.</p>
<p><u>Screen Room or Addition - \$50 review fee</u> Attach copy of survey showing footprint, color, material, elevation drawings & landscape plan. Provide all construction documents, electrical, plumbing and contractor information.</p>	<p><u>Screen Enclosure on Existing Porch - \$50 review fee</u> Attach copy of drawings, material, and construction documents.</p>
<p><u>Major Landscape & Hardscape Alterations, including fountain & water features - \$50 review fee</u> Attach copy of survey and identify plant or material types being used and any existing plants or materials being removed.</p> <p><u>Minor Landscape & Hardscape Alterations - \$50 review fee</u> Attach copy of survey and identify plant or material types being used and any existing plants or materials being removed.</p>	<p><u>Exterior Low Voltage Lighting - \$50 review fee</u> Attach copy of all plans</p> <p><u>Exterior 110 Voltage Lighting - \$50 review fee</u> Attach copy of all plans</p> <p><u>Gutters - \$50 review fee</u> Attach copy of all plans</p>
<p><u>Fireplaces 24" or higher - \$50 review fee</u> Attach copy of survey showing footprint, color, material, elevation drawings & landscape plan. Provide all construction documents and contractor information.</p>	<p><u>Other (Please attach a brief description of proposed Improvement, including pictures, brochures, etc.)</u> <u>Review fee varies.</u></p>

RIVERTOWN



Master/Preliminary Plan Review - \$300 review fee

Attach copy of drawings showing site plan, foundation plan, floor plan, exterior color, roof plans, material, exterior elevations & landscape plan. Provide all construction documents and contractor information. Attach all site specific information.

Final/Site Specific Plan Review - \$50 review fee

Attach copy of drawings showing site plan, foundation plan, floor plan, exterior color, roof plans, material, exterior elevations & landscape plan. Provide all construction documents and contractor information. Attach all site specific information.

YOUR REQUEST MAY BE DELAYED OR RETURNED IF ALL INFORMATION REQUESTED IS NOT INCLUDED.

All checks must be made payable to RiverTown Community Association; All applicable information must be received in full by no later than the Friday before the week of an ARB meeting.

All Homeowners must call for a final inspection within 30 days of completion of work. The Architectural Review Board (ARB) will perform the final inspection to determine if the work has been completed per the approved ARB plans and guidelines, all proper clean-up is completed, and there is not any visible property damage to the community or neighboring properties from the completion of this work. I understand that the Board of Directors and/or Architectural Review Board will act on this request as quickly as possible and will contact me in writing regarding their approval or disapproval of this request. I agree not to begin work on improvements until I am notified in writing of the approval of the Board of Directors and/or Architectural Review Board.

Signature of homeowner:

B. Borden

Date:

2/24/21

*****DO NOT WRITE BELOW THIS LINE*****

From: Architectural Review Board

Your application is approved / disapproved subject to the following conditions, if any:

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Note: The cost and/or repair of any damage caused to any lot or common area is the sole responsibility of the owner. These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans with the community and in conjunction with deed restrictions of your community. These plans are approved on a limited basis. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and no reliance on this approval should be made by any party with respect to such matters. The approving authority expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including, but not limited to, liability for negligence or breach of express or implied warranty.

The following applies to the construction of pools, screens and room additions:

This approval concerns only your architectural and/or landscape plans. You are still responsible to obtain whatever easements, permits, licenses and approvals, which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered to be permission to encroach on another property owner's rights to use and enjoy all possible property rights. Approval of the plans does not constitute a warranty or representation by the Architectural Review Board or any developer or landowner that the proposed improvements will be consistent with the development plans of any other landowner. In addition, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted and a specific letter of "variance approval" is issued by the party entitled to enforce such setbacks or restrictions.

SITE PLAN

LOT 29 AS SHOWN ON MAP OF
ARBORS AT RIVERTOWN-PHASE ONE
AS RECORDED IN MAP BOOK 101, PAGES 52-68 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

SEE OFFICIAL WATER TABLE
FOR FLOOD ELEVATION
INFORMATION. THE
FLOOD ELEVATION FOR THIS
PROJECT IS 10.00' AS SHOWN
ON THE MAP.

LAND INFORMATION
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.

IMPERVIOUS COVERAGE
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.

BUILDING COVERAGE
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.
TOTAL LOT AREA 4,442.56 SQ. FT.

THE YIELD FROM THE
PROPERTY IS 1.00%
THE YIELD FROM THE
PROPERTY IS 1.00%
THE YIELD FROM THE
PROPERTY IS 1.00%
THE YIELD FROM THE
PROPERTY IS 1.00%
THE YIELD FROM THE
PROPERTY IS 1.00%
THE YIELD FROM THE
PROPERTY IS 1.00%
THE YIELD FROM THE
PROPERTY IS 1.00%

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

■ DENOTES PROPOSED CONCRETE
LW - DENOTES STLEAD WALK

X Black Aluminum
doggy Fence

OAK SHADOW PLACE
(6' PUBLIC R/W)



STREET NAME	STREET TYPE
OAK SHADOW PLACE	6' PUBLIC R/W

LOCATION MAP MUST BE SUBMITTED WITH SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

STREET NAME	STREET TYPE
OAK SHADOW PLACE	6' PUBLIC R/W

LOCATION MAP MUST BE SUBMITTED WITH SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

THE STREET NAME AND LANDSCAPE PLANNING ARE
SUBMITTED WITH THE SITE PLAN.

1. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
2. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
3. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
4. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
5. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
6. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
7. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
8. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
9. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
10. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
11. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
12. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
13. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
14. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
15. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
16. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
17. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
18. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
19. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.
20. THE SITE PLAN IS BASED ON THE SURVEYING LINE OF OAK SHADOW PLACE AS SHOWN ON THE MAP.

PREPARED FOR: MATTIANY HOMES

CERTIFIED TO: MATTIANY HOMES



BARTRAM TRAIL SURVEYING, INC.
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE NO. 105 (064) 284-2224
GREEN COVE SPRING, FL 32043 FAX (064) 284-2208
CERTIFICATE OF AUTHORIZATION LB #8801
COPYRIGHT © 2021

I HEREBY CERTIFY that this survey was made in accordance with the standards and practices of the Surveying Profession as prescribed by the Florida State Board of Professional Surveyors and Engineers, Chapter 30-17 F.A.C., pursuant to section 472.227, Florida Statutes, and that all notes and calculations are true and correct.

THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

NOTATION:
The survey was made without benefit of abstract or survey of title, and therefore the undersigned and Bartram Trail Surveying, Inc. are not responsible for any errors or omissions shown on this plan which may be the result of a mistake in the original survey or a mistake in the transcription of the original survey.

THE SURVEY IS PREPARED AND CERTIFIED FOR THE PURPOSES OF THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS, CHAPTER 30-17 F.A.C., pursuant to section 472.227, Florida Statutes, and that all notes and calculations are true and correct.

DESK BY: M
CHECKED BY: M

FILED NO.	12345	DATE	12/7/18
FILED NO.	N/A	DATE	1/18/21
FILED NO.	N/A	DATE	1/18/21
FILED NO.	N/A	DATE	1/18/21
FILED NO.	N/A	DATE	1/18/21
FILED NO.	N/A	DATE	1/18/21
FILED NO.	N/A	DATE	1/18/21
FILED NO.	N/A	DATE	1/18/21
FILED NO.	N/A	DATE	1/18/21
FILED NO.	N/A	DATE	1/18/21

74 Oak Shadow

FENCING
CANNOT ENCROACH
INTO DRAINAGE EASEMENT
SHOWN IN YELLOW

Rivertown Community Association, Inc
414 Old Hard Rd Suite 502
Fleming Island, FL 32003
Phone: 904-592-4090
Fax: 904-269-2729

Raymond Walter and Mary Billett
62 Oak Shadow Pl
St Johns FL 32259

CONDITIONAL ARCHITECTURAL APPROVAL

3/24/2022

62 Oak Shadow Pl

Dear Raymond Walter and Mary Billett:

We thank you for your above-referenced architectural submittal, and are pleased to inform you that same has been conditionally approved. You may proceed according to the Community Guidelines, other applicable documents, and the following conditions:

