## Rívers Edge Community Development District

October 18, 2023



## Rivers Edge Community Development District

www.RiversEdgeCDD.com

October 11, 2023

Board of Supervisors Rivers Edge Community Development District

Dear Board Members:

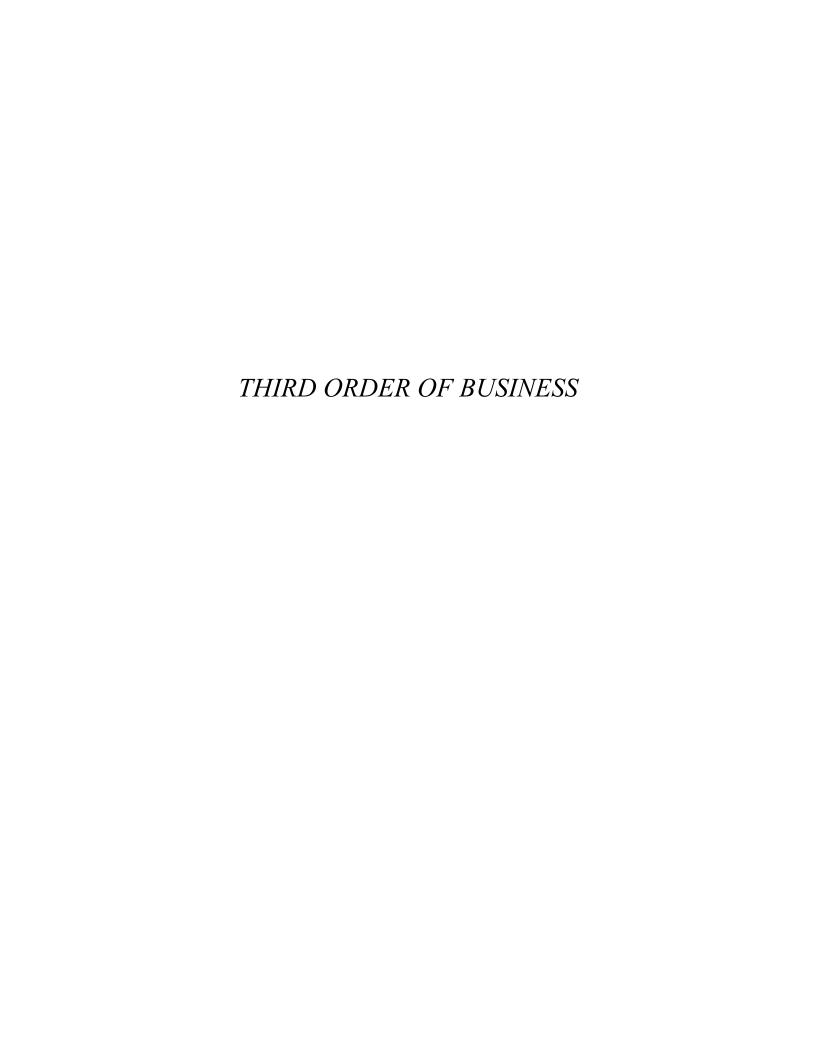
The Rivers Edge Community Development District Board of Supervisors Meeting is scheduled for Wednesday, October 18, 2023 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)
- III. Approval of the Consent Agenda
  - A. Minutes of the September 20, 2023 Board of Supervisors Meeting
  - B. Financial Statements as of August 31, 2023
  - C. Check Register
- IV. Staff Reports
  - A. Landscape Maintenance Report
  - B. District Engineer
    - 1. Consideration of Cost Share Request Proposal for Sitework Civil Engineering and Design for Pickleball Courts
    - 2. Consideration of Cost Share Request Proposal for Land Surveying Services for Pickleball Courts
  - C. District Counsel
  - D. District Manager
  - E. General Manager Monthly Amenity and Field Operations Report
- V. Business Items
  - A. Consideration of Pond Maintenance Proposals

- 1. Aquagenix
- 2 J&J
- 3. Lake Doctors
- 4. Solitude
- 5. Florida Waterways
- B. Consideration of Resolution 2024-01, Adopting a Policy for Aged Invoices
- C. Ratification of Amendment to Agreement with Governmental Management Services, LLC for District Management Services
- VI. Other Business
- VII. Supervisor Requests
- VIII. Audience Comments
  - IX. Next Scheduled Meeting December 20, 2023 at 11:00 a.m. at the RiverTown Amenity Center
  - X. 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.



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, September 20, 2023 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

### Present and constituting a quorum were:

Mac McIntyreChairmanErick SaksVice ChairmanFrederick BaronSupervisor

Robert Cameron Supervisor by telephone Scott Maynard Supervisor by telephone

### Also present were:

Howard McGaffney
Lauren Gentry
Corey Roberts
Ryan Stillwell
Jason Davidson
Kevin McKendree

District Counsel
District Engineer
General Manager
Field Operations

Richard Moss Vesta/Amenity Services

Kimberly Fatuch
Kevin Council
Cheyne Solesbee
Mike Scuncio

Lifestyle Director
Amenity Manger
Yellowstone
Yellowstone

The following is a summary of the discussions and actions taken at the September 20, 2023 meeting.

### FIRST ORDER OF BUSINESS Roll Call

Mr. McGaffney called the meeting to order at 11:04 a.m. and called the roll.

### SECOND ORDER OF BUSINESS Audience Comments Related to Agenda Items

Ms. Mulligan stated there is an area by the Enclaves that has been missed by Yellowstone.

Mr. McGaffney stated if you provide your information to Kevin after the meeting, he will look at it and provide an update.

### THIRD ORDER OF BUSINESS

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

- A. Minutes of the August 16, 2023 Meeting
- B. Financial Statements as of July 31, 2023
- C. Check Register

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

### FOURTH ORDER OF BUSINESS

### **Staff Reports**

### A. Landscape Maintenance - Report

Mr. Scuncio gave an overview of the September 2023 landscape report, copy of which was included in the agenda package.

### **B.** District Engineer

### 1. Update on Storm Inlet Repairs

Mr. Stillwell stated it is the stage of life of the storm inlets where underdrain connections and sinkholes behind the inlets and we have to dig down and repair those. We have been dealing with this for the 10-years I have been here, it is not atypical, we deal with it in other communities. Underdrain is a plastic pipe connected to a concrete structure and the tape wears out.

### 2. Proposals for Pickleball Courts

- a. Sitework Civil Engineering & Design
- b. Survey \$2,750

Mr. Stillwell stated Supervisor Baron informed us last month that he had gotten approvals with the county to proceed with pickleball courts. We provided a proposal for development of plans, details for the site civil and landscape work that would be necessary to get competitive bids.

Mr. McGaffney stated I spoke with the developer and on behalf of Rivers Edge II and III they indicated they would be in favor of supporting the project through a cost share arrangement. We can add this to their next agenda for formal approval.

Mr. Baron stated I would like to move forward with concurrence of Rivers Edge II and III joining in the proposal.

Mr. Baron moved to authorize district staff to move forward with the RFP process subject to concurrence of Rivers Edge II and III and Mr. McIntyre seconded the motion.

Discussion ensued regarding approval from Rivers Edge II and III, timing of the engineering work, and the option of adding lighting to the designs.

Mr. Stillwell stated the second proposal in your package is for the survey work that needs to be done; I can't do site plans without a survey being in place and that survey is \$2,750. You could authorize that to move forward so we have the baseline and in October if everyone is on concurrence you can move forward.

Mr. McGaffney stated you can amend the motion to authorize staff to work with the other districts for the support and move forward with the survey in an amount not to exceed \$2,750.

Ms. Gentry stated you can just approve the survey.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the proposal for the survey in the amount of \$2,750 was approved.

Ms. Gentry asked did the board want us to pause moving forward on engineering or drafting RFP documents until we know that Rivers Edge II and III is going to share the costs?

After board discussion, the following action was taken.

The motion to move forward subject to Rivers Edge II and III concurrence was rescinded.

Mr. Baron asked what was the result of the Gardens I and II curbing?

Mr. Stillwell stated there is no curbing shown on those plans for Gardens Phase 1, so it wasn't a requirement at the time. We added it in Phase 2 on the plans we designed.

Mr. Baron asked can you ask Mattamy if they would look at curbing in Phase 1 in the Gardens?

Mr. Stillwell stated that would be better to come from the board or someone else, opposed to me asking them for anything in Phase 1.

Mr. Baron asked Howard do you want to take that on?

Mr. McGaffney stated all I can do is ask.

### C. District Counsel

There being none, the next item followed.

### D. District Manager

There being none, the next item followed.

### E. General Manager – Monthly Amenity and Field Operations Report

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

### FIFTH ORDER OF BUSINESS Business Items

### A. Consideration of Liability Insurance Proposals

- 1. FIA Renewal
- 2. Brown and Brown

Mr. McGaffney gave an overview of the insurance process, the requests for quotes, deductibles, coverages, and recommended renewal with FIA.

On MOTION by Mr. Baron seconded by Mr. Saks with all in favor staff was authorized to renew coverage with FIA.

## B. Ratification of Addendum to Yellowstone Agreement for Storm Clean Up Services

Ms. Gentry stated as discussed before FEMA has a lot of contract and procurement requirements for work that would potentially be reimbursed if we do have a natural disaster that qualifies for funding. This addendum simply adds those contract provisions to apply to any

emergency storm work they do, that would be potentially eligible for FEMA funding, and it increases your chances that you would receive FEMA funding.

On MOTION by Mr. Baron seconded by Mr. Saks with all in favor the addendum to the Yellowstone Agreement for storm cleanup was ratified.

### C. Ratification of Aquagenix Interim Pond Maintenance Agreement

On MOTION by Mr. Saks seconded by Mr. Baron with all in favor the interim pond maintenance agreement with Aquagenix in the amount of \$9,993 was ratified.

### **D.** Consideration of Pond Maintenance Proposals

- 1. Aquagenix
- 2. J&J
- 3. Lake Doctors
- 4. Florida Waterways

Representatives of Aquagenix, J&J Aquatics, Lake Doctors, Solitude and Florida Waterways, gave an overview of their backgrounds, manpower and equipment.

Mr. McGaffney stated staff's recommendation is to authorize district counsel to draft an addendum to the interim pond maintenance agreement with Aquagenix to continue services for an additional month or until action of the board at the October meeting.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor district counsel was authorized to prepare an addendum to the interim pond maintenance agreement with Aquagenix to be month to month until a new contract is in place.

# E. Public Hearing for the Purpose of Adopting Rates, Fees and Charges Related to Variance Applications for Installation of Improvements in District Easements, Resolution 2023-18

Ms. Gentry stated you discussed at a prior meeting the need to make some amendments to your policy for improvements within district easements. At that meeting you instructed staff to add a note to the beginning of the policy that as a matter of policy the district will not approve

installation of improvements in district easements absent extenuating circumstances. We have made that change.

We are, however, required to have a public hearing for the fee proposals that the board put forth at that meeting. We advertised a two-tier structure of fees for residents who do want to make a special request for an exception to that general policy. The initial application fee, which would cover the initial review of the application, and which will require a site visit, we advertised a range of \$150 to \$300. The second-tier fees would be if their approval is granted there are additional fees that are required to record the agreement. Very minimal additional legal fees would be incurred to prepare the agreement because it is a form. The second-tier fees to cover recording fees and administrative costs we advertised a range of \$100 to \$200.

The board can either adopt the range of fees and then you have authority to evaluate and set a fee within that range without having an additional hearing, or the board can adopt a fee certain today and in order to change that you will need to come back and have a separate hearing. Before we open the public hearing are there any questions from the board on the proposed policy changes?

Mr. Saks stated the first option is to approve the range?

Ms. Gentry stated yes. The second option would be to set a certain amount. If you decide to adopt a range you will do that first and we will put the range in the policy then the second question I will ask is to direct staff for a fee within that range, but your official adopted numbers would be the range and that gives you the most flexibility.

Mr. Saks stated so we are not going to do actual costs.

Ms. Gentry stated from an administrative standpoint it is very difficult to track, it is simpler to have a set fee.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the public hearing was opened.

Ms. Bower asked who would have those applications?

Ms. Gentry stated the CDD has an easement over certain lots in order reach stormwater ponds in some cases or in other cases there is a drainage pipe under the ground. It just allows the district to exercise its maintenance rights in those areas and there has been a problem with people coming to the district and asking to put up fences or other encroachments that cross over into those easements. Our engineer has advised that any encroachment into those easements could cause

various problems for access and maintenance down the road. The board is willing to consider special extenuating circumstances, but we are going to cover staff costs evaluating these requests. Today they are considering setting a range.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the public hearing was closed.

Ms. Gentry stated you need to adopt the resolution as presented with the range of fees.

On MOTION by Mr. Saks seconded by Mr. Baron with all in favor Resolution 2023-18 was approved.

Ms. Gentry stated you have adopted a range and staff needs some direction on where you want to fall in that range. The initial application fee range is \$150 - \$300, what would you like the initial fee to be?

After discussion the board took the following action.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the fee for the initial review will be \$250 and the second-tier fee after approval will be \$150.

### F. Consideration of Facility Use Request for River Ruck Event

Mr. Davidson stated Mr. St. Clair reached out on behalf of Longleaf Church to request use of the soccer fields at the amenity center for a 3.25 mile walk with ruck sacks, all monies raised will go to ASSIST of St. Johns County School district helping the homeless in our schools across the district. Last year they raised about \$1,000 with 100 participants. They walk the sidewalks around RiverTown and back to the soccer fields to the amenity center. The event will be held November 11, 2023 from 7:00 a.m. to 11:30 a.m.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor staff was authorized to prepare a facility use agreement for use of the soccer fields for November 11, 2023.

### G. Discussion of Policy for Aged Invoices

Ms. Gentry stated I want to introduce a concept to you and see if you are interested in seeing a policy on a future agenda. This has become somewhat of a problem with vendors sending invoices well after the services were rendered and that causes a problem for the accounting department and poses a problem if invoices come in after the fiscal year has ended and after the deadline for the budget amendments has passed. Our firm has drafted an aged invoice policy for a few districts. The district is subject to prompt payment requirements under Florida Law where if you receive a valid invoice you are required to pay it within a certain period of time. The district has the ability through its policies and contracts to define terms for what constitutes a valid invoice. This aged invoice policy says that if an invoice is received more than 120 days after the work is completed and accepted by the district then the district retains the right to refuse payment for that. Each one would be evaluated to make sure there is not some other legal reason that it would need to be paid. But as a matter of policy this will put vendors on notice that they can't submit invoices more than 120 days after the service is rendered.

I'm looking for feedback from the board on any other issues that we would need to address in that policy, if you would like to see this policy come before you for adoption, and if so we would prepare a resolution for your next agenda.

Mr. Baron asked is it provided to a contractor at the time of their proposal/bid? Is it part of the contract that they get that they have to sign and bring back to us?

Ms. Gentry stated we can incorporate it into the contract terms in the contracts that we draft to refer back to that policy. For anything that is approved such as a proposal that we don't draft a contract for we can make an acknowledgement form that can go out to contractors for them to acknowledge.

Mr. Baron stated as long as we have something in writing that is what I'm looking for.

Ms. Gentry stated I can take board direction on that, and we will prepare a resolution to formally adopt that policy.

### H. Discussion of Resident Deed Request – 193 Maybeck

Mr. McGaffney stated next is a request from a resident who owns a corner lot and they are requesting the common area on the corner be deeded to them so they could have a larger footprint. They are saying that their property line may have been recorded incorrectly when the plat was

recorded. I went out to the row of hedges, and they have been maintaining that side yard leading up to the hedges but the district maintains from the hedges to the other side.