- 1) Wellington Style fencing; four-foot (4') high, flat top, two (2)-rail black aluminum fencing.*
- 2) Approved installation lines as shown in red on the revised survey, attached and made part of this approval.*
- 3) Fencing shall be held eight feet (8') within the rear property line and shall not protrude into the eight-foot (8') CDD Drainage Access and Maintenance Easement at the rear of the property. The CDD easement is shown in yellow on the survey.*
- 4) Structural supports shall face the interior of the subject lot.*
- 5) Fencing shall commence at least 8' back from the front corners of the home.*
- 6) Rear fencing to have gate as Owner remains responsible for lawn maintenance, including watering and fertilization, for any lands lying outside the approved fencing installation lines.*
- 7) If connecting to existing fencing, please obtain permission from neighbor prior to installation.*
- 8) Should fencing encroach upon any CDD or other drainage, utility, maintenance, or any other public or private easement(s), and if in the future fencing must be removed temporarily, or permanently, to facilitate any work within said easement(s), any expense associated with such removal and/or replacement will be borne solely by the owner. Installation of fencing indicates homeowner's agreement to such terms.*

This approval concerns only your submitted architectural plans. It is your responsibility to obtain any easements, permits, licenses and or approvals which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered to be permission to encroach on another property owner's right to use and enjoy all possible property rights. Approval of this submittal does not constitute a warranty or representation by the ACC, or any developer or landowner, that the proposed improvements will be consistent with the development plans of any other landowner.

Furthermore, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted, and a specific letter of "variance approval" is issued by the party entitled to enforce such setbacks or restrictions. This approval also does not constitute approval of any typographical, clerical, or interpretative errors on the submitted plans.

Compliance with the approved plans is the responsibility of the OWNER of legal record, and any change to the approved plans without prior ACC approval, subjects these changes to disapproval, and enforced compliance to the approved submitted plans.

In addition, you as the property owner are responsible for positive drainage during and after construction. No water drainage is to be diverted to any adjoining lots. Also please note, you are responsible for contacting the appropriate Utility Companies prior to any excavation or digging.

Regards,

A handwritten signature in black ink, appearing to read 'H. Boyett', is positioned above the typed name.

By: Herbert Boyett, Architectural Review Director
Floridian Property Management
For: Rivertown Community Association, Inc

RIVERTOWN

matamoras

Request for Home Improvement – Architectural Review Application

To: Architectural Review Board

From: Property Owners:

Raymond Walter & Mary Billett

Mailing Address:

102 736 Fruit Cove Forest Rd W
Saint Johns, FL 32259

Approval Requested for property address: 102 Oakshadow Place

Contact Phone Number 904-476-4859

Contact Email Address mpbillett@direct@gmail.com

*Separate Checks for review fee and deposits-Mail checks to Floridian Property Management's Office. Address enclosed within the Footer. You may submit ARB requests and applications via email to Herb at hb@fpm.company.

<p><input type="checkbox"/> Satellite Dish - \$50 review fee 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</p>	<p><input type="checkbox"/> Play Equipment - \$50 review fee Attach copy of survey with location of equipment marked and proposed landscape plan.</p>
<p><input checked="" type="checkbox"/> Fence Plan and Detail - \$50 review fee Attach copy of survey with fence location noted (Denote type, Height & color, provide all information from contractor.)</p>	<p><input type="checkbox"/> Exterior Color Selections - \$50 review fee Attach color chip samples, denote body, trim & roof colors.</p>
<p><input type="checkbox"/> Pool Plan and Detail - \$50 review fee 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</p>	<p><input type="checkbox"/> Basketball Goal - \$50 review fee Must have black pole, orange rim and a clear backboard. Provide survey with location.</p>
<p><input type="checkbox"/> Screen Room or Addition - \$50 review fee Attach copy of survey showing footprint, color, material, elevation drawings & landscape plan. Provide all construction documents, electrical, plumbing and contractor information.</p>	<p><input type="checkbox"/> Screen Enclosure on Existing Porch - \$50 review fee Attach copy of drawings, material, and construction documents.</p>
<p><input type="checkbox"/> Major Landscape & Hardscape Alterations, including fountain & water features - \$50 review fee Attach copy of survey and identify plant or material types being used and any existing plants or materials being removed.</p> <p><input type="checkbox"/> Minor Landscape & Hardscape Alterations - \$50 review fee Attach copy of survey and identify plant or material types being used and any existing plants or materials being removed.</p>	<p><input type="checkbox"/> Exterior Low Voltage Lighting - \$50 review fee Attach copy of all plans</p> <p><input type="checkbox"/> Exterior 110 Voltage Lighting - \$50 review fee Attach copy of all plans</p> <p><input type="checkbox"/> Gutters - \$50 review fee Attach copy of all plans</p>
<p><input type="checkbox"/> Fireplaces 24" or higher - \$50 review fee Attach copy of survey showing footprint, color, material, elevation drawings & landscape plan. Provide all construction documents and contractor information.</p>	<p><input type="checkbox"/> Other (Please attach a brief description of proposed improvement, including pictures, brochures, etc.) Review fee varies.</p>

RIVERTOWN

mattanyx

Master/Preliminary Plan Review - \$300 review fee

Attach copy of drawings showing site plan, foundation plan, floor plan, exterior color, roof plans, material, exterior elevations & landscape plan. Provide all construction documents and contractor information. Attach all site specific information.

Final/Site Specific Plan Review - \$50 review fee

Attach copy of drawings showing site plan, foundation plan, floor plan, exterior color, roof plans, material, exterior elevations & landscape plan. Provide all construction documents and contractor information. Attach all site specific information.

YOUR REQUEST MAY BE DELAYED OR RETURNED IF ALL INFORMATION REQUESTED IS NOT INCLUDED.

All checks must be made payable to RiverTown Community Association; All applicable information must be received in full by no later than the Friday before the week of an ARB meeting.

All Homeowners must call for a final inspection within 30 days of completion of work. The Architectural Review Board (ARB) will perform the final inspection to determine if the work has been completed per the approved ARB plans and guidelines, all proper clean-up is completed, and there is not any visible property damage to the community or neighboring properties from the completion of this work. I understand that the Board of Directors and/or Architectural Review Board will act on this request as quickly as possible and will contact me in writing regarding their approval or disapproval of this request. I agree not to begin work on improvements until I am notified in writing of the approval of the Board of Directors and/or Architectural Review Board.

Signature of homeowner:

Raymond J. Wall

Date: *2/15/2022*

*****DO NOT WRITE BELOW THIS LINE*****

From: Architectural Review Board

Your application is approved / disapproved subject to the following conditions, if any:

Signature: _____ Date: _____

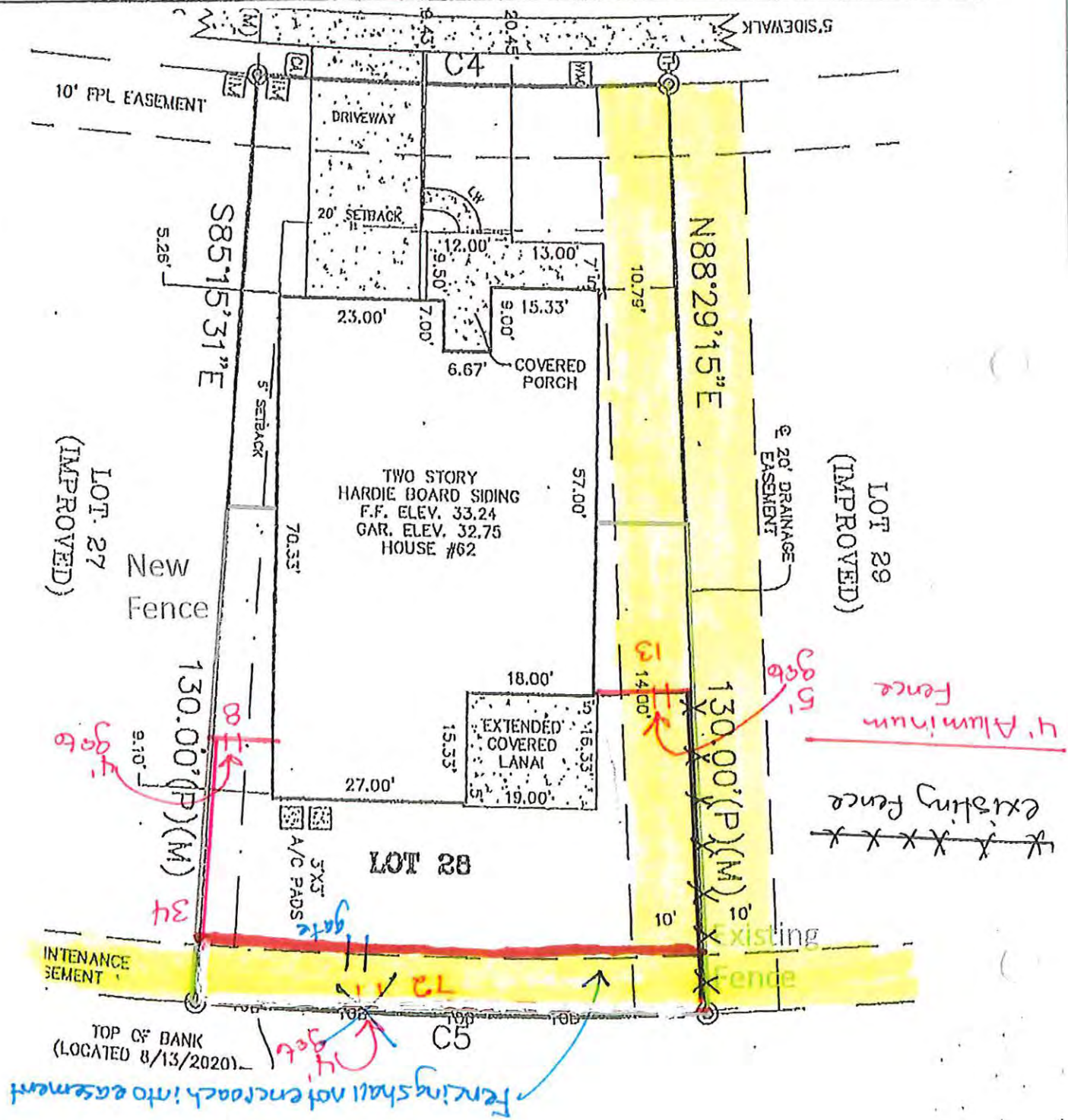
Printed Name: _____ Title: _____

Note: The cost and/or repair of any damage caused to any lot or common area is the sole responsibility of the owner. These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans with the community and in conjunction with deed restrictions of your community. These plans are approved on a limited basis. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and no reliance on this approval should be made by any party with respect to such matters. The approving authority expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including, but not limited to, liability for negligence or breach of express or implied warranty.

The following applies to the construction of pools, screens and room additions:

This approval concerns only your architectural and/or landscape plans. You are still responsible to obtain whatever easements, permits, licenses and approvals, which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered to be permission to encroach on another property owner's rights to use and enjoy all possible property rights. Approval of the plans does not constitute a warranty or representation by the Architectural Review Board or any developer or landowner that the proposed improvements will be consistent with the development plans of any other landowner. In addition, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted and a specific letter of "variance approval" is issued by the party entitled to enforce such setbacks or restrictions.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1(P)(M)	500.00	304.15	N11°43'44"W	299.48	34°51'09"
C2(C)(M)	500.00	8.34	N5°13'10"E	8.34	0°57'22"
C3(P)	1350.00	183.77	N9°35'50"E	183.63	7°47'58"
C4(P)(M)	530.00	57.85	N1°36'52"E	57.82	6°15'14"
C5(P)(M)	660.00	72.04	N1°36'52"E	72.01	6°15'14"



Prepared By and Return To:
Howard Smith
Landmark Title
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 1st day of March, 2022, by Beth Anne Mazza and Jeffrey C. Row, wife and husband, whose address is 112 Old Fort Trail, Saint Johns, FL 32259 hereinafter called the Grantor, to Raymond John Walter and Mary P. Billett, husband and wife, whose address is 62 Oak Shadow Place, St. Johns, FL 32259, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witneseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Johns County, Florida, more particularly described as follows:

Lot 28, Arbors at Rivertown - Phase One, according to the map or plat thereof, as recorded in Map Book 101, Page 52 through 68, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 000717-0280

Subject to taxes accruing subsequent to December 31, 2021.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.



7380 Philips Hwy, Suite 103B.....Office (904) 268-1638
 Jacksonville, FL 32256.....Fax (904) 230-2780
 3 Year Labor Warranty ~ Lifetime Manufacture's Warranty on Materials

PROPOSAL/CONTRACT

FENCE HEIGHT: ☐ 3' ☒ 4' ☐ 4.5' ☐ 5' ☐ 6' ☐ 8' ☐ T
 TERRAIN: ☐ Even ☒ Slight ☐ Steep ☐ N/A
 CLEARING: ☐ Best Fence ☐ Customer ☒ N/A
 OLD FENCE: ☐ Best Fence ☐ Customer ☒ N/A
 GRADE: ☐ Top Level ☒ Follow Grade ☐ N/A
 HOA/ARB: ☒ Best Fence ☐ Customer ☐ N/A

Customer: Mary Walter

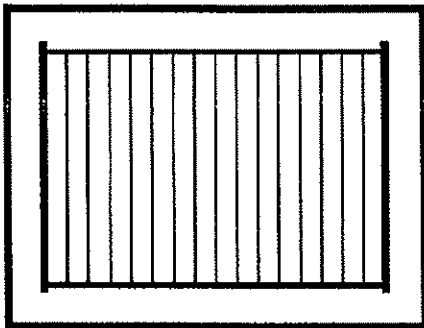
Address: 62 Oak Shadow Pl,

St. Johns, FL 32259

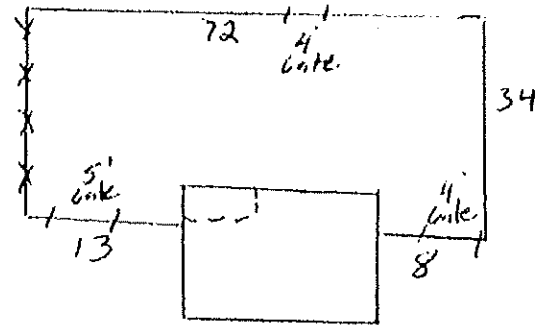
Community: The Arbors - Rivertown

Phone: 904-476-4859

Email: Mpbillettirect@gmail.com



ASCOT 2-CHANNEL



(B)

Furnish and install 127' of 4' tall black 2-rail ascot style aluminum fence with (1) 5' walk gate and (2) 4' walk gates. Gates to have 2" welded frames, keyed latches and self-closing hinges. All posts to be set in concrete.

Revised 02/11/2022 GM

Customer must assume responsibility for placement of fence unless all appropriate survey pins (metal pipes) or concrete monuments are uncovered prior to installation. Best Fence Co., Inc will assist owner in locating pins if provided copy of survey. All materials will remain property of Best Fence Co., Inc. until paid in full.
 By signing, customer agrees to proposal including materials, prices, terms & limitations as outlined above. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Best Fence Co., Inc. is not responsible for damage to underground obstructions such as utilities, sprinkler lines, pipes, etc. Returned checks are subject to a \$25.00 service fee. Cancelled orders will be subject to a 50% restocking fee.
 Job # 2201169

Total Feet	127'	Total Price	
Sub Total		Deposit	
Discount		Balance due	
Proposal is good for 30 days			
Payment Terms	1/2 down balance due at completion		
Best Fence:	GM	Date:	02/08/2022
Customer:		Date:	



Flat Top Ascot

2 Rail black Ascot aluminum fence



Flat Cap



**Northeast Florida's Leading
Fabricators of Vinyl and
Aluminum Fences**

RIVERTOWN

mattamyHOMES

Request for Home Improvement – Architectural Review Application

To: Architectural Review Board

From: Property Owners:

Mailing Address:

Mattamy Homes

7800 Belfort Pkwy Suite 195

Jax, FL 32256

Approval Requested for property address:

74 Oak Shadow Pl.

29 BTAB

Contact Phone Number

279-9533

Contact Email Address

rebecca.burden@mattamycorp.com

*Separate Checks for review fee and deposits-Mail checks to Floridian Property Management's Office. Address enclosed within the Footer. You may submit ARB requests and applications via email to Herb at hb@fpm.company.