Mr. Davidson stated our common area goes through the center of their side yard and that is where the confusion lies. Half of the side yard is theirs and half of that side yard is ours. Anything that happens from that side over directly affects their yard and they want to have control for what occurs in that specific area and all they want is from where that line starts to that common bed area edge to be deeded to them so they can maintain their yard.

Ms. Gentry stated CDDs do have the ability to convey property. There are logistic considerations. One: is there any CDD infrastructure on the property they want conveyed to them?

Ms. Stillwell stated not in the portion they want conveyed to them.

Ms. Gentry stated the second question is, are you willing to give up that land and if so under what conditions. I have seen districts convey land when you can justify the conveyance as a scrivener's error and this should have been their property all along.

Mr. Saks stated I deal with this; I'm trying to subdivide lots. It is not something you can easily give them a piece of a lot. You can give them the whole thing, but it would make no sense for them. I have no issue if we could just give them that little strip, I just don't know if that is possible. It would require work from the county.

Ms. Gentry stated I recommend if you are interested in pursuing this, they would be responsible for any costs for the replatting and they would be responsible for any cost for real estate due diligence, tracking the deed, recording the deed. At a minimum they should bear all those costs. The second question is would the board want to offer to convey it to them for the administrative cost and nothing more or would the board want to require them to pay the market value.

Mr. McKendree stated there is also irrigation costs, cut off our irrigation and have theirs tied into that land. We have irrigation heads on both sides of the shrubs.

Mr. Stillwell stated this lot is probably being assessed as a 40-foot lot not a 60-foot lot and that would change for them. This one was adjusted from a 60 to a 40 and we could not find why that was the case.

Mr. McIntyre stated I think it is a bad precedent and if anything, they should pay fair market value.

Mr. Stillwell stated I don't think this is a scrivener's error, you will probably have to do a sketch and legal on the land that needs to be deeded to them, they would own two parcels of land beside each other. The one parcel would still be considered an open tract and wouldn't be part of the lot. That is for them to figure out and to pay a surveyor and them to determine that. The difficulty is don't spend this money if the board is not open to potentially giving the land or charging a price for the land.

After further discussion the board took the following action.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the request for the deed for 193 Maybeck was denied.

### I. Discussion of Hallow Crawl Event

Mr. Davidson stated each year there has been a Hallow Crawl, last year we tried to draft some potential parameters around those. We worked with a member of the community who was a liaison for this event. We worked with St. Johns County Sheriff's Office and beefed up the roving patrol for this specific event as well. We worked with district counsel and our insurance provider, which was EGIS at the time and being as it was not a district sponsored event the district did not need special events policy. Residents plan to hold the event again this year. We can beef up the roving patrol and have onsite staff present to reduce the likelihood of property damage in those specific areas. I'm looking for discussion from the board and legal counsel as to how they want me to approach this.

Mr. Saks stated the first one we had no involvement whatsoever and there were issues with things done on CDD property that we couldn't let happen again. When we brought it up last year we wanted to make sure they knew the rules.

- Mr. Maynard stated I suggest we take the same approach we did last year.
- Mr. Saks stated a resident told me the music was blasting until 1:00 a.m.
- Ms. Gentry stated one approach the board may take is it needs to be limited to private property. The CDD does not control what happens on private lots, but you already have rules in place regarding actions on CDD property.

Mr. Davidson stated that is the approach we did take last year, and we made our roving patrol aware of that and what was occurring and they did beef up their surveillance.

Ms. Gentry stated I think what I'm hearing from the board is that we would like to proceed the same as last year and all use of CDD property for this event has to comply with our CDD rules.

Mr. Maynard left the telephone conference at this time.

The board concurred with the summary and directed staff to communicate the rules to residents before the Halloween event.

### J. Discussion of Holiday Lighting

Mr. Davidson stated each year we have gone with Hulihan and this year it is \$2,300 more than last year, however I do not see where our multi-year discount is reflected and that is near \$1,000. There are some other items I would like to continue to negotiate with Hulihan. I would like to present the potential of a not to exceed of \$15,275 and I will go back to them and attempt to get the multi-year discount and have them explain the other increases.

Mr. Cameron stated let's pull the palms in the front out of the agreement because they have problems keeping them lit.

Mr. Davidson stated they keep tripping the GFIs and that would be less on the maintenance department keeping them going and it would lower the cost as well.

Mr. McGaffney advised that the Board budgeted \$13,500 for holiday lights.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the holiday lighting was approved not to exceed the 2024 budgeted amount of \$13,500 and the chair was authorized to work with Mr. Davidson on getting the bill adjusted.

### SIXTH ORDER OF BUSINESS

**Other Business** 

There being none, the next item followed.

### SEVENTH ORDER OF BUSINESS

**Supervisors' Requests** 

There being none, the next item followed.

#### EIGHTH ORDER OF BUSINESS

**Audience Comments** 

A resident stated with regard to the Hallow Crawl you should say specifically what you decided today, not just say, CDD property is subject to use. What are the pickleball courts, new or use the tennis courts?

Mr. Baron stated it is new, dedicated and adjacent to where the current pickleball court is on the clay court with a new footprint next to it for four courts on that new footprint.

A resident stated for that, I thank you.

### NINTH ORDER OF BUSINESS

Next Scheduled Meeting – October 18, 2023 at 11:00 a.m. at the RiverTown Amenity Center

Mr. McGaffney stated the next meeting is scheduled for October 18, 2023 at 11:00 a.m. at the same location.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the meeting adjourned at 1:08 p.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman	_



Community Development District

Unaudited Financial Reporting August 31, 2023



### **Community Development District**

### **Combined Balance Sheet**

August 31, 2023

Governmental Fund Types

Debt Capital Capital Totals

		Debt	Capital	Capital	Totals
	General	Service	Projects	Reserve	(Memorandum Only)
Assets:					
Cash	\$533,050			\$827,120	\$1,360,170
Due from Rivers Edge II	\$5,674				\$5,674
Due from Mattamy - Utilities	\$12,628				\$12,628
Due from DS 2018		\$858			\$858
Due from General Fund		\$1,011			\$1,011
Due from Other	\$10				\$10
Investments:					
Custody	\$581,492				\$581,492
Investment - SBA	\$7,145			\$6,083	\$13,228
<u>Series 2016</u>					
Reserve		\$224,779			\$224,779
Revenue		\$299,753			\$299,753
Prepayment		\$1			\$1
<u>Series 2018</u>					
Reserve		\$117,126			\$117,126
Revenue		\$199,094			\$199,094
Construction			\$3,869		\$3,869
Series 2018A-1/2018A-2			. ,		•
Revenue		\$114,581			\$114,581
Excess Revenue		\$2,490			\$2,490
Reserve 2018A-1		\$68,919			\$68,919
Reserve 2018A-2		\$88,813			\$88,813
Utilities Deposit	\$7,241				\$7,241
Prepaid Expenses	\$5,108				\$5,108
F F	+-,				+-,
Total Assets	\$1,152,347	\$1,117,424	\$3,869	\$833,203	\$3,106,843
Liabilities:					
Accounts Payable	\$58,577			\$25,597	\$84,174
Accrued Expenses	\$24,870				\$24,870
Fica Payable	\$92				\$92
Due to DS 2018	\$1,011				\$1,011
Due to DS 2018A		\$858			\$858
Fund Balances:					
Restricted for Debt Service		\$1,116,565			\$1,116,565
Assigned	\$5,108			\$807,606	\$812,714
Restricted for Capital Projects			\$3,869	, , , , ,	\$3,869
Nonspendable	\$7,241				\$7,241
Unassigned	\$1,055,450				\$1,055,450
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Total Liabilities and Fund Equity	\$1,152,347	\$1,117,424	\$3,869	\$833,203	\$3,106,843

## Rivers Edge Community Development District

Statement of Revenues & Expenditures For The Period Ending August 31, 2023

	PRORATED				
	ADOPTED	BUDGET	ACTUAL		
Description	BUDGET	8/31/23	8/31/23	VARIANCE	
Description	DODGET	0/31/23	0/31/23	VARIANCE	
Assessments - Roll	\$2,245,579	\$2,245,579	\$2,256,445	\$10,867	
Assessments - Direct	\$132,843	\$132,843	\$132,843	\$0	
Misc Income/Interest	\$12,000	\$12,000	\$55,729	\$43,729	
Insurance Proceeds	\$0	\$0	\$31,595	\$31,595	
Rental Revenue	\$30,000	\$27,500	\$26,689	(\$811)	
Special Events	\$6,000	\$6,000	\$7,867	\$1,867	
Cost Share Landscaping Rivers Edge II	\$713,588	\$654,122	\$654,122	\$0	
Cost Share Landscaping Rivers Edge III	\$179,286	\$164,346	\$164,346	\$0	
Cost Share Amenity Rivers Edge III	\$316,559	\$290,179	\$290,179	\$0	
Community Garden	\$1,000	\$917	\$980	\$63	
Tennis Revenue	\$500	\$500	\$2,510	\$2,010	
Total Income	\$3,637,354	\$3,533,985	\$3,623,306	\$89,321	
<b>Expenditures</b>					
Administrative					
Supervisor Fees	\$12,000	\$12,000	\$12,600	(\$600)	
FICA Expense	\$918	\$918	\$964	(\$46)	
Engineering (Prosser)	\$25,000	\$22,917	\$13,452	\$9,464	
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0	
Attorney	\$55,000	\$50,417	\$39,501	\$10,915	
Annual Audit	\$5,000	\$4,583	\$4,110	\$473	
Trustee Fees	\$11,000	\$11,000	\$14,770	(\$3,770)	
Dissemination	\$6,100	\$5,592	\$5,992	(\$400)	
Arbitrage	\$1,800	\$1,800	\$1,800	\$0	
Management Fees	\$49,875	\$45,719	\$45,719	\$0	
Information Technology	\$2,888	\$2,647	\$2,647	(\$0)	
Website Maintenance	\$1,488	\$1,364	\$1,364	(\$0)	
Telephone	\$800	\$733	\$387	\$346	
Postage	\$1,500	\$1,500	\$1,832	(\$332)	
Printing & Binding	\$3,000	\$2,750	\$2,822	(\$72)	
Insurance	\$11,280	\$11,280	\$9,626	\$1,654	
Legal Advertising	\$4,500	\$4,125	\$1,623	\$2,502	
Other Current Charges	\$2,500	\$2,292	\$0	\$2,292	
Office Supplies	\$150	\$138	\$27	\$111	
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0	
Total Administrative	\$199,973	\$186,948	\$164,412	\$22,536	
Grounds Maintenance					
Field Operations Management	\$45,210	\$41,443	\$44,233	(\$2,791)	
Landscape Maintenance	\$1,523,000	\$1,396,083	\$943,940	\$452,144	
Landscape Reserves	\$60,000	\$60,000	\$116,573	(\$56,573)	
Irrigation Repairs and Maintenance	\$15,000	\$15,000	\$154,008	(\$139,008)	
Lakes, Vegetation and Algae Control	\$56,340	\$51,645	\$41,428	\$10,217	
Irrigation Water Use	\$367,000	\$336,417	\$224,493	\$111,923	
Electric	\$105,000	\$105,000	\$121,785	(\$16,785)	
Street Lighting & Signage Repairs and Replacements	\$20,000	\$18,333	\$18,384	(\$51)	
Street and Drainage Maintenance	\$5,000	\$4,583	\$0	\$4,583	
Repairs and Maintenance	\$10,000	\$10,000	\$19,252	(\$9,252)	
Total Grounds Maintenance	\$2,206,550	\$2,038,504	\$1,684,097	\$354,408	

## Rivers Edge Community Development District

Statement of Revenues & Expenditures For The Period Ending August 31, 2023

		PRORATED		
	ADOPTED	BUDGET	ACTUAL	
Description	BUDGET	8/31/23	8/31/23	VARIANCE
Amenity Center				
General Manager / Lifestyle Director (Vesta)	\$95,486	\$87,529	\$93,968	(\$6,439)
Lifeguards (Vesta)	\$46,009	\$42,175	\$45,013	(\$2,838)
Hospitality Staff (Vesta)	\$106,902	\$97,994	\$55,327	\$42,666
Amenity Manager (Vesta)	\$18,911	\$17,335	\$17,335	(\$0)
Security Monitoring	\$3,500	\$3,500	\$3,861	(\$361)
Security Guards	\$75,000	\$75,000	\$87,386	(\$12,386)
Telephone	\$17,406	\$15,956	\$15,811	\$144
Insurance	\$52,906	\$52,906	\$86,416	(\$33,510)
General Facility Maint/Common Grounds Maint (Vesta	\$76,541	\$70,163	\$73,663	(\$3,510)
Pool Maintenance (Vesta)	\$10,012	\$10,012	\$10,696	(\$684)
Pool Chemicals (Poolsure)	\$18,000	\$18,000	\$19,882	(\$1,882)
Janitorial Services/Supplies (Vesta)	\$31,000	\$28,419	\$29,764	(\$1,344)
	\$31,003 \$2,767	\$2,536	\$29,764	\$2,536
Window Cleaning	\$40,000	\$2,536 \$36,667	\$0 \$0	\$2,536 \$36,667
Pressure Washing Natural Gas	\$40,000 \$500	•		
		\$458 \$30,000	\$340	\$118
Electric	\$30,000	\$30,000 \$47,667	\$31,236	(\$1,236)
Sewer/Water/Irrigation	\$52,000		\$41,423	\$6,243
Repair and Replacements	\$110,000	\$100,833	\$99,797	\$1,036
Refuse	\$25,000	\$25,000	\$35,084	(\$10,084)
Pest Control	\$6,588	\$6,039	\$6,101	(\$62)
Facility Preventative Maintenance	\$2,000	\$1,833	\$0	\$1,833
Access Cards	\$2,000	\$2,000	\$4,184	(\$2,184)
License/Permits	\$1,800	\$1,650	\$1,508	\$142
Other Current	\$3,500	\$3,500	\$4,242	(\$742)
Special Events	\$50,000	\$45,833	\$31,175	\$14,658
Holiday Decorations	\$11,000	\$11,000	\$12,887	(\$1,887)
Office Supplies/Postage	\$1,500	\$1,375	\$1,248	\$127
Capital Expenditure	\$15,000	\$13,750	\$3,950	\$9,800
Leasing Gym Equipment	\$0	\$0	\$28,402	(\$28,402)
Community Garden	\$500	\$458	\$0	\$458
Total Amenity Center	\$905,831	\$849,588	\$840,700	\$8,888
General Reserve - Grounds Maintenance	\$75,000	\$75,000	\$75,000	\$0
General Reserve - Amenity Center	\$100,000	\$100,000	\$100,000	\$0
Additional Reserves	\$150,000	\$150,000	\$150,000	\$0
Total Expenses	\$3,637,354	\$3,400,041	\$3,014,209	\$385,832
•	·	·	·	•
Excess Revenues (Expenditures)	\$0		\$609,098	
Fund Balance - Beginning	\$0		\$458,701	
Fund Balance - Ending	\$0		\$1,067,799	