<p><input type="checkbox"/> Satellite Dish - \$50 review fee 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</p>	<p><input type="checkbox"/> Play Equipment - \$50 review fee Attach copy of survey with location of equipment marked and proposed landscape plan.</p>
<p><input checked="" type="checkbox"/> Fence Plan and Detail - \$50 review fee Attach copy of survey with fence location noted (Denote type, Height & color, provide all information from contractor.)</p>	<p><input type="checkbox"/> Exterior Color Selections - \$50 review fee Attach color chip samples, denote body, trim & roof colors.</p>
<p><input type="checkbox"/> Pool Plan and Detail - \$50 review fee 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</p>	<p><input type="checkbox"/> Basketball Goal - \$50 review fee Must have black pole, orange rim and a clear backboard. Provide survey with location.</p>
<p><input type="checkbox"/> Screen Room or Addition - \$50 review fee Attach copy of survey showing footprint, color, material, elevation drawings & landscape plan. Provide all construction documents, electrical, plumbing and contractor information.</p>	<p><input type="checkbox"/> Screen Enclosure on Existing Porch - \$50 review fee Attach copy of drawings, material, and construction documents.</p>
<p><input type="checkbox"/> Major Landscape & Hardscape Alterations, including fountain & water features - \$50 review fee Attach copy of survey and identify plant or material types being used and any existing plants or materials being removed.</p> <p><input type="checkbox"/> Minor Landscape & Hardscape Alterations - \$50 review fee Attach copy of survey and identify plant or material types being used and any existing plants or materials being removed.</p>	<p><input type="checkbox"/> Exterior Low Voltage Lighting - \$50 review fee Attach copy of all plans</p> <p><input type="checkbox"/> Exterior 110 Voltage Lighting - \$50 review fee Attach copy of all plans</p> <p><input type="checkbox"/> Gutters - \$50 review fee Attach copy of all plans</p>
<p><input type="checkbox"/> Fireplaces 24" or higher - \$50 review fee Attach copy of survey showing footprint, color, material, elevation drawings & landscape plan. Provide all construction documents and contractor information.</p>	<p><input type="checkbox"/> Other (Please attach a brief description of proposed Improvement, including pictures, brochures, etc.) Review fee varies.</p>

RIVERTOWN



Master/Preliminary Plan Review - \$300 review fee

Attach copy of drawings showing site plan, foundation plan, floor plan, exterior color, roof plans, material, exterior elevations & landscape plan. Provide all construction documents and contractor information. Attach all site specific information.

Final/Site Specific Plan Review - \$50 review fee

Attach copy of drawings showing site plan, foundation plan, floor plan, exterior color, roof plans, material, exterior elevations & landscape plan. Provide all construction documents and contractor information. Attach all site specific information.

YOUR REQUEST MAY BE DELAYED OR RETURNED IF ALL INFORMATION REQUESTED IS NOT INCLUDED.

All checks must be made payable to RiverTown Community Association; All applicable information must be received in full by no later than the Friday before the week of an ARB meeting.

All Homeowners must call for a final inspection within 30 days of completion of work. The Architectural Review Board (ARB) will perform the final inspection to determine if the work has been completed per the approved ARB plans and guidelines, all proper clean-up is completed, and there is not any visible property damage to the community or neighboring properties from the completion of this work. I understand that the Board of Directors and/or Architectural Review Board will act on this request as quickly as possible and will contact me in writing regarding their approval or disapproval of this request. I agree not to begin work on Improvements until I am notified in writing of the approval of the Board of Directors and/or Architectural Review Board.

Signature of homeowner:

B. Borden

Date:

2/24/21

*****DO NOT WRITE BELOW THIS LINE*****

From: Architectural Review Board

Your application is approved / disapproved subject to the following conditions, if any:

Signature: _____

Date: _____

Printed Name: _____

Title: _____

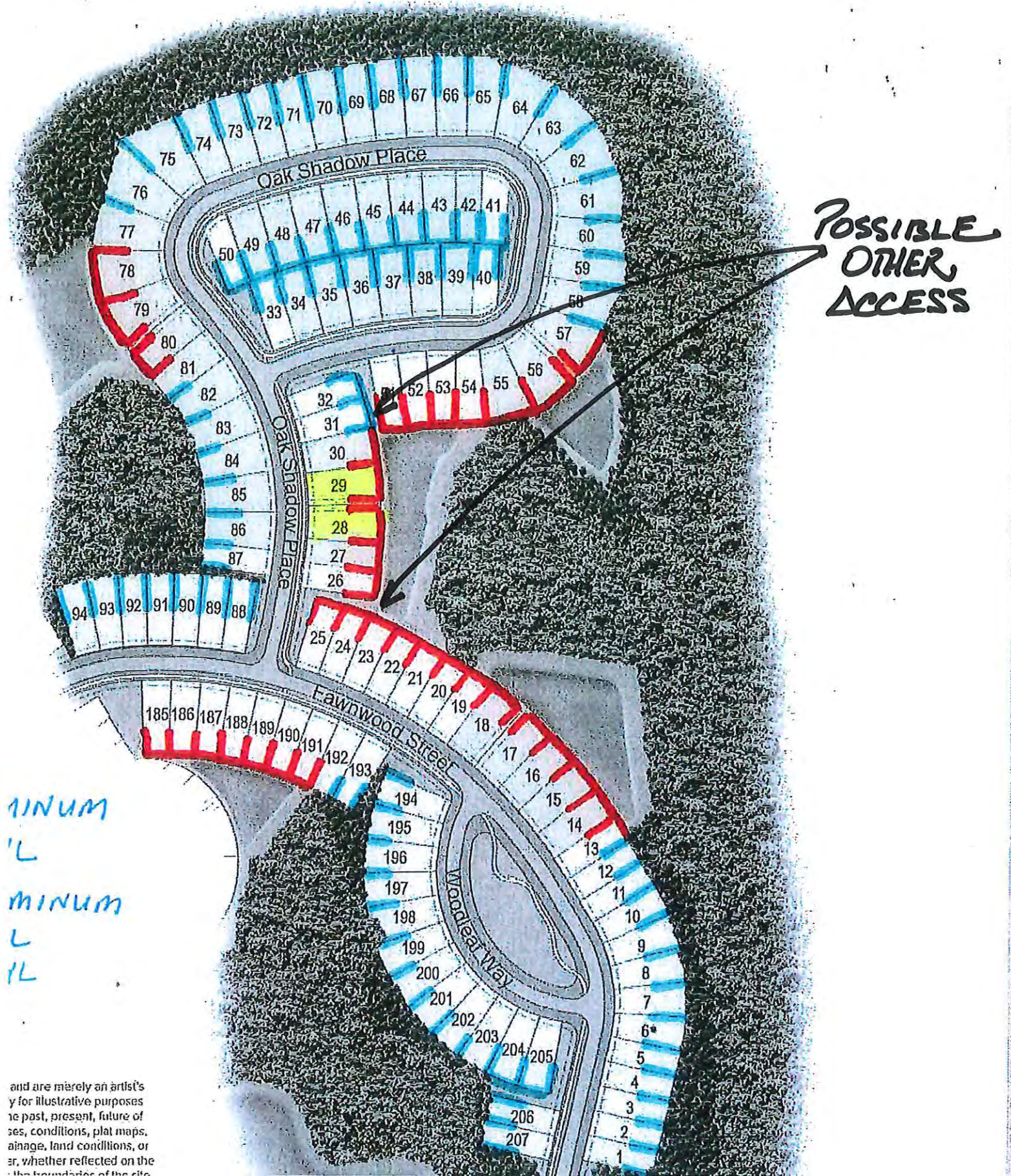
Note: The cost and/or repair of any damage caused to any lot or common area is the sole responsibility of the owner. These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans with the community and in conjunction with deed restrictions of your community. These plans are approved on a limited basis. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and no reliance on this approval should be made by any party with respect to such matters. The approving authority expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including, but not limited to, liability for negligence or breach of express or implied warranty.

The following applies to the construction of pools, screens and room additions:

This approval concerns only your architectural and/or landscape plans. You are still responsible to obtain whatever easements, permits, licenses and approvals, which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered to be permission to encroach on another property owner's rights to use and enjoy all possible property rights. Approval of the plans does not constitute a warranty or representation by the Architectural Review Board or any developer or landowner that the proposed improvements will be consistent with the development plans of any other landowner. In addition, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted and a specific letter of "variance approval" is issued by the party entitled to enforce such setbacks or restrictions.

RIVERTOWN

SITE MAP



MINUM
L
MINUM
L
IL

and are merely an artist's
y for illustrative purposes
re past, present, future of
ses, conditions, plat maps,
ainage, land conditions, or
er, whether reflected on the
the boundaries of the site

SEVENTH ORDER OF BUSINESS

From: mark@commfitnessproducts.com <mark@commfitnessproducts.com>

Sent: Thursday, November 17, 2022 12:20 PM

To: Jason Davidson <jdavidson@vestapropertyservices.com>

Subject: 60 Month Protection Plan, Revisions, Flooring and Group X Solutions

Hey Jason!

Thanks so much for your time yesterday and allowing me to sit in on the meeting. I'm looking forward to helping you with the upgrades.

As discussed, I've put together a quote for the Protection Plan (Extended Warranty) for the Matrix Cardio machines. The pricing is based on the dollar amount of each machine and what pricing tier it falls into. I'd say that 90% of our customer who lease/finance their equipment longer than the standard 36-month warranty elect to do the extended coverage.

Thank you,

Mark Smilek

Client Services Manager

Cell (904) 562-8318

mark@commfitnessproducts.com

www.commfitnessproducts.com



F89769875M -
60 Mo...dio.pdf



Safeware - Info
Sheet - CFP.pdf



PROPOSAL

5034 N Hiatus Road, Sunrise, FL 33351

Office:

Cell: 904- 562-8318

Email: mark@commfitnessproducts.co

Fax: 239-938-1462

PROPOSAL # F89769875M

Date: Nov 17, 2022

Expiration Date: 12/17/2022

BILL

TO: Rivertown
39 Riverwalk Blvd
St. Johns, FL 32259

SHIP

TO: Rivertown
39 Riverwalk Blvd
St. Johns, FL 32259

ATN Jason Davidson
Phone 904-679-5523
Email jdavidson@vestapropertyservices.

ATN Jason Davidson
Phone 904-679-5523
Email jdavidson@vestapropertyservices.
com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Mark Smilek	Will Advise	Best Way	Origin	COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
		Safeware "Worry Free" Protection Plan - 60 MONTH		
		MATRIX ENDURANCE TOUCH - CARDIO		
3	CFE3X360O100 00PLD	60 Month Parts & Labor Coverage - Matrix Endurance Touch Treadmill \$7,899	\$465.00	\$1,395.00
2	CFE3X360O100 00PLD	60 Month Parts & Labor Coverage - Matrix Endurance Touch Elliptical \$7,295	\$465.00	\$930.00
2	CFE3X360O100 00PLD	60 Month Parts & Labor Coverage - Matrix Endurance Touch Climbmill \$9,695	\$465.00	\$930.00
1	CFE3X360O700 0PLD	60 Month Parts & Labor Coverage - Matrix Endurance Touch Recumbent Bike \$6,599	\$365.00	\$365.00
1	CFE3X360O700 0PLD	60 Month Parts & Labor Coverage - Matrix Endurance Touch Upright Bike \$6,299	\$365.00	\$365.00
		SubTotal		\$3,985.00
		*Coverage can be added up to 60 days post installation		

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
	<i>Frame Color</i>	Standard Silver	Subtotal	\$3,985.00
	<i>Upholstery Color</i>	Standard Black	State Tax	\$0.00
	<i>Notes</i>	Coverage starts on Date of Delivery Coverage overlaps and extends the Manufacturer's Warranty providing the best possible coverage on the market!	Freight	\$0.00
			Grand Total	\$3,985.00

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 # : F89769875M

Proposal Amount: \$3,985.00

Payment Terms: COD

Deposit Amount: \$1,992.50

Balance: \$1,992.50

Signature _____

Print Name: _____

Facility Name: _____

Date of Acceptance: _____

Features & Benefits

- Parts and Labor Coverage
- Wear and Tear on Items Such as Drive Belts, Headphone Jacks, Walking Belts and Decks
- Power Surge
- Mechanical / Electrical Breakdown
- Convenient, Hassle-free Service
- No Deductibles on Covered Claims
- Professional On-site Repairs
- No Lemon Guarantee
- Transferable
- Every Plan Insured

What's Not Covered?

- Upholstery/Foam Pads
- Accidental Damage
- Plastic Parts
- Seats
- Batteries
- Software Updates

Limit of Liability

The total amount that we will pay for repairs or replacement made in connection with all claims that you make pursuant to this plan shall not exceed the original purchase price of your product, less taxes. In the event we make payments for repairs, which in the aggregate, are equal to the original product purchase price or we replace your product, we will have no further obligations under this plan. In no event shall the total of all claims or replacements exceed the original price paid by you for the covered product, less taxes.

Exclusions apply. Please see terms and conditions for complete coverage details.





Fitness Protection Plan



Why choose a Safeware Protection Plan?

1. Manufacturer warranties are limited in both term and coverage

With a Safeware Protection Plan, you'll have Peace of Mind that all of your equipment has the best coverage available.

2. A Protection Plan will save you money

Parts costs, trip charges and labor fees can really add up. Save yourself money and hassles with a Protection Plan.

3. We've got you covered no matter what your fitness needs are

Safeware Protection Plans offer coverage on treadmills, ellipticals, bikes, home gyms and more.

4. On-site service you can rely on

Get repairs on motors, decks, belts, wheels, consoles, pulleys, drives and more.

5. Various protection programs available

Get exactly the type of term and coverage that you want. Ask a sales associate for more details.

Plan Features

- Parts and labor coverage
- Wear & tear coverage on items such as drive belts, headphone jacks, walking belts and decks
- Convenient, hassle-free service
- No deductibles on covered claims
- Professional on-site repairs
- Power surge protection
- Mechanical / electrical breakdown coverage
- No lemon guarantee
- Fully transferable
- Insured by an AM Best[™] Rated Insurer

Exclusions apply. Please see terms and conditions for full coverage details.

PROTECT YOUR INVESTMENT



www.safeware.com
800-800-1492

Protect Your Investment

Plans for new fitness equipment for up to 5 years



Bikes



Ellipticals



Indoor Cycles



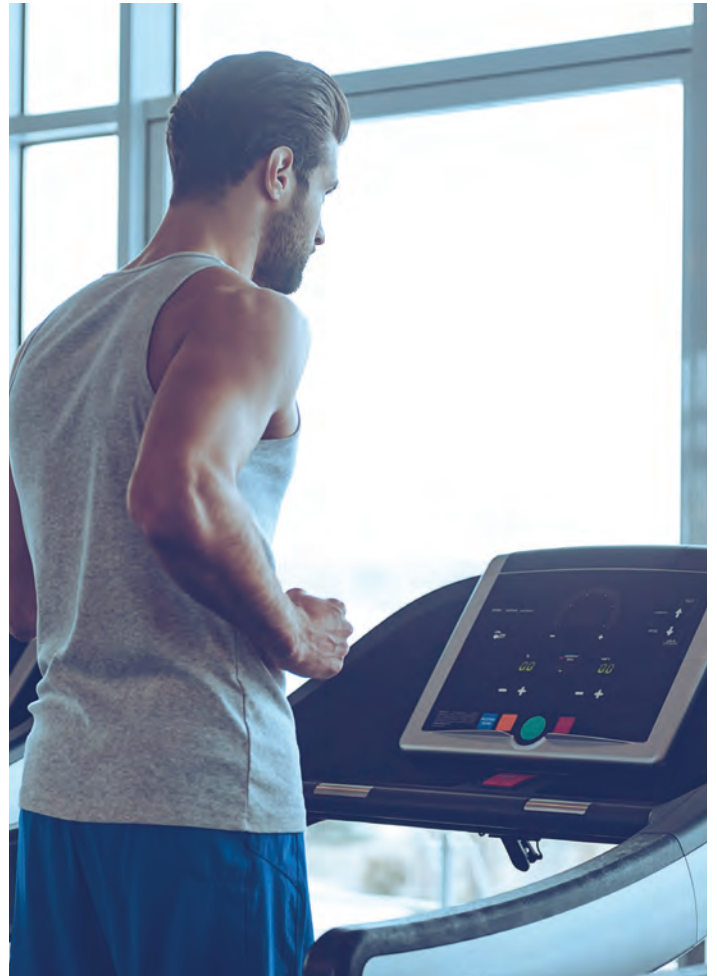
Rowers



Steppers



Treadmills



Professional On-site Service For:

- Motors
- Drives
- Headphone Jacks
- Decks
- Pulleys
- Embedded Monitors
- Belts
- Consoles
- And More!