### 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
Revenues:													
Assessments - Roll	\$0	\$140,353	\$413,208	\$1,428,217	\$220,964	\$18,370	\$28,479	\$5,203	\$0	\$0	\$1,652	\$0	\$2,256,445
Assessments - Direct	\$66,421	\$33,211	\$33,211	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,843
Misc Income/Interest	\$1,343	\$4,929	\$2,483	\$3,191	\$4,549	\$4,700	\$4,158	\$12,475	\$4,443	\$6,952	\$6,507	\$0	\$55,729
Insurance Proceeds	\$0	\$10,711	\$0	\$0	\$15,634	\$0	\$5,250	\$0	\$0	\$0	\$0	\$0	\$31,595
Rental Revenue	\$0	\$4,905	\$1,522	\$2,665	\$1,275	\$1,325	\$2,175	\$4,125	\$925	\$4,100	\$3,672	\$0	\$26,689
Special Events	\$0	\$0	\$989	\$0	\$1,639	\$317	\$922	\$1,887	\$297	\$0	\$1,815	\$0	\$7,867
Cost Share Landscaping Rivers Edge II	\$59,466	\$59,466	\$59,466	\$59,466	\$59,466	\$59,466	\$59,466	\$59,466	\$59,466	\$59,466	\$59,466	\$0	\$654,122
Cost Share Landscaping Rivers Edge III	\$14,941	\$14,941	\$14,941	\$14,941	\$14,941	\$14,941	\$14,941	\$14,941	\$14,941	\$14,941	\$14,941	\$0	\$164,346
Cost Share Amenity Rivers Edge III	\$26,380	\$26,380	\$26,380	\$26,380	\$26,380	\$26,380	\$26,380	\$26,380	\$26,380	\$26,380	\$26,380	\$0	\$290,179
Community Garden	\$0	\$730	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$980
Tennis Revenue	\$0	\$0	\$0	\$0	\$0	\$1,924	\$587	\$0	\$0	\$0	\$0	\$0	\$2,510
Total Income	\$168,551	\$295,624	\$552,198	\$1,534,860	\$345,097	\$127,421	\$142,357	\$124,476	\$106,451	\$111,838	\$114,432	\$0	\$3,623,306
Expenditures													
Administrative													
Supervisor Fees	\$800	\$1,000	\$1,000	\$2,000	\$2,000	\$1,000	\$1,000	\$1,000	\$1,000	\$800	\$1,000	\$0	\$12,600
FICA Expense	\$61	\$77	\$77	\$153	\$153	\$77	\$77	\$77	\$77	\$61	\$77	\$0	\$964
Engineering (Prosser)	\$869	\$763	\$3,155	\$1,060	\$1,631	\$2,424	\$1,783	\$1,128	\$0	\$0	\$640	\$0	\$13,452
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney	\$3,461	\$3,756	\$3,540	\$4,413	\$4,275	\$4,160	\$2,854	\$3,723	\$5,599	\$3,722	\$0	\$0	\$39,501
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,110	\$0	\$0	\$0	\$4,110
Trustee Fees	\$9,203	\$4,026	\$0	\$0	\$0	\$0	\$0	\$0	\$1,541	\$0	\$0	\$0	\$14,770
Dissemination	\$508	\$508	\$508	\$508	\$508	\$508	\$908	\$508	\$508	\$508	\$508	\$0	\$5,992
Arbitrage	\$0	\$600	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$1,800
Management Fees	\$4,156	\$4,156	\$4,156	\$4,156	\$4,156	\$4,156	\$4,156	\$4,156	\$4,156	\$4,156	\$4,156	\$0	\$45,719
Information Technology	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$0	\$2,647
Website Maintenance	\$124	\$124	\$124	\$124	\$124	\$124	\$124	\$124	\$124	\$124	\$124	\$0	\$1,364
Telephone	\$96	\$23	\$42	\$30	\$46	\$36	\$42	\$72	\$0	\$0	\$0	\$0	\$387
Postage	\$50	\$19	\$366	\$67	\$22	\$81	\$23	\$60	\$50	\$1,013	\$80	\$0	\$1,832
Printing & Binding	\$349	\$165	\$91	\$102	\$68	\$104	\$64	\$62	\$218	\$1,518	\$82	\$0	\$2,822
Insurance	\$9,626	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,626
Legal Advertising	\$0	\$0	\$0	\$0	\$104	\$227	\$0	\$0	\$0	\$1,292	\$0	\$0	\$1,623
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$3	\$9	\$1	\$1	\$1	\$1	\$1	\$1	\$6	\$1	\$1	\$0	\$27
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative Expenses	\$34,721	\$15,466	\$13,902	\$12,856	\$13,329	\$13,140	\$11,274	\$11,151	\$17,629	\$14,036	\$6,908	\$0	\$164,412

## Community Development District General Fund

Month By Month Income Statement Fiscal Year 2023

Γ													1
	October	November	December	January	February	March	April	May	June	July	August	September	Total
Grounds Maintenance													
Field Operations Management	\$6,558	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768	\$0	\$44,233
Landscape Maintenance	\$84,659	\$84,659	\$85,203	\$85,203	\$86,316	\$86,316	\$86,316	\$86,316	\$86,316	\$86,316	\$86,316	\$0	\$943,940
Landscape Reserves	\$32,874	\$8,765	\$6,740	\$1,890	\$2,802	\$11,734	\$6,105	\$2,320	\$26,974	\$4,185	\$12,184	\$0	\$116,573
Irrigation Repairs and Maintenance	\$4,578	\$8,852	\$14,430	\$22,162	\$19,234	\$27,075	\$8,528	\$16,129	\$4,494	\$12,827	\$15,700	\$0	\$154,008
Lakes, Vegetation and Algae Control	\$3,514	\$3,514	\$4,463	\$3,514	\$3,514	\$3,514	\$3,514	\$4,189	\$3,514	\$4,664	\$3,514	\$0	\$41,428
Irrigation Water Use	\$19,951	\$29,577	\$28,242	\$15,483	\$13,436	\$15,366	\$16,268	\$19,631	\$32,928	\$19,152	\$14,460	\$0	\$224,493
Electric	\$9,247	\$9,522	\$9,851	\$11,229	\$11,228	\$11,152	\$11,259	\$11,492	\$11,743	\$12,281	\$12,781	\$0	\$121,785
Street Lighting & Signage Repairs and Replacements	\$780	\$5,808	\$1,240	\$1,998	\$0	\$0	\$370	\$0	\$5,074	\$0	\$3,115	\$0	\$18,384
Street and Drainage Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs and Maintenance	\$404	\$2,915	\$257	\$2,214	\$0	\$0	\$3,583	\$4,878	\$3,253	\$0	\$1,749	\$0	\$19,252
Total Grounds Maintenance Expenses	\$162,565	\$157,379	\$154,193	\$147,460	\$140,298	\$158,926	\$139,711	\$148,722	\$178,062	\$143,193	\$153,588	\$0	\$1,684,097
Amonity Conton													
Amenity Center General Manager / Lifestyle Director (Vesta)	\$13,386	\$7,957	\$7,957	\$8,102	\$8,127	\$7,957	\$7,957	\$8,151	\$8,125	\$8,119	\$8,128	\$0	\$93,968
Lifeguards (Vesta)	\$5,384	\$0 \$4.121	\$0 \$5.131	\$0 \$5.131	\$0 \$5.131	\$4,375	\$3,775	\$5,404	\$10,839	\$10,213	\$5,022 \$5,121	\$0 \$0	\$45,013
Hospitality Staff (Vesta)	\$5,121	\$4,121	\$5,121	\$5,121	\$5,121	\$5,121	\$5,121	\$5,121	\$5,121	\$5,121	\$5,121	\$0 \$0	\$55,327
Amenity Manager (Vesta)	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$1,576	\$0	\$17,335
Security Monitoring	\$199	\$199	\$304	\$199	\$199	\$199	\$199	\$1,967	\$0	\$199	\$199	\$0	\$3,861
Security Guards	\$7,329	\$7,524	\$6,985	\$7,170	\$7,187	\$9,956	\$7,871	\$7,758	\$7,642	\$9,883	\$8,081	\$0	\$87,386
Telephone	\$1,024	\$1,022	\$859	\$912	\$409	\$456	\$1,851	\$1,861	\$1,845	\$3,301	\$2,271	\$0	\$15,811
Insurance	\$63,557	\$0	\$0	\$0	\$22,695	\$0		\$0	\$0	\$164	\$0	\$0	\$86,416
General Facility Maint/Common Grounds Maint (Vesta)	\$9,878	\$6,378	\$6,378	\$6,378	\$6,378	\$6,378	\$6,378	\$6,378	\$6,378	\$6,378	\$6,378	\$0	\$73,663
Pool Maintenance (Vesta)	\$2,353	\$834	\$834	\$834	\$834	\$834	\$834	\$834	\$834	\$834	\$834	\$0	\$10,696
Pool Chemicals (Poolsure)	\$1,191	\$1,191	\$1,191	\$1,454	\$1,454	\$1,454	\$2,389	\$2,389	\$2,389	\$2,389	\$2,389	\$0	\$19,882
Janitorial Services/Supplies (Vesta)	\$3,928	\$2,584	\$2,584	\$2,584	\$2,584	\$2,584	\$2,584	\$2,584	\$2,584	\$2,584	\$2,584	\$0	\$29,764
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	\$32	\$29	\$31	\$32	\$31	\$31	\$31	\$31	\$32	\$0	\$340
Electric	\$2,422	\$2,272	\$2,327	\$2,483	\$2,712	\$2,428	\$3,100	\$2,906	\$3,491	\$3,369	\$3,728	\$0	\$31,236
Sewer/Water/Irrigation	\$3,312	\$4,220	\$4,242	\$3,560	\$3,461	\$3,191	\$3,302	\$4,354	\$4,554	\$3,727	\$3,500	\$0	\$41,423
Repair and Replacements	\$16,831	\$16,486	\$7,646	\$4,789	\$3,107	\$15,458	\$4,548	\$4,115	\$10,822	\$8,814	\$7,180	\$0	\$99,797
Refuse	\$2,780	\$2,795	\$3,067	\$3,050	\$3,018	\$2,988	\$3,503	\$3,467	\$3,454	\$3,567	\$3,397	\$0	\$35,084
Pest Control	\$524	\$524	\$524	\$576	\$691	\$576	\$364	\$576	\$576	\$691	\$479	\$0	\$6,101
Facility Preventative Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Cards	\$0	\$0	\$0	\$0	\$0	\$517	\$0	\$517	\$3,150	\$0	\$0	\$0	\$4,184
License/Permits	\$101	\$0	\$0	\$382	\$0	\$0	\$0	\$0	\$925	\$0	\$100	\$0	\$1,508
Other Current	\$429	\$359	\$589	\$274	\$376	\$331	\$457	\$349	\$346	\$364	\$371	\$0	\$4,242
Special Events	\$555	\$2,300	\$1,129	\$2,608	\$2,682	\$2,985	\$4,505	\$5,085	\$2,783	\$1,714	\$4,830	\$0	\$31,175
Holiday Decorations	\$0	\$12,887	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,887
Office Supplies/Postage	\$183	\$0	\$0	\$48	\$24	\$36	\$370	\$108	\$47	\$333	\$100	\$0	\$1,248
Capital Expenditure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,950	\$0	\$0	\$0	\$3,950
Leasing Gym Equipment	\$0	\$0	\$0	\$481	\$27,921	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,402
Community Garden	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center Expenses	\$142,094	\$75,259	\$53,345	\$52,607	\$100,586	\$69,432	\$60,714	\$65,531	\$81,461	\$73,369	\$66,301	\$0	\$840,700
General Reserves - Grounds Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$75,000
General Reserve - Amenity Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Additional Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000
Total Expenses	\$339,380	\$248,104	\$221,440	\$212,923	\$254,214	\$241,498	\$211,698	\$550,404	\$277,153	\$230,598	\$226,797	\$0	\$3,014,209
Excess Revenues/Expenses	(170,829)	47,520	330,759	1,321,937	90,884	(114,077)	(69,341)	(425,928)	(170,702)	(118,761)	(112,365)	0	\$609,098
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## **Community Development District**

**Debt Service Fund - Series 2016** 

Statement of Revenues & Expenditures For The Period Ending August 31, 2023

		PRORATED		
	ADOPTED	BUDGET	ACTUAL	
Description	BUDGET	8/31/23	8/31/23	VARIANCE
Revenues:				
Assessment - Tax Roll	\$698,180	\$698,180	\$699,821	\$1,641
Assessment - Direct	\$13,798	\$13,798	\$13,798	\$0
Interest Income	\$2,000	\$2,000	\$22,955	\$20,955
Total Revenues	\$713,978	\$713,978	\$736,575	\$22,597
<b>Expenditures</b>				
<u>Series 2016</u>				
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	\$250,318	\$249,533	\$785
Principal 5/1	\$210,000	\$210,000	\$210,000	\$0
Special Call 5/1	\$0	\$0	\$5,000	(\$5,000)
Total Expenditures	\$710,635	\$710,635	\$744,850	(\$34,215)
Excess Revenues (Expenditures)	\$3,343	\$3,343	(\$8,275)	(\$11,618)
Fund Balance - Beginning	\$310,000		\$532,808	
Fund Balance - Ending	\$313,343		\$524,533	
		Reserve	\$224,779	
		Revenue	\$299,753	
		Prepayment	\$1	
			\$524,533	
		<del>-</del>	ΨΟΣ 1,000	

### **Community Development District**

**Debt Service Fund - Series 2018** 

Statement of Revenues & Expenditures For The Period Ending August 31, 2023

		PRORATED		
	ADOPTED	BUDGET	ACTUAL	
Description	BUDGET	8/31/23	8/31/23	VARIANCE
Davianuage				
Revenues:				
Assessment - Tax Roll	\$373,540	\$373,540	374,229	688
Assessment - Direct	\$96,492	\$96,492	96,492	0
Prepayments	\$0	\$0	12,748	12,748
Interest Income	\$1,500	\$1,500	13,877	12,377
Total Revenues	\$471,532	\$471,532	497,346	25,814
<b>Expenditures</b>				
<u>Series 2018</u>				
Interest 11/1	\$174,943	\$174,943	174,943	0
Interest 5/1	\$174,943	\$174,943	174,943	0
Principal 5/1	\$120,000	\$120,000	120,000	0
Special Call 5/1	\$0	\$0	15,000	(15,000)
Total Expenditures	\$469,885	\$469,885	484,885	(15,000)
Excess Revenues (Expenditures)	\$1,647	\$1,647	12,461	40,814
Fund Balance - Beginning	\$184,001		303,912	
Fund Balance - Ending	\$185,648		316,373	
		Reserve	117,126	
		Revenue	199,094	
		Due to DS 2018A	(858)	
		Due from General	1,011 \$316,373	
		=	\$310,3/3	

## Community Development District Debt Service Fund - Series 2018A-1/2018A-2

Statement of Revenues & Expenditures For The Period Ending August 31, 2023

		PRORATED		
	ADOPTED	BUDGET	ACTUAL	
Description	BUDGET	8/31/23	8/31/23	VARIANCE
Revenues:				
Assessment -Tax Roll	458,741	458,741	447,135	(11,607)
Interest Income	1,500	1,500	13,676	12,176
Total Revenues	460,241	460,241	460,811	569
<u>Expenditures</u>				
Series 2018A-1				
Interest 11/1	54,246	54,246	54,246	0
Interest 5/1	54,246	54,246	54,246	0
Principal 5/1	155,000	155,000	155,000	0
Special Call 5/1	0	0	5,000	(5,000)
Series 2018A-2				
Interest 11/1	46,859	46,859	46,750	109
Interest 5/1	85,000	85,000	46,750	38,250
Principal 5/1	80,000	80,000	85,000	(5,000)
Special Call 5/1	0	0	10,000	(10,000)
Total Expenditures	522,210	475,351	456,991	18,359
Excess Revenues (Expenditures)	(61,969)	(15,109)	3,820	18,929
Fund Balance - Beginning	121,827		271,840	
Fund Balance - Ending	59,859		275,660	
		Revenue	114,581	
		Prepayment	2,490	
		Reserve 2018A-1	68,919	
		Reserve 2018A-2	88,813	
		Due from DS 2018	858	
			275,660	