Exclusions apply. Please see terms and conditions for complete coverage details.

EIGHTH ORDER OF BUSINESS

RIVERTOWN

Discussion on Portable Pickleball Courts

Date of request: 11/16/22

Submitted by: Jason Davidson

Staff has been asked to review portable options for pickleball courts. We found that we could potentially use the golf cart designated parking area located at the RiverClub. Here is what we found.

- Portable Net - \$129
 - Official regulation size net; 22 feet wide, 34 inches tall at the center, 36 inches tall at the sidelines
 - High quality with great design; Our support frame is made from steel for strength, sturdiness and durability; The netting is made from PE for durability too; The color scheme of a white net with black netting and a pleasant Caribbean green frame makes this a great looking net
 - Easy assembly: The instructions sheet, together with the number markings on each component of the net makes it easy to set up the net
 - No tools required; Interlocking system allows you to assemble and dismantle the net easily without using any tools
 - Convenient carry bag: A carry bag is included for easy storage and transport
 - https://www.amazon.com/dp/B08CD83GSN/ref=redir_mobile_desktop?_encoding=UTF8&axitk=6641524ec52a5efe224138699f41099c&content-id=amzn1.sym.552bcbb2-81a1-4e8b-b868-3fba7d5af42a%3Aamzn1.sym.552bcbb2-81a1-4e8b-b868-3fba7d5af42a&hsa_cr_id=4196759020301&pd_rd_plhdr=t&pd_rd_r=dd705c82-f4c8-4ec2-8438-7bca20223a44&pd_rd_w=klGOV&pd_rd_wg=uxdEq&qid=1669834726&ref=sbx_be_s_sparkle_mcd_asin_0_title&sr=1-1-9e67e56a-6f64-441f-a281-df67fc737124
- Stencil for Lines - \$199
 - REGULATION SIZE - Our stencil is for a regulation size Pickleball court at 20' x 44' Includes all stencils for a half court. Simply reuse the pieces twice for the full size court.
 - EVERYTHING YOU NEED - Includes the Kitchen (1) Baseline (1) Service Divide (1) Left Sideline (1) Right Sideline (1) . Total of 5 pieces, labeled and marked with instructions and diagram of how to lay out the stencils. Also includes spray box that when used to hold down the stencil, will reduce over spray on your court. A roll of masking tape included. The paint is included when purchased with it.
 - USE INVERTED STRIPING PAINT - We have been making stencils for court sports for 20+ years and have found the best method for our stencils is to spray on the lines with inverted striping paint. This paint works best on concrete and asphalt and can be purchased at any home improvement store if needed. 3 Cans of paint are included. This kit comes with YELLOW striping paint. Rolling on the paint is NOT suggested. This causes the paint to bleed and leave an uneven line on your court.

- DURABLE CARDBOARD MATERIAL - We have tried many different types of cardboard over the years and this tried and true method of a 'pizza box' type thickness of cardboard works the best and gives the cleanest line possible.
 - https://www.amazon.com/Pickleball-Court-Stencil-Yellow/dp/B01GW9D946/ref=sr_1_29?crid=36ZK3TXTFN8OF&keywords=portable%2Btemporary%2Bpickleball%2Bcourt%2Blines&qid=1669834888&srefix=pickleball%2Bcourt%2Btem%2Caps%2C103&sr=8-29&th=1

- Total Cost for project - NTE \$400 (includes paint for Stencil)

TENTH ORDER OF BUSINESS

D.

1.

RIVERTOWN

RECDD I Operations Report

Date of report: 12/14/22

Submitted by: Jason Davidson

RiverHouse update:

Nothing to report at this time

Participation:

Pool: 0

Tennis: 40

Gym: 375

RiverHouse: 829

RiverClub: 1,247

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
New Gym Equipment	RECDD I	Jason	working with Supervisors Cameron and Thomas to concluded	in progress
Café Recap Summary	RECDD II	Eric/Jason	Café recap summary 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 \$1,715.82	in progress
Holiday Lighting and Décor Agreement	All	Jason	Work with DC on drafting agreement with Hulihan for Holiday Décor	complete

Lifestyle Update

Submitted by: Eric Olsen

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 28th for the 2022 season. We will begin water again in May 2023.
- Our fall/winter schedule will be starting on October 31st 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 begins on August 16th. This will take place on Tuesday and Thursdays from August 16th through November 24th. 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 29th and runs through November 21st.
 - All children 2-9 years old from 4:15 PM to 6:00 PM
- Winter program will begin December 5th through February 6th.

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 16th through December 6th.
 - Ballet for Ages 3-5 from 4:45 PM to 5:30 PM
 - Jazz for K-2nd 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.
- 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.

November Events

- Italian Nights – Sal's (7th, 14th, 21st, 28th)
 - Every Monday at the RiverHouse from 5:00 PM to 8:00 PM
- Food Truck Friday's (4th, 11th, 18th, 25th)
 - Every Friday at the RiverHouse from 5:00 PM to 8:00 PM
- Food Truck Nights (10th)
 - 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 2nd and 4th 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 (4th)
 - Live music on the RiverClub pool deck/café from 5pm to 8pm
- Trivia (10th)
 - 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 (12th)
 - 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 (18th)
 - Adult's Only Disco Party (70's) will be the 18th 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 (25th)
 - 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 (27th)
 - Spain vs. Germany at 2:00 PM
 - We hosted a brunch on Saturday December 3rd in leu of the cup continuing.

December Events

- Italian Nights – Sal's (5th, 12th, 19th)
 - Every Monday at the RiverHouse from 5:00 PM to 8:00 PM
- Food Truck Friday's (2nd, 9th, 16th, 23rd, 30th)
 - Every Friday at the RiverHouse from 5:00 PM to 8:00 PM
- Food Truck Nights (8th and 22nd)

- 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 2nd and 4th Thursdays
- Live Music at the RiverClub featuring resident Jeremy Weinglass (2nd)
 - Live music on the RiverClub pool deck/café from 5pm to 8pm
- Holiday Movie Night (3rd)
 - We will be showing a holiday movie “Elf” at the RiverClub Amphitheater on December 3rd 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 (24th)
 - Luminaries will be bought thru Pine Castle again this year for residents to light the night on December 24th at 7:00 PM.
- RiverTown Holiday Spectacular (10th)
 - 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 (16th or 17th)
 - 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 (23rd)
 - 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.

January Events

- Gatsby New Year’s Party
 - Friday, January 6th, 2023
 - Live Music, Photo Booth, Champagne, and Gaudy Necklaces!
- Arbor Day Scavenger Hunter
 - Kids Event learning about our indigenous tree species and guided hikes
- Polar Plunge
 - “Plunge Orders” will be given out by the residents to fellow residents ordering them to go down the slide for charity. DJ on sight, proceeds going to the St Johns Pet Center.

RiverHouse

- Gym
 - We are awaiting on our vendor for replacement of the drive belt on the treadmill.
 - We are awaiting on our vendor for replacement of the other cable on the multi-use strength machine. They replaced the opposite cable last month only to have the other fail.
- Rental Area
 - The kitchen faucet had a slow leak due to a worn-out cartridge. Rather than replace the cartridge again we had the faucet fully replaced thus updating its dated appearance.
 - There is a large beam at the entrance doors to the rental area that has begun to sag. This beam is not structural only cosmetic. We have contacted multiple general contractors and are awaiting proposals. Once acquired, we will present them to the boards.
- Slide
 - The slides broken internal check valve was repaired by our vendor. The slide is fully operational and producing more than sufficient water flow.

RiverClub

- Pool
 - Our vendor repaired the pool coping and surrounding area's tile as it was sinking into the pool. This is common around radius areas of pools, and we will monitor the other potential problem areas as well.
- Fencing
 - Some of the hardware for the black metal fencing pickets have worn out over time. We repaired all areas that surround the club's pool.
- Playground
 - Painting of the pirate ship is scheduled to begin on the week of 12/12.

Common Areas

- Welcome Center Waterfall
 - Everything has been installed and is operational. After installation we had to marry the motor with the VFD. They have been married up and we will continue to monitor to ensure proper functionality.
- Reclaim irrigation signs
 - Some of the older reclaim irrigation usage signs have faded over time. We have begun the process of replacing all that are needed within the neighborhood. We currently stand at 22 replacements.
- Painting

- The Keystone Corners monument is now complete.
- RiverClub Roundabout
 - Two of the twelve well lights in the roundabout were damaged beyond repair. New lights are \$1400 each before install. We were able to work with our electrical vendor and have all twelve lights converted to upright lights for a total of \$2000. The upright lights will last longer than the well lights and are cheaper to repair should any problems arise.
- Riverhouse Roundabout
 - The left and right-side knee wall electrical outlets were found to be inoperable during our Christmas lighting audit. We replaced the outlets which had some water damage and still found that they were receiving low voltage. We had the breakers replaced and this solved the issue.
- Community lighting
 - Parts are on order for the five lights on RiverTown Main that are currently out. The drivers were found to be bad and there has been a supply chain issue getting them from both the manufacturer and supply warehouse.
 - Streetlights controlled from the box at the corner of RiverTown Main and Kendall Crossing have continuously had the breaker trip. We replaced the breaker in hopes this solves the issue. If not, then water is entering somewhere within the circuit which will require further investigation.
 - The Haven's monument sign has a solar powered spotlight that is not working. The photocell that is built into the solar panel will not come on due to the street light adjacent to its location providing too much light. We are investigating ideas to block this light but still allowing the solar panel to charge.
 - All but one of the lights on Landing Street were found to be not working for various reasons during our audit. We were able to fix all but one in house and will be contacting a vendor to troubleshoot it since there is no power in the wiring leading to it.
 - The Sternwheel Park mailbox area was found to have numerous issues. It was found that two photocells were bad thus preventing the lighting from coming on at the mailbox kiosks and also enabling the streetlights to remain on indefinitely.
 - During our lighting project it has come to our attention that some of the electrical breaker and control boxes have seen better days and need replacement. We will be working with our electrical vendor to obtain quotes for replacement.
- WaterSong fountain
 - This is the next item to be painted after our vendor has completed the RiverClub's pirate ship.
- 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. This project is now complete.
- RiverFront Park

- The control panel for the septic tank at the RiverFront Park consistently goes into a “fault mode” due to damaged equipment. While in this state, the sump pumps do not work, causing sewage to back up into the drains in the bathrooms. Barney’s Pumps is scheduled to replace the starter motors, voltage monitors and all 4 floats within the tank on 12/8.
- Main Street
 - The sidewalks in Main Street have 20 areas that we identified on a walk audit to be of concern of a tripping hazard. We purchased a larger Grinder and some wheels so that we could level these areas in house. To outsource this work is approximately \$250 per area. By fixing in house this a total savings of around \$4500.

2.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

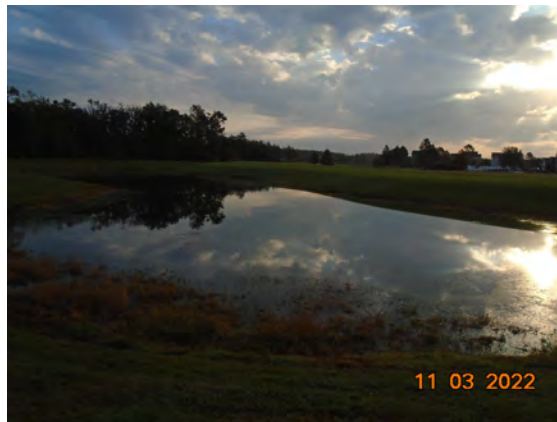
Service Report

Date : Nov 30, 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.



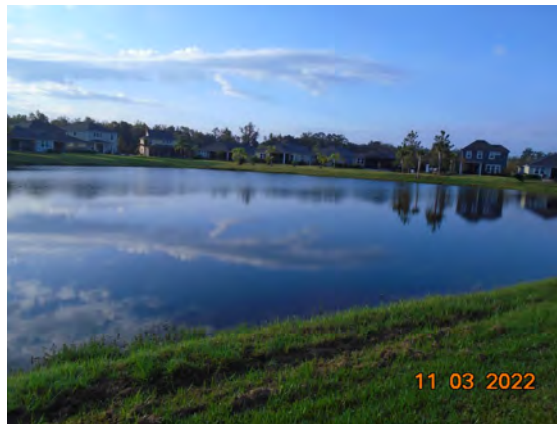
Pond U: Pond in good condition, treated minor algae.



Pond V: Treated for perimeter weeds. 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. Previous treatment was effective.



Pond GG: Pond in good condition, treated for algae and emergent weeds.



Pond HH: previous treatments appear effective, 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, treated for perimeter weeds.



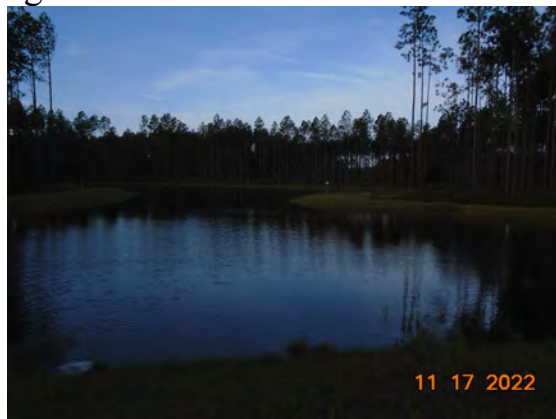
Pond QQ: Previous treatment effective, pond looks good.



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 ZZ: 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.



3.



&



Annual Review of RiverTown's Lifestyle

Since 2019 and despite COVID limitations, we have planned and executed over 350 events for RiverTown and keep a healthy amount of programming throughout the year according to the spaces we have available for resident usage. We are on track to complete 112 events and currently offer an average of over 15 programs throughout the year in 2022, higher than any other year we have been managing RiverTown and are working on adding even more to the calendar for 2023.

Resident Lifestyle Survey: Through our recent Lifestyle survey sent out to RiverTown residents in September, our team is currently adjusting the upcoming calendar of events according to the feedback received. We try to do these at least twice a year so we can maintain a healthy read on the community, along with word-of-mouth communication that happens regularly. See attached Lifestyle Survey Result Summary for details and action items.

RiverTown Lifestyle PDF: Please see the attached RiverTown Lifestyle PDF for a summary, of events and programming we have done since 2019 along with upcoming plans.

Regional Lifestyle Support: Vesta's Regional Lifestyle Team provides support of events, programming, marketing, communication and websites at RiverTown. Specifically, RiverTown's on-site management teams is provided the following resources:

- Additional Lifestyle staff coverage, selection, onboarding and training support of Lifestyle Staff.
- A Quarterly Lifestyle newsletter that includes valuable information and articles able to be utilized by all to include best practices and vendor resources.
- Extensive Lifestyle Manual.
- Virtual monthly idea sharing sessions where managers from all communities get together to share what they have coming up on their calendar, lessons learned from past events and share recommendations.
- Negotiating competitive volume pricing from vendors through our relationships and ability to offer multiple communities and events throughout the year.

Fall 2022 RiverTown Lifestyle Survey Result Summary & Action Items

In September, Vesta staff sent out a Lifestyle survey to the residents of RiverTown in which we received 290 responses. The information below is a summarized analysis of those survey results with our notes and our plan on how to adjust according to residents' suggestions and comments written in *italics*.

Marketing – What platform of marketing for our events and programs do you use the most?