## **Community Development District**

### **Capital Reserve Fund**

Statement of Revenues & Expenditures For The Period Ending August 31, 2023

		PRORATED		
	PROPOSED	BUDGET	ACTUAL	
Description	BUDGET	8/31/23	8/31/23	VARIANCE
Revenues:				
Interest	\$3,405	\$3,121	\$8,294	\$5,173
General Reserve - Grounds Maintenance	\$75,000	\$75,000	\$75,000	\$0
General Reserve - Amenity Center	\$100,000	\$100,000	\$100,000	\$0
Additional Reserves	\$150,000	\$150,000	\$150,000	\$0
Total Revenues	\$328,405	\$328,121	\$333,294	\$5,173
Expenditures				
Other Current Charges	\$1,000	\$917	\$0	\$917
Capital Outlay	\$166,963	\$153,049	\$38,851	\$114,198
Repair and Replacements	\$0	\$0	\$28,495	(\$28,495)
Total Expenditures	\$166,963	\$153,049	\$67,346	\$86,620
Excess Revenues (Expenditures)	\$161,442		\$265,949	
Fund Balance - Beginning	\$536,521		\$541,657	
Fund Balance - Ending	\$697,963		\$807,606	

## Community Development District

### Capital Projects Fund

Statement of Revenues & Expenditures For The Period Ending August 31, 2023

	SERIES
Description	2018
Revenues:	
Interest Income	\$141
Total Revenues	\$141
Expenditures:	
Capital Outlay	\$0
Total Expenditures	\$0
Excess Revenues (Expenditures)	\$141
Fund Balance - Beginning	\$3,727
Fund Balance - Ending	\$3,869

### **Community Development District**

### Long Term Debt Report

Series 2016 Capital Improvement Rev	enue 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:	\$224,779
Reserve Fund Balance:	\$224,779
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)
Less: May 1, 2023 (Mandatory)	(\$210,000)
Less: May 1, 2023 (Optional)	(\$5,000)
	\$9,395,000

Series 2018 Capital Improvement Rev	enue 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:	\$117,126
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)
Less: May 1, 2023 (Mandatory)	(120,000)
Less: May 1, 2023 (Optional)	(15,000)
Current Bonds Outstanding	6,560,000

### **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)
Less: May 1, 2023 (Mandatory)	(\$155,000)
Less: May 1,2023 (Optional)	(\$5,000)
Current Bonds Outstanding	\$3,040,000

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:	\$88,813
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)
Less: May 1, 2023 (Mandatory)	(\$85,000)
Less: May 1, 2023 (Optional)	(\$10,000)
Current Bonds Outstanding	\$1,845,000

### RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

### **SUMMARY OF FISCAL YEAR 2023 ASSESSMENTS**

10/1/22 - 9/30/23

				ASSESSED		
		SERIES 2018A1-	SERIES 2016	SERIES 2018		
		2 DEBT	DEBT INVOICED	DEBT INVOICED		TOTAL NVOICED
ASSESSED TO	# UNITS	INVOICED NET	NET	NET	FY22 O&M	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

		RECEI	VED		
					BALANCE DUE /
SERIES 2018A1-	SERIES 2016	SERIES 2018			(DISCOUNTS
2 DEBT PAID	DEBT PAID	DEBT PAID	O&M PAID	TOTAL PAID	NOT TAKEN)
-	13,798.45	96,491.77	132,842.92	243,133.14	-
-	13,798.45	96,491.77	132,842.92	243,133.14	-
447,134.68	699,820.92	374,228.57	2,256,445.33	3,777,629.50	(18,198.04)
447,134.68	713,619.37	470,720.34	2,389,288.25	4,020,762.64	(18,198.04)

DIRECT BILL PERCENT COLLECTED	0.00%	100.00%	100.00%	100.00%	100.00%
TAX ROLL PERCENT COLLECTED	100.48%	100.48%	100.48%	100.48%	100.48%
TOTAL PERCENT COLLECTED	100.48%	100.47%	100.38%	100.46%	100.45%

(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						
			SERIES 2018A1-	SERIES 2016	SERIES 2018	
ST JOHNS COUNT DIST.	DATE	AMOUNT	2 DEBT	DEBT	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
4	12/12/2022	287,833.65	34,069.09	53,322.33	28,514.07	171,928.16
5	12/15/2022	403,938.84	47,811.75	74,831.28	40,015.96	241,279.86
6	1/23/2023	2,391,050.59	283,013.89	442,951.65	236,867.97	1,428,217.07
INTEREST	2/1/2023	5,030.65	595.45	931.95	498.36	3,004.90
7	2/21/2023	364,896.69	43,190.57	67,598.57	36,148.27	217,959.29
8	3/30/2023	30,753.32	3,640.08	5,697.18	3,046.56	18,369.51
INTEREST	4/6/2023	2,899.07	343.15	537.06	287.19	1,731.67
9	5/8/2023	44,778.60	5,300.17	8,295.41	4,435.96	26,747.05
TAX CERTIFICATES	6/15/2023	8,710.61	1,031.02	1,613.68	862.91	5,203.00
TAX CERTIFICATES	8/7/2023	2,765.78	327.37	512.37	273.99	1,652.05
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		3,777,629.48	447,134.68	699,820.92	374,228.57	2,256,445.33

*C*.

## Community Development District

### Check Run Summary August 31, 2023

Fund	Date	Check No.	Amount	
General Fund				
Payroll	8/23/23	50629-50633	\$	923.50
		Sub-Total	\$	923.50
Accounts Payable	8/11/23 8/14/23 8/24/23	5781-5798 5799-5805 5806-5814	\$ \$ \$	73,013.37 96,576.33 9,266.20
		Sub-Total	\$	178,855.90
Capital Fund Accounts Payable	8/11/23	21	\$	10,883.30
		Sub-Total	\$	10,883.30
Total			\$	190,662.70

PR300R	PAYRO	OLL CHECK REGISTER	RUN	8/23/23 PAGE	1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50629	18	AHMED M MCINTYRE	184.70	8/23/2023	_
50630	20	ERICK L SAKS	184.70	8/23/2023	_
50631		FREDERICK T BARON	184.70	8/23/2023	_
50632		ROBERT L CAMERON	184.70	8/23/2023	
50633	23	SCOTT MAYNARD	184.70	8/23/2023	-
<del>-</del>				<del> </del>	_

TOTAL FOR REGISTER 923.50

REDG RIVERS EDGE DLAUGHLIN

# **Attendance Sheet**

District Name: Rivers Edge CDD

Board Meeting Date: August 16, 2023 Meeting

<u> </u>	Name	In Attendance	Fee
1	Fred Baron Assistant Secretary		YES - \$200
2	Mac McIntyre Vice Chairman		YES - \$200
3	Robert Cameron Assistant Secretary		YES \$200
4	Erick Saks Assistant Secretary	•	YES - \$200
5	Scott Maynard  Assistant Secretary		YES \$200

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

Approved for Payment:	8/16/23
District Manager Signature	Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/03/23 PAGE 1
\*\*\* CHECK DATES 08/01/2023 - 08/31/2023 \*\*\* RIVERS EDGE - GENERAL

	06/01/2023 - 06/31/2023	BANK A RIVERS EDGE GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME T# SUB SUBCLASS	STATUS	AMOUNT	CHECK
8/11/23 00020	8/01/23 48704 202308 320-5720 AUG LAKE MAINTENANCE	00-46800	*	3,514.00	
	AUG LAKE MAINTENANCE	CHARLES AQUATICS, INC			3,514.00 005781
8/11/23 00076	7/17/23 41617629 202307 330-5720	00-45700		97.38	
	ACTIVE SCRAPER/MAT ONYX				97.38 005782
	8/01/23 19047 202307 330-5720	00-45000	*	164.00	
	POLICY PACKAGE GYM EQUI	EGIS INSURANCE ADVISORS LLC			164.00 005783
8/11/23 00351	7/21/23 2023-08- 202308 320-5720	00-49400	*	400.00	
	8/20 4HR MINI GOLF 7/21/23 2023-08- 202308 320-5720	00-49400	*	700.00	
	8/5 2HR LARGE SCALE EVE	ENT FIRST COAST FOAM PARTY LLC			1,100.00 005784
8/11/23 00151	7/26/23 3650 202307 330-5720	00-45700	*	1,150.00	
	STORM PREP OUT FALL	G&G EXCAVATION & CONSTRUCTION	N INC.		1,150.00 005785
8/11/23 00071	7/25/23 23468200 202307 330-5720	00-34510	*	2,394.54	
	7/10-7/23 SECURITY SRVC 7/25/23 23468200 202307 330-5720		*	334.53	
	MILEAGE	GIDDENS SECURITY CORPORATION			2,729.07 005786
8/11/23 00261	7/10/23 1507 202307 320-5720	00-49400		260.00	
	08/05 MERMAIDS @ RIVERT	TWN GIRLY-GIRL PARTEA' INC			260.00 005787
8/11/23 00003	8/01/23 253 202308 310-5130			4,156.25	
	AUG MANAGEMENT FEES 8/01/23 253 202308 310-5130	00-35100	*	124.00	
	AUG WEBSITE ADMIN 8/01/23 253 202308 310-5130		*	240.67	
	AUG INFO TECH 8/01/23 253 202308 310-5130		*	508.33	
	AUG DISSEM AGENT SRVCS 8/01/23 253 202308 310-5130		*	.63	
	OFFICE SUPPLIES 8/01/23 253 202308 310-5130		*	80.24	
	POSTAGE 8/01/23 253 202308 310-5130		*	81.60	
	COPIES		TCES		5,191.72 005788
			ICES 		

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/03/23 PAGE 2
\*\*\* CHECK DATES 08/01/2023 - 08/31/2023 \*\*\* RIVERS EDGE - GENERAL

^^^ CHECK DATES	08/01/2023 - 08/31/2023 ^^^	RIVERS EDGE - GENERAL BANK A RIVERS EDGE GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME "# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/11/23 00348	7/31/23 2317 202308 320-5720 8/19 2HR AXE THROWING	00-49400	*	575.00	
		ROBERT F BLOOD/BLOOD ENTERPRISES			575.00 005789
8/11/23 00347	7/21/23 3 202307 320-5720 FAMILY YOGA	00-49400	*	100.00	
		CARA BEIRNE DBA JAX YOGA AND SUP			100.00 005790
8/11/23 00349	7/21/23 1078 202308 320-5720 8/20 IN/OUTDOOR GOLF	00-49400	*	1,750.00	
		PAR-TEE ANYWHERE			1,750.00 005791
8/11/23 00073	8/01/23 13129561 202308 330-5720 AUG POOL CHEMICALS	00-45210	*	2,389.30	
	AUG FOOL CHEMICALD	POOLSURE			2,389.30 005792
8/11/23 00058	7/31/23 4275 202307 330-5720 JUL CLUBHOUSE MONITOR	00-34500	*	122.40	
	7/31/23 4275 202307 330-5720 JUL FITNESS CNTR MONITO		*	32.40	
	7/31/23 4275 202307 330-5720 JUL PARK MONITOR		*	43.92	
	8/01/23 4327 202308 330-5720 AUG CLUBHOUSE MONITOR	00-34500	*	122.40	
	8/01/23 4327 202308 330-5720 AUG FITNESS CNTR MONITO	00-34500	*	32.40	
	8/01/23 4327 202308 330-5720 AUG PARK MONITOR	00-34500	*	43.92	
		SONITROL OF NORTH CENTRAL FLORIDA			397.44 005793
8/11/23 00326	8/02/23 4359 202308 320-5720 RPLC BROKEN STREET SIGN	00-46500	*	1,125.00	
		SUNDANCER SIGN GRAPHICS			1,125.00 005794
8/11/23 00156	6/29/23 61737973 202306 330-5720 JUN PEST CONTROL	00-45900	*	212.23	
	7/24/23 61748550 202307 330-5720 JUL PEST CONTROL		*	115.21	
	7/31/23 61748499 202307 330-5720 JUL PEST CONTROL		*	212.23	
		TURNER PEST CONTROL			539.67 005795
8/11/23 00155	7/31/23 412188 202307 330-5720 FISH KILLING EVNTG RMVL	00-45700	*	565.00	
	7/31/23 412229 202307 330-5720 LIFEGUARD HOURS		*	10,213.40	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/03/23
\*\*\* CHECK DATES 08/01/2023 - 08/31/2023 \*\*\* RIVERS EDGE - GENERAL

PAGE 3

CHIECK BILLE	00,01,2023	00/31/2023			RIVERS EDGE GENERAL			
CHECK VEND# DATE	INVOICE	EEXPE	ENSED TO DPT ACCT# S	SUB	VENDOR NAME ST SUBCLASS	TATUS	AMOUNT	CHECK AMOUNT #
		2336 202307		34000		*	161.85	
	8/01/23 413	ILLABLE MILEAC 1858 202308 ENERAL MANAGEF	330-57200-3	34000		*	4,871.77	
	8/01/23 413	ENERAL MANAGER 1858 202308 IELD OPS MANAO	320-57200-4	46001		*	3,767.50	
	8/01/23 413	1858 202308	330-57200-3	34000		*	3,085.45	
	8/01/23 413	IFESTYLE SERVI 1858 202308 OOL MAINTENANO	330-57200-4			*	834.31	
	8/01/23 413	1858 202308 ANITORIAL MAIN	330-57200-4			*	2,583.58	
	8/01/23 413	ANTIORIAL MAII 1858 202308 AINTENANCE SEF	330-57200-3	34100		*	6,378.44	
	8/01/23 413	1858 202308	330-57200-3	34400		*	5,120.67	
	8/01/23 413	TTENDANT/HOSP1 1858 202308 DMINISTRATIVE	330-57200-3	34402		*	1,575.92	
	AI	DMINISTRATIVE	SERVICES	VES	TA PROPERTY SERVICES, INC.			39,157.89 005796
8/11/23 00174			330-57200-4	 45700		*	295.00	
	7/27/23 106	ANEL REPAIR 62696 202307	330-57200-4	45700		*	100.00	
	8/01/23 106	RTLY SPRINKLEF 63935 202308 IRE EXTINGUISF	330-57200-4	45700		*	4,112.00	
	r.	IRE EXIINGUISE	1 INSPECT	WAY	NE AUTOMATIC FIRE SPRINKLERS,INC			4,507.00 005797
8/11/23 00334	8/02/23 JA	X56919 202308	320-57200-4	46102		*	4,195.00	
	8/02/23 JAX	REE CARE SERVI X56919 202307 UL IRRIG CLUBI	320-57200-4	46000		*	1,583.50	
	8/02/23 JAX	X56919 202307	320-57200-4	46000		*	2,487.40	
	J (	UL IRR KENDALI	L CROSSING	YEL	LOWSTONE LANDSCAPE			8,265.90 005798
8/14/23 00351	8/09/23 202	23-08- 202308	320-57200-4	49400		*		
	8,	/5 2HR LG SCAI	JE + CANNON	FIR	ST COAST FOAM PARTY LLC			500.00 005799
8/14/23 00352	8/09/23 080	092023 202308	330-57200-4	46210			100.00	
	RI	EIMB PICKLEBAI	TT COOKIS	FRE	D BARON			100.00 005800
8/14/23 00071	8/09/23 234	468265 202307 /24-8/6/23 SEC	330-57200-3	34510		*	2,421.62	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/03/23 PAGE 4
\*\*\* CHECK DATES 08/01/2023 - 08/31/2023 \*\*\* RIVERS EDGE - GENERAL