- Newsletter – 48.69% - 130 votes
- Facebook – 41.20% - 110 votes
- Eblasts – 6.37% - 17 votes
 - *It was a bit surprising how low this number was, as usually this is one of our higher preferred in other communities. As a team, we will be deciding on the best way to increase this number in the future months.*
- Website – 3.75% - 10 votes
 - *The goal with the community website has always been to funnel people to the website so we can use it as a central area to access RiverTown's information including our event calendar. This was another surprisingly low number, and we will be working with our on-site staff to inform residents more often about the website.*

Demographics - What age do you want to see more events for:

- Adults – 41.83% - 110 votes
 - *In October we began to incorporate an action plan to increase the number of adults only CDD events produced for RiverTown. We will be incorporating more themes as suggested in the survey and have at least one adults only event a month moving forward.*
- Children – 26.24% - 69 votes
 - *We will be increasing the scale of our major family events being held at RiverTown.*
 - *In the Summer we added weekly youth activities which garnered a positive response from the residents. Additional activities are being added to the calendar throughout the year to provide more for kids beyond just the Summer.*
- Seniors – 16.73% - 44 votes
 - *We cannot "exclusively" hold a senior event due to the CDD being for all ages. However, some of the themes we are attaching to future events will be geared towards an older demographic and we will be trying to encourage more senior groups and clubs in the community.*
- Teenagers – 15.21% - 40 votes
 - *This demographic has always been a difficult one in all the communities we manage but we will be discussing together as a team to see if we can accommodate.*

What are the top 10 things about RiverTown lifestyle that residents like? (with number of mentions)

1. Community – 37 ppl
2. Kids Activities at events (kid friendly events) – 35 ppl
3. Live Music – 34 ppl
4. Ease of attending – 28 ppl
5. Including something for everyone – 22 ppl
6. Variety – 21 ppl
7. Food Selection (food trucks/café) – 15 ppl
8. Meeting new people – 11 ppl
9. Fun Environment – 9 ppl
10. No Cost – 8 ppl

Events: The top 8 requests of what residents feel we can do better

1. More family friendly – 15 ppl
2. More adult only events – 15 ppl
3. Not enough – 12 ppl
4. More music at pool/amphitheater (younger bands, more bands, better music) – 11 ppl
5. More Variety – 10 ppl
6. More Kids events – 9 ppl
7. More teen events – 9 ppl
8. Popular events (do two events in day or weekend to help with capacity) – 9 ppl
9. Utilize amphitheater more – 8 ppl

Action Plan Based on the Results and Suggestions in the Survey

1. *Our team is increasing the variety and creativity of events for all demographics by incorporating more themes into our events and increasing the scope of at least one larger event a month. We will be bringing back resident favorites including the murder mystery party, decade parties, Summer Luau and vendor/farmer's market's quarterly.*
2. *To accommodate residents wanting events throughout the entire weekend and on multiple days due to capacities and scheduling, we will be stretching out events over multiple days and continue to take advantage of holiday weekends for additional days.*
3. *During the rainy season, the use of the amphitheater is difficult to plan around because of the conditions. Having moved most of our planned amphitheater entertainment to the RiverClub over the Summer, we will be taking advantage of the off-season months and hold a more variety of concerts, movies, and entertainment at the amphitheater.*
4. *We are working as a team to add suggested events and programming to our calendar including mother son dances, a field day competition, additional wine/liquor tastings, trail and nature walks, additional lectures, additional 5k runs, cooking classes, kayak instruction, Havana Nights a Celebration of Latino Culture, new resident meet and greets, pajama movie party, a Halloween themed golf cart parade, additional events involving pets/animals and a Motown event.*

5. *Due to certain CDD policies and advisement from legal counsel we are unable to do any activities that simulate or are considered gambling such as casino nights, poker tournaments and bingo (non-music).*



EVENTS WE PRODUCED AT RIVERTOWN

- Movie Nights
- Science Workshops
- Karaoke Nights
- Live Music Weekly
- Weekly Trivia and Music Bingo
- Food Truck Fridays
- Crochet Basics
- Fitness Day
- Themed 5K Runs
- Symphony Performances
- Brass Quartet Performances
- Daddy Daughter Dances
- Ladies Luncheons
- Laser Tag
- Dog Circus Show
- Mardi Gras Parties
- Kids Triathlons
- BBQ Bash
- Out of School!
- Back to School!
- Cool the Pool
- Golf Cart Parades
- Independence Day
- Family and Adult Magic Shows
- Bookmobiles
- Zoo on the Move
- Waterslide Races
- Adults Only Themed Nights
- Taco Truck Thursdays
- Nature Presentations
- Tailgate Parties
- Polynesian Luau



EVENTS AND PROGRAMMING

- Wine Tastings
- Polar Plunges
- Easter Egg Hunts/Spring Flings
- Valentine's Celebration
- Masquerade Night
- St. Patrick's Day Parties
- NCAA Tourney Viewing
- Yappy Hour
- Cornhole Tournaments
- Craft Beer Tours
- Sports Outings - Jags, Icemen, Jumbo Shrimp
- Murder Mystery Party
- Amphitheater Concerts
- Decade's Dance Parties
- Golf Cart Maintenance Days
- Caribbean Night at the Pool
- Memorial Weekend Entertainment
- Labor Day Weekend Entertainment
- Fall Festivals
- Halloween Night at the RiverClub
- Wall of Heroes
- Veterans Day
- World Cup Watch Parties
- Winter Holiday Spectacular
- Blood Drives

UPCOMING IN 2023

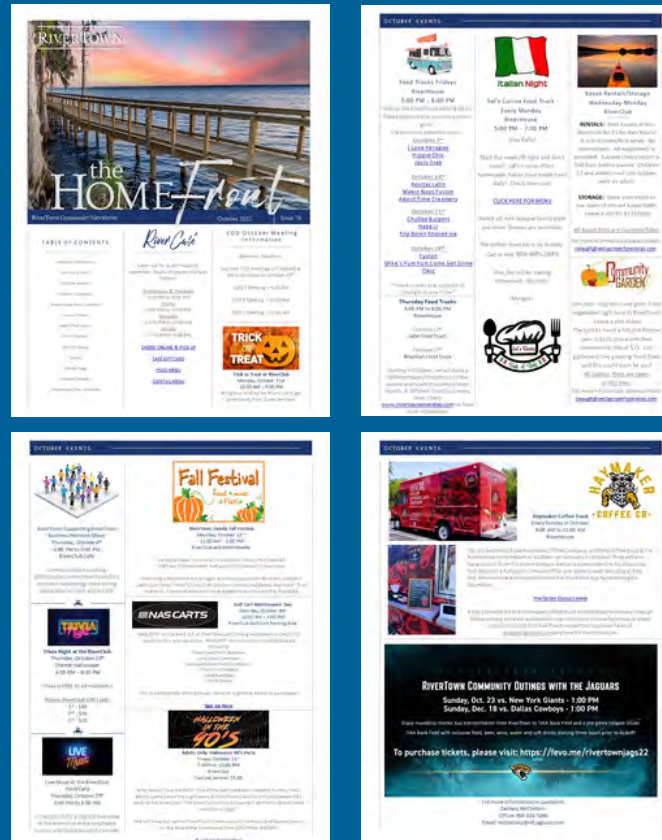
- Guided kayak tours
- Gatsby Night at the RiverClub
- Nature Hikes
- Scavenger Hunts
- Winter Waterslide Challenge
- Wine-down Wednesday Tastings
- Local Liquor Company Showcases
- Bird Watching Trips in the Community
- Daddy Daughter Sock Hop
- Mother Son Grease Lightning Night!
- RiverTown Field Day
- Vendor Fairs/Markets
- Fitness/Wellness Fair
- More decades parties
- Murder Mystery Night
- Summer Luau

COORDINATING SOCIAL GROUPS AND CLUBS BASED ON COMMON INTEREST

- Multiple Book Clubs
- Women's Focus Group
- Ladies Social
- Bunco
- Chess
- Bible Club
- Men's Social
- Mah Jongg



MARKETING OUR EVENTS AND PROGRAMS



PROGRAMS, CLASSES AND WORKSHOPS FOR ALL AGES

- Zumba
- Land Aerobics
- Water Aerobics
- Tennis Juniors
- Ballet
- Yoga
- Art in Motion for Kids and Adults
- Women's Tennis
- Walking Classes
- Soccer Shots
- Champion Swim
- Acrobatics
- Flow and Yoga
- Strong Flow Yoga
- Youth Athletics
- Youth Summer Day Camps
- Acting Workshops
- Self Defense for Kids and Women
- Pilates
- Meditation
- Babysitting Courses
- CPR/AED Certification
- Hip Hop Dance Lessons
- Wood Sign Crafting
- Crops and gardening workshops



E.



Rivers Edge CDD – I, II, and III

Landscape Update for December 2022

- **General Maintenance**

- Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds
- 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 (about 2 weeks)
- Enhancement team has installed trees and Sod from other enhancements where we had extra material at no cost to the community. We do this to show our commitment, enhance an area, and also save the community money where we can.
- 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 in shrubs and roses
- Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on status of concerned areas and the overall appearance of the community.
- Annual flowers have been installed along with fresh and rich soil. We raised the beds for a better show. We installed Red and White Dianthus for a holiday feel
 - 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
 - We have cut the water bill in half
 - 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.
 - **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.