	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S'	VENDOR NAME UB SUBCLASS	STATUS	TRUOMA	CHECK AMOUNT #
	8/09/23 23468265 202307 330-57200-3	4510	*	338.07	
	MILEAGE	GIDDENS SECURITY CORPORATION			2,759.69 005801
8/14/23 00340	8/07/23 1025 202308 320-57200-6 STREET LIGHT INSPECT/RPR		*	205.00	
	SIREEI HIGHI INSPECI/RPR	TMT ELECTRIC LLC			205.00 005802
	5/22/23 71982 202305 330-57200-4 HARTRU IN 80# BAGS	5700	*	805.46	
		WELCH TENNIS COURTS INC			805.46 005803
8/14/23 00255	8/08/23 15102 202308 330-57200-4 DISINFECTANT WIPES CASE		*		
	DISTRIBUTANT WIFES CASE	WIPES.COM 			230.14 005804
8/14/23 00334	8/08/23 JAX57371 202308 320-57200-4 AUG IRRIG RPR NORTH LAKE	6000	*	1,899.40	
	8/08/23 JAX57371 202308 320-57200-4 AUG MAIN ST MAINLINE RPR	6000	*	2,366.55	
	8/08/23 JAX57371 202308 320-57200-4 AUG IRRIG RPR THE ARBORS	6000	*	1,393.60	
	8/15/23 JAX57313 202308 320-57200-4 AUG LANDSCAPE MAINTENANCE		*	86,316.49	
		YELLOWSTONE LANDSCAPE			91,976.04 005805
	7/01/23 5749222 202307 310-51300-4 NTC BUD PH/MTG #9060397	8000	*	1,078.20	
	7/01/23 5749222 202307 310-51300-4 RULE DEVELOPMENT #8970236	8000	*	69.36	
	7/01/23 5749222 202307 310-51300-4 RULEMAKING #8970286	8000	*	144.16	
		CA FLORIDA HOLDINGS LLC			1,291.72 005806
8/24/23 00076	8/16/23 51713480 202308 330-57200-4 FIRST AID SUPPLIES		*	142.19	
		CINTAS FIRE 636525			142.19 005807
8/24/23 00103	8/13/23 14845635 202308 330-57200-5 5G SPRING WATER 16X	0000	*	221.83	
	8/13/23 14845635 202308 330-57200-5 5G SPRING WATER 10X	0000	*	143.89	
	8/13/23 14845635 202308 330-57200-5 HOT AND COLD COOLER RENTL	0000	*	4.99	
	HOT AND COUD COOLER RENTE	CRYSTAL SPRINGS			370.71 005808

AP300R *** CHECK DATES 08/01/20	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER C 23 - 08/31/2023 *** RIVERS EDGE - GENERAL BANK A RIVERS EDGE GENERAL	HECK REGISTER	RUN 10/03/23	PAGE 5
CHECK VEND#INVO	DICE VENDOR NAME INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/24/23 00071 8/22/23	23468450 202308 330-57200-34510	*	2,421.62	
8/22/23	8/7-8/20 SECURITY SRVCS 23468450 202308 330-57200-34510 MILEAGE	*	312.70	
	GIDDENS SECURITY CORPORATION			2,734.32 005809
8/24/23 00278 4/27/23	420940 202304 330-57200-45700 MAINTENANCE SUPPLIES	*	86.93	
8/17/23	421784 202308 330-57200-45700	*	48.00	
8/17/23	MAINTENANCE SUPPLIES 421789 202308 330-57200-45700 MAINTENANCE SUPPLIES	*	34.97	
	HAGAN ACE HARDWARE OF MANDARIN			169.90 005810
8/24/23 00300 8/18/23	7239 202307 310-51300-31500 JUL GENERAL COUNSEL	*	3,721.60	

KILINKSI VAN WYK PLLC

TMT ELECTRIC LLC

TURNER PEST CONTROL

ST.AUGUSTINE ELECTRIC MOTOR WORKS

8/24/23 00265 8/14/23 91747 202308 330-57200-45700

8/24/23 00340 8/15/23 1026 202308 320-57200-60000

8/24/23 00156 8/08/23 61760402 202308 330-57200-45900

AUG FLEA/TICK

SPLASH PAD PUMP/MOTOR RPR

RMV/INSPECT CIRCUIT BREAK

TOTAL FOR BANK A 178,855.90
TOTAL FOR REGISTER 178,855.90

3,721.60 005811

311.93 005812

160.00 005813

363.83 005814

311.93

160.00

363.83

# Charles Aquatics, Inc.

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

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

# Invoice

Date	Invoice #
8/1/2023	48704

Due Date 8/31/2023

			Vendor#
Qty	Description	Rate	Amount
Qty	1 Monthly Aquatic Management Services for 33 Ponds at River Town and 8 Ponds at CR244  Approved RECDD I Submitted to AP on 8-1-2023 by Jason Davidson  Jason Davidson  AUG 0 1 2023	3,514.00	3,514.00
It is a pleasure doing to	ousiness with you!	Balance Due	\$3,514.00

READY FOR THE WORKDAY" CINCINNATI, IN 45263-0910

REALT PAYNERT TO: CONTAG CORP P.O. BOX 630910

VIEW & PAY YOUR BILLS ONLINE CUSTOMER SUC/BILLING HAN, CINTAS, CON/HYACCOURT

CINTAS FAR #

909-741-6116

INVOICE

RIVERS EDGE COD IF TO:

140 LANDING ST

SAIRT JOHNS, FL 32259

INVOICE 0 INUDICE DATE STORE #

4141762921 07/17/2023

SOLD TO F PAYER #

21040308 21049176 HET TO EAR

PAYNERT TERMS

02800012730

SORT # CINTAS ROUTE

22 7 DOY 3 7 SYOP 004

.L TO:

RIVERS EDGE CDD

475 H 70HH PL STE 114

ST AUGUSTINE, FL 32092-3649

INFECK#	HATERIAL	DESCRIPTION	FREQ	EXC#	SIA	UNIT PRICE		TAX
	X10184	BKS ACTIVE SCROPER	95	ŗ	,	4 940	20.80	Ħ
	X10188	4X6 ACTIVE SCRAPER	0.2	ì	,	8 1,217	16 24	11
	X10189	BUS KIRAC MAT DHYK	92	į.	2	11 929	22.94	H
	K10192	4XS XTRAC MAI DRYX	UŽ	ŀ	i	13, 220	13.92	H
	X10202	SXLO XTRAC NAT DNYX	02	F	1	17, 400	17.40	Ņ
			TÜTAL				90.48	
		SERVICE CHARGE					4.90	H
	÷	SUBTUTAL TOTAL USD	ANTONIO (MARIANA)	AUG	- Case N		97 38 (0,00) 97,38	

TOTAL ADJUST.

TAX ADJUST.

RET TOTAL

Approved RECDD I Submitted to AP on 8-1-2023 by Jason Davidson

ason Davidson

# INVOICE ---



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

Customer	Rivers Edge Community Development District
Acct#	292
Date	08/01/2023
Customer Service	Kristina Rudez
Page	1 of 1

Payment Inform	ation	
Invoice Summary	\$	164.00
Payment Amount		
Payment for:	Invoice#19047	
100122551		

Thank You

Please detach and return with payment

Customer: Rivers Edge Community Development District

Invoice	Effective	Transaction	Description	Amount
19047	07/31/2023		Policy #100122551 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Added IM: Gym Equipment Due Date: 8/1/2023	164.00
			ALSG U 1 2023	
				Total

164.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:

Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	sclimer@egisadvisors.com	08/01/2023



Endorsement No.: 3

# **Coverage Agreement Endorsement**

**Effective Date:** 07/31/2023

Member:	Rivers Edge Community Development District Agreement No.: 100122551
Coverage Period:	October 1, 2022 to October 1, 2023
In consideration of	f an additional premium of \$164.00, the coverage agreement is amended as follows:
<u>Inland Marine</u> Added:	
As per IM schedule	e attached.
Subject otherwise t	to the terms, conditions and exclusions of the coverage agreement.
Issued: August 01	1, 2023 Authorized by:



#### Inland Marine Schedule

## Rivers Edge Community Development District

Policy No.:

100122551

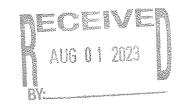
Agent:

Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
				10/01/2022	¢000 000	\$5,000
1	Street Lights (333 @ \$3K)		Other inland marine	10/01/2023	\$999,000	\$5,000
				10/01/2022	ér 200	\$5,000
2	Golf Cart		Mobile equipment	10/01/2023	\$5,200	\$5,000
			<b>A</b> A - 2-71	10/01/2022	\$5,000	\$5,000
3	Pool Chair Lift		Mobile equipment	10/01/2023	ουου	\$3,000
				01/01/2023	¢165 000	\$5,000
4	Street Signs		Other inland marine	10/01/2023	\$165,000	\$5,000
				01/01/2023	\$100,000	\$5,000
5	Street Signs		Other inland marine	10/01/2023	\$100,000	\$3,000
_			Rented, borrowed, leased		\$112,307	\$5,000
6	Leased Gym Equipment		equipment	10/01/2023	\$112,3U7	\$3,000
				Total	\$1,386,507	







#### **First Coast Foam Party LLC**

101 Marketside ave Suite 404-154, ponte vedra, FL 32081

Phone: +1 904-834-1311;

firstcoastfoamparty@gmail.com; Website:

www.Firstcoastfoamparty.com

Invoice No#: 2023-08-03-02 Invoice Date: Jul 21, 2023 Due Date: Aug 17, 2023



\$400.00 AMOUNT DUE

#### **BILL TO**

Rivers Edge CDD I
Kim Fatuch
475 West Town PI, suite 114, St Augustine, FL
32092, UNITED STATES
kfatuch@vestapropertyservices.com

Phone: +1 720-285-6311

#### **SHIP TO**

Rivers Edge CDD I Kim Fatuch 140 Landing St, St Johns, FL 32259, UNITED STATES

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	4 hours mini golf 8/20/20 11-2 pm	\$400.00	\$400.00
,		Subtotal	\$400.00
	Approved RECOD I Special Events	Shipping	\$0.00
	Approved RECDD I Special Events Submitted to AP on 8-1-2023 by Jason Davidson  Jason Davidson	TOTAL	\$400.00 USD

#### **NOTES TO CUSTOMER**

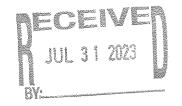
Thank you for allowing us to party with you! Please consider leaving us a kind remark on our social media or Google and referrals are always welcome!

#### **TERMS AND CONDITIONS**

Rules and Regulations: By hiring First Coast Foam Party LLC you understand that the following rules apply: Do not eat the foam, no running, no diving, no rough play, the foam can become slippery, if we see inappropriate behavior we will address the behavior and have the right to end the event for safety reasons. We can not be held responsible for your children's actions. The foam is hypo-allergenic, dye-free, biodegradable and safe for kids, pets, grass and pools. The main ingredient in the foam is Sodium Lauryl Sulfate. The color/glow can leave a residue on clothes that should wash out in a few washes but can stain clothing. By hiring First Coast Foam Party LLC you agree to hold First Coast Foam Party LLC, it's employees, agents or representatives harmless and indemnify them against any and all claims for property damage and/or personal injury claims.

# INVOICE





**First Coast Foam Party LLC** 

101 Marketside ave Suite 404-154, ponte vedra, FL 32081

Phone: +1 904-834-1311;

firstcoastfoamparty@gmail.com; Website:

www.Firstcoastfoamparty.com

Invoice No#: 2023-08-03-03 Invoice Date: Jul 21, 2023 Due Date: Aug 2, 2023



\$700.00 AMOUNT DUE

#### **BILL TO**

Rivers Edge CDD I
Kim Fatuch
475 West Town PI, St Augustine, FL 32092,
UNITED STATES
kfatuch@vestapropertyservices.com

Phone: +1 720-285-6311

#### **SHIP TO**

Rivers Edge CDD I Kim Fatuch 140 Landing St, St Johns, FL 32259, UNITED STATES

#	ITEMS & DESCRIPTION	Pi	RICE	AMOUNT(\$)
1	2 hour large scale event 8/5/2023 4:30 - 6:30 1 canon	\$70	0.00	\$700.00
<u> </u>		Subtotal		\$700.00
	Approved RECDD I Soecial Events Submitted to AP on 7-31-2023	Shipping		\$0.00
	Submitted to AP on 7-31-2023 by Jason Davidson  Jason Davidson	TOTAL		\$700.00 USD

#### **NOTES TO CUSTOMER**

Thank you for allowing us to party with you! Please consider leaving us a kind remark on our social media or Google and referrals are always welcome!

#### **TERMS AND CONDITIONS**

Rules and Regulations: By hiring First Coast Foam Party LLC you understand that the following rules apply: Do not eat the foam, no running, no diving, no rough play, the foam can become slippery, if we see inappropriate behavior we will address the behavior and have the right to end the event for safety reasons. We can not be held responsible for your children's actions. The foam is hypo-allergenic, dye-free, biodegradable and safe for kids, pets, grass and pools. The main ingredient in the foam is Sodium Lauryl Sulfate. The color/glow can leave a residue on clothes that should wash out in a few washes but can stain clothing. By hiring First Coast Foam Party LLC you agree to hold First Coast Foam Party LLC, it's employees, agents or representatives harmless and indemnify them against any and all claims for property damage and/or personal injury claims.

#### G & G Excavation & Construction, Inc.

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

# Invoice

Date	Invoice #
7/26/2023	3650

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

Job			
Rivertown Arbors CDD 1			

Job#	Terms
	Net 30

Item	Description	Amount
	G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material and Supervision for the following:	
	Job: Arbors	
	Reference: Out Fall Structures	
	Scope of Work: 7/19	
	1. Clearing and clean out of outfall structures on retention pond MM	
Quote	Total cost for the above work	1,150.00
	JUL 27 2023	
Thank you for your busines	Total	

Total \$1,150.00

Payments/Credits \$0.00

Balance Due \$1,150.00

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

Approved RECDD 1 Submitted to AP 7.27.23 By Kevin McKendree Kevin McKendree



Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205

INVOICE NO.	23468200
DATE	07/25/23

#### CUSTOMER

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

#### SERVICE LOCATION

Rivertown 39 Riverwalk Blvd Saint Johns, FL 32259-8621

TERMS: Upon Receipt	CUSTOMER N 1946	0.	<b>JOB N</b> 1946		P.O. NO.	
Description		Qua	ntity	Unit of Measure	Price	Amount
Security Service 07/10/2023-07/23/20 Security Officer Mileage	23		110.50 567.00	Hours Per	21.67 0.59	2,394.54 334.53
JUL 25 2023						
Approved RECDD I submitted to AP on 7-29 by Jason Davidson  Jason Davids						
Please remit payment to: Giddens Security Corpora	ntion 528 Edgewood A	ve S Suite	1 Jackson	ville, FL 32205		
				Sub-Total Sales Tax		2,729.07
				TOTAL(\$)		\$2,729.07

# INVOICE



245 Ashby Landing Way, St Augustine, FL 32086, UNITED STATES

Tax ID: 26-3162426

girlygirlpartea@gmail.com; Website: www.girlygirlparteas.com

Invoice No#: 1507

Invoice Date: Jul 10, 2023

Due Date: Jul 29, 2023

\$260.00 **AMOUNT DUE** 

**BILL TO** 

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

kfatuch@vestapropertyservices.com

**SHIP TO** 

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

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Mermaids at RiverTown, Saturday, Aug 5 · 3:30–4:30 PM 140 Landing St St Johns, FL 32259, USA \$260 Little Mermaid & Swimming Mermaid plus assistant for one hour	\$260.00	\$260.00
	St.	ıbtotal	\$260.00



Shipping \$0.00

**TOTAL** \$260.00 USD

#### **NOTES TO CUSTOMER**

Kindly note, there is a 5% service fee for using Paypal's services. If you wish to avoid this fee, you may mail a check made payable to Girly-Girl Parteas to 245 Ashby Landing Way St Augustine FL 32086. Please note, payment MUST be received 7 days PRIOR to your party/event date.

If applicable, mileage is calculated based on \$0.75 per mile outside our 15 mile radius. We are based in St. Augustine, FL. For details please read a full copy of the agreed to terms and conditions (including our Travel Policy) at https://www.girlygirlparteas.com/terms-conditions/

Please let us know if you have any questions or concerns. Thank you for choosing Girly-Girl Partea's! We look forward to making your day SPECTACULAR!

#### **TERMS AND CONDITIONS**

Customer agrees to hold and keep harmless Girly-Girl Partea's, its agents and employees for any and all property damages and/or bodily injury damage caused by the customer's guests, or other persons attending the party. Customer agrees not to hold Girly-Girl Partea's responsible

for inclement weather, pandemic or other Acts of God that may cause the cancellation of the party. Should something of this nature cause the cancellation of the party, Girly-Girl Partea's shall apply any remaining monies due to another party date and location that is mutually agreeable to both parties.

You, as the client, assume all liability and responsibility for allergic reactions or any other medical reaction stemming from the menu, wearing of costumes, skin products, make-up, or any activity taking place before, during or after the party. Spa services are not performed by licensed cosmetologists and are for entertainment purposes only. Prices are subject to change without notice. Gratuity is greatly appreciated with all party packages and is automatically added in the amount of 15% to parties of \$1,000 or more.

LATE BOOKING: Parties/Princess Visits scheduled within 7 days of the party date will be subject to a fee of \$50 for parties and \$25 for princess visits due to last minute preparations.

ATTENDANCE: Though some guests may not show up even if they RSVP, you will be charged for the final guest count you confirmed prior to the party.

RETURNED PAYMENT: There will be a \$40 fee for any returned payment.

Approved RECDD I Special Events Submitted to AP on 8-1-2023 by Jason Davidson

Jason Davidson

## **Governmental Management Services, LLC**

1001 Bradford Way Kingston, TN 37763

# Invoice

Invoice #: 253
Invoice Date: 8/1/23

Due Date: 7/21/23

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2023		4,156.25	4,156.25
Website Administration - August 2023 Information Technology - August 2023		124.00 240.67	124.00 240.67
Dissemination Agent Services - August 2023	jan enikkadaj	508.33	508.33
Office Supplies		0.63 80.24	0.63 80.24
Postage Copies		81.60	81.60
AUG 0 2 2023			

Total	\$5,191.72
Payments/Credits	\$0.00
Balance Due	\$5,191.72



# Thank you!

Thanks for choosing Jacked Axe!

Please review our policies at www.jackedaxe.com/policies

Waivers are required for all throwers and can be completed on our website ahead of your event at https://www.jackedaxe.com/waiver

Customer

Rivers Edge Cdd kfatuch@vestapropertyservices.com 475 West Town Pl Ste 114 St. Augustine, Florida 32092 Invoice Details

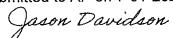
PDF created July 31, 2023 \$575.00 Service date August 19, 2023 Payment

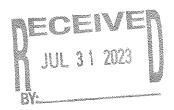
Due July 31, 2023 \$575.00

Items	Quantity	Price	Amount
2 Hour Rental	1	\$575.00	\$575.00
Subtotal			\$575.00

Total Due \$575.00

Approved RECDD I Special Events Submitted to AP on 7-31-2023







## Invoice #0000003

Issue Date: Jul 21, 2023 Due Date: Aug 21, 2023

JAX Yoga and SUP carabeirne87@gmail.com Phone: 9044817437

Bill to:

Rivers Edge CDD I Kim Fatuch 475 West Town Pl St. Augustine, Florida 32092 United States Additional Customer Info: kfatuch@vestapropertyservices.com Phone: 9046795523

Product or Service	Quantity	Price	Line Total
Service Name Family Yoga	1	\$100.00	\$100.00
		Subtotal	\$100.00
		Invoice Total	\$100.00
RECDD I Approved Special Event Submitted to AP on 7-26-23 by Jason Davidson		Amount Paid	\$0.00
Qason Davidson		Balance Due	\$100.00



#### Par-Tee Anywhere

+1 9049458018 info@parteeanywhere.com www.parteeanywhere.com



#### **INVOICE**

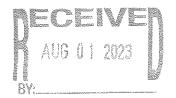
BILL TO Rivers Edge CDD I Kim Fatuch 475 West Town PL Suite 114 St. Augustine, FL 32092 SHIP TO RiverTown RiverHouse Amenity Center 140 Landing St. St. Johns, FL 32259 
 INVOICE
 1078

 DATE
 07/21/2023

 TERMS
 Due on receipt

 DUE DATE
 08/20/2023

DATE	SERVICE	DESCRIPTION		QTY	RATE	AMOUNT
08/20/2023	Indoor Golf Simulator (Hourly Event Rate)	various club sets, etc.)	all equipment (hitting mats,	3	250.00	750.00
08/20/2023	Indoor Golf Simulator (Hourly Event Rate)	Indoor Golf Simulator Includes technology 8 hitting mats, various c Recommend to run a	all equipment (turf if needed, lub sets, etc.)	3	250.00	750.00
08/20/2023	Local DSS (Delivery, Set, Strike)	Delivery Time: 8:30Al Event Time: 11AM-2P Strike Time: 2PM		1	250.00	250.00
Indoor Simulators requ	uire an approximate area of 15	'x15' and 11' ceiling	SUBTOTAL			1,750.00
,	handeliers, drop ceilings, etc.)		TAX			0.00
·	ccess to dedicated power (not		TOTAL			1,750.00
50% Deposit required event date.	to confirm the date and remai	ning balance due by the	BALANCE DUE			\$1,750.00





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

## Invoice

Date

8/1/2023

Invoice #

131295616324

Terms	Net 20
Due Date	8/21/2023
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	2,339.30
WM-XPC Upgrade	XPC System Upgrade	1	ea	50.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
				- Canada

Subtotal Shipping Cost (FEDEX GROUND) Total

2,389.30 0,00 2,389.30

Amount Due \$2,389.30

Remittance Slip

Customer 13RIV125 Invoice # 131295616324 Amount Due

\$2,389.30

Amount Paid

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372

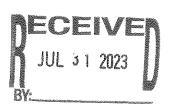


Invoice #4275















Due Date:

Jul 1st 2023

Balance (USD):

\$198.72

## **SELECT YOUR PAYMENT METHOD:**

Pay with card









Return Policy:

MERCHANT DISCRETION

Invoice #4327







## RIVERTOWN



Access Code



Due Date:

Aug 1st 2023

Balance (USD):

\$198.72

## **SELECT YOUR PAYMENT METHOD:**

Pay with card

AISY







Return Policy:

MERCHANT DISCRETION



#### SUNDANCER SIGN GRAPHICS

11259 Business Park Blvd, Suite 3 Jacksonville, FL 32256 904-287-4949 info@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 4359** 

DATE 08/02/2023 TERMS Net 30

**DUE DATE 09/01/2023** 

ACTIVITY	The second section of the second section of the second section	4	525.00	525.00T
Street Sign Replace broken (DOT) street sign post that was hit by a veroundabout at entrance to River Club. Re-use existing sigues existing sigues existing concrete sleeve. Post powder coated gloss be	n faces and backers.	1	525.00	323.001
Repair/Refurbish repair and reinstall cart crossing sign that was hit and known club round a bout.	cked down at River	1	300.00	300.00
Install - Sign Installation of Street Sign per specs to include bore drilling installing new sleeve and reinstalling post	new hole for sleeve,	1	300.00	300.00
	SUBTOTAL			1,125.00
	SUBTOTAL TAX			1,125.00 0.00

Approved RECDD I 5.23.2023 Accident in roundabout invoice. Submitted to AP on 8-2-2023 by Jason Davidson



# 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

Він Тот [233943]

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

# Service Slip/Invoice

INVOICE: 617379732 DATE: 6/29/2023

ORDER: 617379732

Work Location:

[233943]

904-679-5523

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

Vork Date 6/29/2023 Purcha	Time 01:28 PM ise Order	Target Pest Terms NET 30	Technician  Last Service Map Code 6/29/2023		Time In 01:28 PM Time OI 01:57 PM
S	ervice		Description		Price
CPCM		Commercial Pest Cont			\$212.23
				SUBTOTAL TAX AMT. PAID TOTAL	\$212.23 \$0.00 \$0.00 \$212.23
	Ap Su by	proved RECDD I bmitted to AP on 7 Jason Davidson Jason Davids	-31-2023 Ison	AMOUNT DUE	\$212.23
				TECHNICIAN SIGI	NATURE
		No consideration of the second	and the state of t	CUSTOMER SIGN	IATURE

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.

Hereby a knowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

# Service Slip/Invoice

INVOICE:

617484997

DATE:

7/31/2023

ORDER:

617484997

Turner Pest

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

Bill To:

[233943]

Rivers Edge CDD Jason Davidson 475 West Town Place

Suite 114

Saint Augustine, FL 32092-3648

Work Location:

[233943]

904-679-5523

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

Work Date	Time	Target Pest	Technician			Tilme lij 11:40 AM
7/31/2023 Püreha	11:40 AM  Ge (8)  8  ar/	Terms NET 30	Last Service 7/31/2023	Map Gods		Time Out 12:51 PM
Si	akylea		Desi	eription		Price
CPCM		Commercial Pest Cont	rol - Monthly Service			\$212.23
					SUBTOTAL TAX AMT. PAID TOTAL	\$212.23 \$0.00 \$0.00 \$212.23
	Approve Submitte by Jason Jaso	d RECDD   ed to AP on 8-2-20 n Davidson n Davidson	23		AMOUNT DUE	\$212.23
		AUG O	2 2023		TECHNICIAN SIGN	IATURE
		E guarances se de arrigo primario anti-	gamen den en e		CUSTOMER SIGN	ATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of L53 per month (183) per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

Thereby actaiowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above

# Sarvice Slip/Invoice

INVOICE:

617485505

DATE:

7/24/2023

ORDER:

617485505

Turner
Pest

Bill To:

[275347]

Rivers Edge CDD Jason Davidson 475 West Town Place Suite 114

Saint Augustine, FL 32092-3648

Work Locations

[275347]

904-679-5733

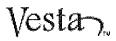
RiverClub(RECDD 2) Jason Davidson 160 Riverglade Run

Saint Johns, FL 32259-8795

7/24/2023	Thint: 02:12 PM	Target Pest ANTS, FIRE ANT, MIC	Technician E,		7 Intel 02:12 PM
ខេត្តក្រុង	e Øjfdejr	Terms NET 30	Last Service Map Code 7/24/2023		7 in te @ 03:10 PM
Sei	vice		Description		Price
PCM		Commercial Pest Contr	ol - Monthly Service		\$115.21
	Appro Subm by Jas	ved RECDD I itted to AP on 7-26 son Davidson	5-2023	SUBTOTAL TAX AMT. PAID TOTAL	\$115.21 \$0.00 \$0.00 \$115.21
	g	son Davidson ason Davidso	on	AMOUNT DUE	\$115.21
		JUL 26 2023		TECHNICIAN SIGN	IATURE
				CUSTOMER SIGN	IATURE

Balances outstanding over 30 days from the date of service may be subject to a late lee 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.

Thereby acknowledge the unistratory completion of all services readered. and agree to pay the cost of services in specified above



Invoice

Invoice # Date 411858 08/01/2023

**Terms** 

Net 30

**Due Date** 

08/22/2023

Memo

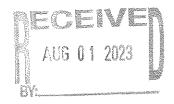
Rivers Edge CDDI

Bill To

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

Vesta Property Services, Inc. 245 Riverside Avenue Suite 300

Jacksonville FL 32202



Description	Quantity	Batte:	
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
Administrative oct vices		<b>'</b>	· .
		I TO THE RESIDENCE OF THE PARTY	

Thank you for your business.

Total

28,217.64



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

# Invoice

Invoice # Date 412188 07/31/2023

**Terms** 

Net 30

**Due Date** 

08/30/2023

Memo

Maintenance Services

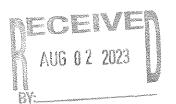
#### Bill To

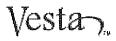
Rivers Edge C.D.D. c/o GMS, LLC 475 West Town Place Suite 114 St. Augustine FL 32092

Description	Ottentity	Rate	Amount
Removal of fish from pond due to massive fish kill eventg	1	565.00	565.00
The state of the s		_11 +1+25 (17; 0; 17) 41+24+114+114+114+114+114+114+114+114+11	approximation in the second contract of the second section of the second

Total

565.00





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

## Invoice

Invoice # Date 412229 07/31/2023

**Terms** 

Net 30

**Due Date** 

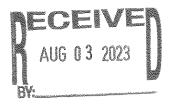
08/30/2023

Memo

Lifeguard Hours

#### Bill To

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



Description	(Outern)(thy	latite	Aminimi)
Lifeguard Hours	570.9	17.89	10,213.40

Thank you for your business.

Total

10,213.40



Billable Services Invoice

245 Riverside Avenue Suite 300 Jacksonville, FL. 32202 Phone: 904-355-1831

Vesta

Invoice #: 2023-7R

Date: 8-2-2023

Vested in your community.

To:

For: RiverTown

Date: 0-2-2

Rivers Edge CDD 475 W. Town Place Suite 114 St. Augustine, Florida 32092 904-940-5850 **RECDD July** 

Non-contractual Billable Services

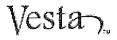
Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
July 1 - July 31	570.90	\$17.89	\$10213.40
		ALL MATERIAL PROPERTY OF THE P	
	00000	1	
	And the state of t		
		TOTAL	\$10.212.40

TOTAL

\$10,213.40





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

## Invoice

Invoice # Date 412336 07/31/2023

Terms

Net 30

**Due Date** 

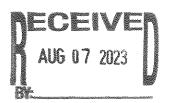
08/30/2023

Memo

Billable Mileage split

Bill To

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



Billable Mileage June split 50-50	(@semilisy 0.5	1Rette 323.69	/4(i)(919)(1)* 161.85
		<u> </u>	<u></u>

Total

161.85

<u>Vesta Mileage Report</u>

Name:	Kevin McKendree	Month	Jul-23				
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
7/6	Daily mileage	Rivertown	Rivertown	21.4	Riversedge CDD		21.4
7/7	Daily mileage	Rivertown	Rivertown	14.7	iversedge CDI		14.7
7/10	Daily mileage	Rivertown	Rivertown	46.8	iversedge CDI	)	46.8
7/11	Daily mileage	Rivertown	Rivertown	31.4	Riversedge CDD		31.4
7/12	Daily mileage	Rivertown	Rivertown	15.8	iversedge CDI	)	15.8
7/13	Daily mileage	Rivertown	Rivertown	24.5	iversedge CDI	D	24.5
7/14	Daily mileage	Rivertown	Rivertown	17.8	iversedge CDI	D	17.8
7/17	Daily mileage	Rivertown	Rivertown	49.7	iversedge CDI	)	49.7
7/18	Daily mileage	Rivertown	Rivertown	31.6	iversedge CDI		31.6
7/19	Daily mileage	Rivertown	Rivertown	21.2	iversedge CDI	D	21.2
7/20	Daily mileage	Rivertown	Rivertown	11.5	iversedge CDI	D	11.5
7/21	Daily mileage	Rivertown	Rivertown	19.4	iversedge CDI	D	19.4
7/24	Daily mileage	Rivertown	Rivertown	43.6	iversedge CDI	D	43.6
7/25	Daily mileage	Rivertown	Rivertown	33.7	iversedge CDI	D	33.7
7/26	Daily mileage	Rivertown	Rivertown	17.3	iversedge CDI	D	17.3
7/27	Daily mileage	Rivertown	Rivertown	25.8	iversedge CDI	D	25.8
7/28	Daily mileage	Rivertown	Rivertown	38.9	iversedge CDI	D	38.9
7/31	Daily mileage	Rivertown	Rivertown	52.8	iversedge CDI	P	52.8
						TubahAGbarrag	518
						Total Mileage	\$0.625
						Reimbursement Rate	ŞU.0∠9

Total Mileage \$18

Reimbursement Rate \$0.625

Total \$323.69

Reimbursement Date Submitted in Paycom 8/3/23



**INVOICE** 

1062285

**INVOICE DATE** 

07/26/2023

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

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
693523	REC0147		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745

COMMENTS

Caller Name: Ken (904) 430 1907

Call Details:

System Trouble showing on keypad

Solution:

07/21/2023 (ZAMILLER) Upon arrival spoke with 1 of the maintenance people. I found the panels in trouble for phone lines I found no voltage on the line as well as no dial tone. Will need to contact the provider to get the line fix and clear the trouble. I issued an impairment tag for both panels 140 is tag number 00796 and 152 is 00797.

DESCRIPTION	PRICE (BEFORE TAXES IF APPLICABLE)
Material Lahor and Other:	\$295.00

## 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: Maya N Hunnicutt Phone: 9042683030

Email: mnhunnicutt@waynefire.com

 SUBTOTAL:
 \$295.00

 TOTAL:
 \$295.00

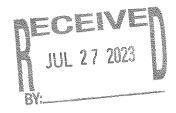
#### **Remit To:**

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

Phone: (407)656-3030 Fax: (407)656-8026

Approved RECDD I
Submitted to AP on 7-27-2023
by Jason Davidson

Jason Davidson





1062696

INVOICE DATE

07/27/2023



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

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
686918	REC0147		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	NFPA 25 Quarterly Sprinkler Inspection	\$100,00	\$100.00
	07/20/2023		

### 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: Holly B Bartle Phone: 9042683030

Email: hbbartle@waynefire.com

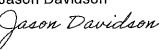
SUBTOTAL:	\$100.00
SALES TAX:	\$0.00
TOTAL:	\$100.00

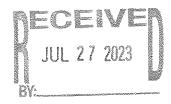
#### Remit To:

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 7-27-2023 by Jason Davidson







# INVOICE

1063935 INVOICE DATE 08/01/2023

# 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

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
690050	REC0147		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

Work Completed Per Quote #1124999 - \$4,112.00 - see attached.

DESCRIPTION	PRICE (BEFORE TAXES IF APPLICABLE)
Material, Labor and Other:	\$4,112.00

# 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: Maya N Hunnicutt Phone: 9042683030

Email: mnhunnicutt@waynefire.com

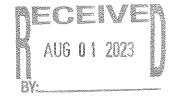
SUBTOTAL: \$4,112.00 TOTAL: \$4,112.00

#### **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 8-1-2023 by Jason Davidson

ason Davidson







Wayne Automatic Fire Sprinklers, Inc. JAX Branch 11326 Distribution Ave W Jacksonville, FL 32256-2745 USA

BILL TO	JOB LOCATION	
Rivers Edge CDD	Rivers Edge CDD	DATE <b>June 30, 2023</b>
140 Landing Street	140 Landing Street	EXPIRY DATE July 30, 2023
Saint Johns, FL 32259	Saint Johns, FL 32259	SALES REP Marlie M. Gibson
	Jason Davidson	
(904) 940 0008 FAX:	(904) 940 0008 FAX:	
jdavidson@vestapropertyservices .com	jdavidson@vestapropertyservic es.com	EMAIL mmglbson@waynefire.co
	Rivers Edge CDD  140 Landing Street  Saint Johns, FL 32259  (904) 940 0008 FAX: jdavidson@vestapropertyservices	Rivers Edge CDD  140 Landing Street  140 Landing Street  Saint Johns, FL 32259  Saint Johns, FL 32259  Jason Davidson  (904) 940 0008 FAX:  jdavidson@vestapropertyservices  jdavidson@vestapropertyservice

This quote is for the deficiencies found during the inspection performed by Michael Miller.

- Wayne Automatic Fire Sprinklers to install a rubber kit on the 4" Wilkins backflow (serial #07185) That failed the inspection.
- Wayne Automatic Fire Sprinklers to install a rubber kit and packing on the 8" Watts backflow (serial #LE0836) That failed the inspection.
- Wayne Automatic Fire Sprinklers to install a rubber kit on the 2" Watts backflow (serial #187817) That failed the inspection.
- Wayne Automatic Fire Sprinkles to replace the painted cover plate in the Gym.
- Wayne Automatic Fire Sprinklers to replace the missing cover plates in Gym and outside restrooms.

The backflow parts are non refundable and is the first step to ensuring that the devices will pass the inspection. Water shutoff for these devices must be made available and functional to service these devices. Retesting of devices will be performed after the repairs are made. If additional labor or materials are needed another quote will be generated.

NOTE: This quote does not include asphalt/concrete patching, back fill dirt, sod or soil packing. Our technicians will fill the area with existing soil as best of their ability.

NOTE: If backflow is insulated, some insulation will have to be removed to service the device. Re-insulation of device is not included with this quote.

NOTE: If further labor or materials are needed after installation of complete rubber kit another quote will be generated.

Note: Gym equipment must be moved prior to arrival in order to access cover plates.

Upon receipt of this signed quote, materials will be ordered to complete the above scope. If for any reason the scope cannot be scheduled with the customer, the material cost will be invoiced and materials will be left onsite.

This quote is only valid for 30 days from the date of origination and is subject to material and/or labor price increases.

#### SEE TERMS AND CONDITIONS AND TOTAL PRICE ON FOLLOWING PAGE(S).

Corporate Office	Tampa	Fort Myers	Deerfield Beach	Jacksonville	Concord	Raleigh
222 Capitol Court	3226 Cherry Palm Dr	4683 Laredo Ave	1500 S Powerline Rd Ste A	11326 Distribution Ave W	4370 Motorsport Dr.	5905 Triangle Dr
Ocoee, FL 34761	Tampa, FL 33619	Ft. Myers, FL 33905	Deerfield Beach, FL 33442	Jacksonville, FL 32256	Concord, NC 28027	Raleigh, NC 27617
407-656-3030	813-630-0303	239-433-3030	954-917-3030	904-268-3030	704-782-3032	919-723-2348

Alabama A-0457 Florida EF20001320 Georgia LVA205941 North Carolina 29611-SP-FA/LV South Carolina FAC.3385 M

Page 1 of 4

Minutes Matter®



**QUOTATION 1124999** 

Wayne Automatic Fire Sprinklers, Inc. JAX Branch 11326 Distribution Ave W Jacksonville, FL 32256-2745 USA

#### **PRICE** DESCRIPTION TOTAL: \$4,112.00

- Posting, scheduling or conducting a "fire watch" due to fire system impairment(s).

- Any shut down fees associated with the scope of work.

- Damage incurred from lack of integrity of existing components.

- Concrete/Pavement/Wall/Ceilings - Cutting, Removing, Patching or Painting.

- Fire caulking.

- Painting or priming of pipe.
- Insulation of pipe or components unless otherwise noted.
- Wiring of electrical devices.
- Asbestos Removal.
- Water quality or Adequacy of Water Supply.
   Design work / hydraulic calculations / permitting fees unless otherwise noted.
- Additional backgrounds and design if CAD files are not provided.
- 3D/BIM design and coordination unless otherwise noted.
   Centering of sprinkler heads in tiles unless otherwise noted.
- Any added requests made by the AHJ.
- NOTE: Buyer is aware that there may be a delay in installation due to local AHJ Review/Permitting Timelines.

   Overtime or night work unless otherwise noted.

Materials and Labor:

- Scheduling with tenants for unit access unless otherwise noted.
  - NOTE: Buyer is to schedule access with tenants unless otherwise noted.
- Any repairs not included in scope above.

#### SEE TERMS AND CONDITIONS AND TOTAL PRICE ON FOLLOWING PAGE(S).

Corporate Office	Tampa	Fort Myers	Deerfield Beach	Jacksonville	Concord	Raleigh
222 Capitol Court	3226 Cherry Palm Dr	4683 Laredo Ave	1500 S Powerline Rd Ste A	11326 Distribution Ave W	4370 Motorsport Dr.	5905 Triangle Dr
Ocoee, FL 34761	Tampa, FL 33619	Ft. Myers, FL 33905	Deerfield Beach, FL 33442	Jacksonville, FL 32256	Concord, NC 28027	Raleigh, NC 27617
407-656-3030	813-630-0303	239-433-3030	954-917-3030	904-268-3030	704-782-3032	919-723-2348

Alabama A-0457 Florida EF20001320 Georgia LVA205941 North Carolina 29611-SP-FA/LV South Carolina FAC.3385 M



### **QUOTATION 1124999**

Wayne Automatic Fire Sprinklers, Inc. JAX Branch 11326 Distribution Ave W Jacksonville, FL 32256-2745 USA

Please fax signed approval to (904) 268-0724.						
Note: This proposal may be withdrawn by Seller if not accepted within fifteen (15)	Buyer:					
days.		(Print Name)				
Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. Seller is authorized to do work as specified.	Buyer Signature:	,				
Payment will be made as outlined below. Payment to be made as follows: COD	Date:					
Visa and MasterCard accepted for payment.  3% surcharge will be applied to all credit card purchases.						

### SEE TERMS AND CONDITIONS AND TOTAL PRICE ON FOLLOWING PAGE(S).

Jacksonville Raleigh Concord Deerfield Beach **Corporate Office** Tampa Fort Myers 5905 Triangle Dr 1500 S Powerline Rd Ste A 11326 Distribution Ave W 4370 Motorsport Dr. 222 Capitol Court 3226 Cherry Palm Dr 4683 Laredo Ave Deerfield Beach, FL 33442 Jacksonville, FL 32256 Concord, NC 28027 Raleigh, NC 27617 Tampa, FL 33619 Ft. Myers, FL 33905 Ocoee, FL 34761 704-782-3032 919-723-2348 954-917-3030 904-268-3030 239-433-3030 407-656-3030 813-630-0303

Alabama A-0457 Florida EF20001320 Georgia LVA205941 North Carolina 29611-SP-FA/LV South Carolina FAC.3385 M

Page 4 of 4

Minutes Matter®

# PRICE QUOTE



Page 1 Printed 06/30/23 MR

——— Quoted —

Wayne Automatic Fire (Jax) 222 Capitol Court Ocoee FL 34761 Tel:904-268-3030 Fax:

— Ship To -Wayne Automatic Fire 11326 Distribution Ave. West Jacksonville FL 32256

Quote # Quote Date Q608536 06/30/2	Exp Date Customer 023 07/30/2023 00034 Customer	409	#	Be	Via st Way sman	Writer MR
RIVERS EDGE	28 30	O Days	UM		tthew Racki Unit Price	Extension
Product	Description			<u>yuane</u>		<u> </u>
	**************************************		*			•
RK4-350 3509-14B	WILKN - 4" 350/375 WILKN - 4" 350/375, 21/2-4" A-BODY #1 S RETAINER	/450/475	EA EA	1	94.56 48.48	94.56 48.48
RK212-375R 3509-140x2	WILKN - 21/2-6" 375 WILKN - 4" 350/375 350A/375A #2 SEAT 1 (BAG OF 2)	- 2 1/2"-4	EA EA	1	56.16 131.52	56.16 131.52
899204	WATTS - 8" RK 757/	757DCDA RC4	EA	2	68.115	136.23
PK-68	KNEDY - 6-8" OSY P. HARDWARE KIT	ACKING	EA	2	69.66	139.32
887188	WATTS - 1 1/2-2" R	K 007M1 RT	EA	1	33.2025	33.20
			Average			
			Sub To Freigh		\$639.47 \$0.00 \$0.00	Total
X:(Accepted by)			Misc C Tax An		\$47.96	\$687.43

MESSAGE ————	TERMS —
All Quotes are FOB Point of Origin unless otherwise noted.	All quotes are good for 30 days.



Rivers Edge CDD I c/o Vesta Property Services 475 West Town PI Suite 114 Saint Augustine, FL 32092

**Property Name:** 

Rivers Edge CDD I

#### INVOICE

INVOICE#	INVOICE DATE
JAX 569190	8/2/2023
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: September 1, 2023

Invoice Amount: \$4,195.00

<b>Description</b> River Park Clean Up Services	Current Amount
Tree Care Services	\$4,195.00

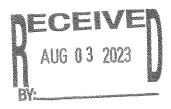
Invoice Total

\$4,195.00

# IN COMMERCIAL LANDSCAPING

Approved RECDD I Submitted to aP on 8-3-2023 by Jason Davidson

Jason Davidson



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



Rivers Edge CDD I c/o Vesta Property Services 475 West Town Pl Suite 114 Saint Augustine, FL 32092

**Property Name:** 

Rivers Edge CDD I

### INVOICE

INVOICE#	INVOICE DATE
JAX 569191	8/2/2023
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: September 1, 2023

Invoice Amount: \$1,583.50

Description

July irrigation repairs\*\*\*\*\*\*Clubhouse repairs\*\*\*\*\*\*

Irrigation Repairs

\$1,583.50

Invoice Total

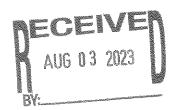
\$1,583.50

# IN COMMERCIAL LANDSCAPING

Approved RECDD I Submitted to AP on 8-3-2023 by Jason Davidson

Jason Davidson

Jason Davidson





# completed

W. O. # NAME ADDRESS DATE

River Town
Club house CDD 1
7/20/2023 PG OF

#				EACH	ΕX	TNSN
1	2"scrubber Valver '			\$620,00	\$6	20.00
6	PVC fitting			\$9.95.0	\$	59.70
2	rotor heads			\$24,95	\$	49.90
1	valve Box			\$49,95	\$	49.95
1	2" slip fix			\$59.95	\$	59,95
					\$	-
					\$	-
					\$	-
					\$	-
					\$	-
					\$	-
					\$	
					\$	
					\$	-
					\$	-
		·····			\$	
			PAR	TS TOTAL	\$	839.50
r	Please stamp here DESCRIPTIO	ON H	OURS	RATE	T	TOTAL
	Те	ch	8 /	\$93.00	\$	744.00
					\$	
					\$	
					\$	
		LA	30R & REN	TALTOTAL	\$	744.00
	Approved					
	Not Approved					
Comm	nents: Aspinus HV18 3	5363	PRO	POSED WORK		
				MATERIALS		839,50
Lebian	SE VILLE THE SOLETH LEGEL HORSE			& RENTAL	\$	744.00
<u> </u>			ENGON	-131-111/PA	Ť	
				TOTAL	\$	1,583.50
	7/20/2023 .					·
	Earl	CLIENT	Γ			



Rivers Edge CDD I c/o Vesta Property Services 475 West Town PI Suite 114 Saint Augustine, FL 32092

**Property Name:** 

Irrigation Repairs

Rivers Edge CDD I

#### INVOICE

INVOICE #	INVOICE DATE
JAX 569192	8/2/2023
TERMS	PO NUMBER
Net 30	

### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: September 1, 2023

Invoice Amount: \$2,487.40

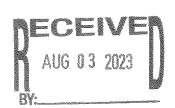
Description Current Amount	
July irrigation repairs******Kendall Crossing******	

Invoice Total

\$2,487.40

\$2,487.40

# IN COMMERCIAL LANDSCAPING



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



# **PROPOSAL**

W. O. # NAME ADDRESS DATE

River Town	
kendalle crossing CDD 1	
7/26/2023	•

#					EACH	EX	TNSN
2	Decoders				\$410,00	\$	820
8	wire splices				\$9.95	\$7	79.60
4	rotors				\$24.95	\$9	99,80
						\$	-
						\$	-
				•		\$	
						\$	-
						\$	-
						\$	
						\$	-
		· · · · · · · · · · · · · · · · · · ·				\$	-
						\$	-
						\$	-
						\$	-
						\$	
				PAR	TS TOTAL	\$	999,40
	Please stamp here	DESCRIPTION	НО	URS	RATE	1	TOTAL
		Tech		16	\$93.00	\$1,	488.00
						\$	-
						\$	
						\$	-
	A		LABO	R & REN	TAL TOTAL	\$ 1	,488.00
	Approved HEPINA	# 7788600	7				
	Not Approved						
Comme	ents:			PRO	POSED WORK	7	
replace	d decoder on zones #90 and #91			M	ATERIALS	\$	999.40
				LABOR	& RENTAL	\$ 1	.,488.00
2					TOTAL	\$ 2	2,487.40
	•					•	
	Earl		CLIENT				

# **INVOICE**



### **First Coast Foam Party LLC**

101 Marketside ave Suite 404-154, ponte vedra, FL 32081

Phone: +1 904-834-1311;

firstcoastfoamparty@gmail.com; Website:

www.Firstcoastfoamparty.com

Invoice No#: 2023-08-05-05 Invoice Date: Aug 9, 2023



\$500.00 AMOUNT DUE

#### **BILL TO**

Rivers Edge CDD I
Kim Fatuch
475 West Town PI, St Augustine, FL 32092,
UNITED STATES
kfatuch@vestapropertyservices.com

Phone: +1 720-285-6311

#### **SHIP TO**

Rivers Edge CDD I Kim Fatuch 140 Landing St, St Johns, FL 32259, UNITED STATES

#### **# ITEMS & DESCRIPTION**

PRICE AMOUNT(\$)

1 2 hour large scale event 8/5/2023 4:30 - 6:30 1 additional cannon

\$500.00

\$500.00

Subtotal

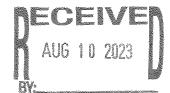
\$500.00

Shipping

\$0.00

Approved RECDD I Special Events Submitted to AP on 8-10-2023 by Jason Davidson

Jason Davidson



TOTAL

\$500.00 USD

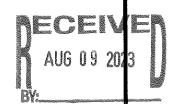
#### **NOTES TO CUSTOMER**

This invoice is in addition to invoice # 2023-08-03-03 for \$700 as we decided to use 2 cannons for the event.

#### **TERMS AND CONDITIONS**

Rules and Regulations: By hiring First Coast Foam Party LLC you understand that the following rules apply: Do not eat the foam, no running, no diving, no rough play, the foam can become slippery, if we see inappropriate behavior we will address the behavior and have the right to end the event for safety reasons. We can not be held responsible for your children's actions. The foam is hypo-allergenic, dye-free, biodegradable and safe for kids, pets, grass and pools. The main ingredient in the foam is Sodium Lauryl Sulfate. The color/glow can leave a residue on clothes that should wash out in a few washes but can stain clothing. By hiring First Coast Foam Party LLC you agree to hold First Coast Foam Party LLC, it's employees, agents or representatives harmless and indemnify them against any and all claims for property damage and/or personal injury claims.

# Rivers Edge COMMUNITY DEVELOPMENT DISTRICT



### General Fund

# **Check Request**

Date	Amount	Authorized By
August 9, 2023	\$100.00	Howard McGaffney
	Payable to:	
	Fred Baron	
	D.1.46.	
Date Check Needed:	Budget Catego	ory:
ASAP	001.330.5720	0.46210
Reimbursement for R	ivers Edge CDD Pickleball Cou	rts St Johns County Fee
(Attach s	supporting documentation for	request.)

# St. Johns County BCC Central Cashiering Cashier # 23-046209

Name :

Rivertown CDD- Pickleball Courts

**Trans Date:** 

8/8/2023 2:55:11 PM

Charges:

Description	Assoc	Assoc Key		Charge Amount
FIRE SERVICE CONSTR. REVIEW Rivertown CDD- Pickleball Courts	AP	NDRCSTPL-2023000078		\$25.00
NON DRC SITE PLAN REVIEW Rivertown CDD- Pickleball Courts	AP	NDRCSTPL-2023000078	វា	\$75.00
			Total	\$100.00

Payment:

DescriptionOrder IdCharge AmountNXLX166851986\$100.00



Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205

INVOICE NO.	23468265
DATE	08/09/23

#### CUSTOMER

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

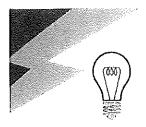
#### SERVICE LOCATION

Rivertown 39 Riverwalk Blvd Saint Johns, FL 32259-8621

TERMS: Upon Receipt	CUSTOMER N 1946	NO. JOB 194		10.	P.O. NO.		
Description		Qua	ntity	Unit of Measure	Price	Amount	
Security Service 07/24/2023-08/06/20 Security Officer Mileage	23		111.75 573.00		21.67 0.59	2,421.62 338.07	
Approved RECDD I Submitted to AP on 8-9 by Jason Davidson  Jason Davids							
DECEIVE AUG 09 2023 BY:							
Please remit payment to: Giddens Security Corpora	ation 528 Edgewood A	ve S Suite	1 Jackson			0.750.00	
				Sub-Total Sales Tax		2,759.69	
				TOTAL(\$)		\$2,759.69	

### INVOICE

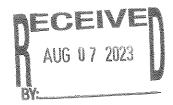
TMT Electric, LLC 290 Circle Dr S Saint Augustine, FL 32084 tmtelectricilc@gmail.com +1 (904) 315-1248



### Rivers Edge CDD 1

Bill to

Rivers Edge CDD 1 475 West Town Place Suite 114 Saint Augustine, Florida 32092



Invoice details

Invoice no.: 1025

Invoice date: 08/07/2023 Due date: 09/06/2023

Product or service

Amount

1. Services

1 unit × \$205.00

\$205.00

Non-working street lights on Rivertown Main street just past the Visitor center. Inspected wire integrity and connections on light poles. Cleaned photocells and corrected poorly made connections. Verified proper voltages and operations, upon completion

Total

\$205,00

Ways to pay

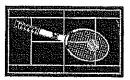
OAN

Please make check payable to TMT Electric LLC

Note to customer

Thank you for your business

Approved RECDD 1
Submitted to AP 8.7.23
By Kevin McKendree
Kevin McKendree



Welch Tennis Courts, Inc. Welch Sport Surfaces P.O. Box 7770 Sun City, FL 33586 Phone: 813-641-7787

# Invoice

Date	Invoice#
5/22/2023	71982

BIII To
Rivers Edge CDD
475 West Town Place Suite 114
World Golf Village
St Augustine FL 32092

Ship To RiverTown Amenity Center 140 Landing St St Johns FL 32259

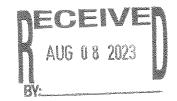
Terms			PO###\$ (1), 1999(1)		Due D	ate		
Net 30	on contract to the contract to the		Kevin		6/21/2	023		
Sales Re	<b>p</b>		Ship Via		Ship D	ate		
Kimberly	y Valen	cia			5/22/2	023		
Notes								
	fusera-s/2014							
Quantity	Units	Description		Options		Unit Pric	e	Amount
1.4		HT80# bags Eac 35 bags	ch pallet is 1.4 Ton or	Size: 80lb		426	.00	596.40
1		Shipping Clay T				209	.06	209.06
Thank y	ou for	your business.				Total		\$805.46

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.



#### Wipes LLC

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





#### INVOICE

BILL TO Rivers Edge CDD 475 West Town Place, Suite 114

St. Augustine, Fl. 32092

SHIP TO Rivertown - St Johns FL 140 Landing St St Johns, FL 32259 SHIP DATE SHIP VIA 08/08/2023 UPS INVOICE DATE TERMS DUE DATE

15102 08/08/2023 Net 30 09/07/2023

	DESCRIPTION		QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EP registered disinfecting wipes	4	2	98.96	197.92T
Shipping	Freight Cost		1	32.22	32.22
Sales Tax	Sales Tax calculated by AvaTax on Tue 08 Aug 16:12:19 UTC 2023	I	1	0.00	0.00
		SUBTOTAL			230.14
		TAX			0.00
		TOTAL			230.14

Approved RECDD I
Submitted to AP on 8-8-2023
by Jason Davidson

Jason Davidson

BALANCE DUE

\$230.14



Rivers Edge CDD I c/o Vesta Property Services 475 West Town PI Suite 114 Saint Augustine, FL 32092

**Property Name:** 

Rivers Edge CDD I

### INVOICE

INVOICE#	INVOICE DATE
JAX 573134	8/15/2023
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: September 14, 2023

**Invoice Amount:** \$86,316.49

Description Current Amount

Monthly Landscape Maintenance August 2023

\$86,316.49

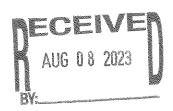
Approved RECDD I
Submitted to AP on 8-8-2023
by Jason Davidson

Jason Davidson

Invoice Total

\$86,316.49

IN COMMERCIAL LANDSCAPING





Rivers Edge CDD I c/o Vesta Property Services 475 West Town Pl Suite 114 Saint Augustine, FL 32092

**Property Name:** 

Rivers Edge CDD I

### INVOICE

INVOICE #	INVOICE DATE
JAX 573710	8/8/2023
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: September 7, 2023

Invoice Amount: \$1,899.40

Description Current Amount

August irrigation repairs\*\*\*\*\*North Lake\*\*\*\*\*\*

Irrigation Repairs

\$1,899.40

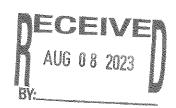
Approved RECDD I Submitted to AP on 8-8-2023 by Jason Davidson

Jason Davidson

Invoice Total

\$1,899.40

IN COMMERCIAL LANDSCAPING





# completed

W. O. # NAME ADDRESS DATE

River Town
North lake CDD1
7/30/2023

#			EACH	E>	KTNSN
2	Decoders		\$410.00		\$820
10	wire splices		\$9.95	\$	99.50
2	rotors		\$24,95	\$	49.90
				\$	_
				\$	
				\$	-
				\$	
				\$	
				\$	-
				\$	-
				\$	<u>-</u>
				\$	-
				\$	-
				\$	-
				\$	-4
		PAR	rs total	\$	969.40
ļ	Please stamp here DESCRIPTION HOU		RATE	1	TOTAL
	Tech	10	\$93.00	1	930,00
				\$	<u> </u>
				\$	
			Ll	\$	
	1, 4, 40, 40, 40, 40, 40, 40, 40, 40, 40,	R & REN	ral total	\$	930.00
	Approved /spile 17 W/W				
	Not Approved				
<b>6</b> -	water.	מפט	POSED WORK		
Comme				\$	969.40
replace	d Decoders master valve #29433oldnew #21875 #decoder 26557 old new 25729		ATERIALS	1	
		LABOR	& RENTAL	\$	930.00
				-	
			TOTAL	<b>[</b> \$	1,899.40



Rivers Edge CDD I c/o Vesta Property Services 475 West Town PI Suite 114 Saint Augustine, FL 32092

**Property Name:** 

Rivers Edge CDD I

#### INVOICE

INVOICE#	INVOICE DATE
JAX 573711	8/8/2023
TERMS	PO NUMBER
Net 30	

### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: September 7, 2023

Invoice Amount: \$2,366.55

Description Current Amount

August irrigation repairs\*\*\*\*\*\*Main St. mainline repair\*\*\*\*\*\*

Irrigation Repairs

\$2,366.55

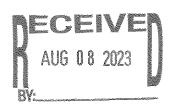
Approved RECDD I
Submitted to AP on 8-8-2023
by Jason Davidson

Jason Davidson

Invoice Total

\$2,366.55

IN COMMERCIAL LANDSCAPING





# completed

W. O. # NAME ADDRESS DATE

River Town
main st CDD1
8/1/2023 • PG OF

#		* *************************************			EACH	EX	TNSN
8	pvc fitting 3"				\$14.95	\$1	19.60
1	pvc plpe 3"				\$14.95		L4.95
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						\$	
				PA	RTS TOTAL	\$	134.55
	Please stamp here	7	DESCRIPTION	HOURS	RATE	П	TOTAL
			Tech	2.4	# \$93,00		232.00
						\$	
					1	\$	
<u></u>		_			Ц	\$	
				LABOR & RE	NTAL TOTAL	[\$ 2	2,232.00
	Approved						
	Not Approved		<del></del>				
Comme	ents: Aspine # 28	05474	3	PR	OPOSED WORK		
broken	main line 3 "		·	,	MATERIALS	\$	134.55
				LABO	R & RENTAL	11	2,232.00
h							
						11	
					TOTAL	\$ 7	2,366.55



Rivers Edge CDD I c/o Vesta Property Services 475 West Town PI Suite 114 Saint Augustine, FL 32092

**Property Name:** 

Rivers Edge CDD I

#### INVOICE

INVOICE#	INVOICE DATE
JAX 573712	8/8/2023
TERMS	PØ NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: September 7, 2023

Invoice Amount: \$1,393.60

Description Current Amount

August irrigation repairs\*\*\*\*\*The Arbors\*\*\*\*\*\*

Irrigation Repairs

\$1,393.60

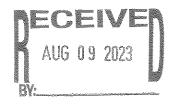
Approved RECDD I Submitted to AP on 8-9-2023 by Jason Davidson

Jason Davidson

**Invoice Total** 

\$1,393.60

IN COMMERCIAL LANDSCAPING





# completed

W.O.# NAME ADDRESS DATE

River	To	wn		
Arbor	s CE	DD2		
8/1/2023	•	PG	OF	

#								EACH	EΣ	XTNSN
1	valve " 2						Ш	\$385.00	\$.	385,00
1	3"slip fix						Ц	\$185.00	\$:	185,00
8	pvc fitting 2"		.,					\$9.95	\$	79.60
			····				Ц		\$	-
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						PA	RT:	TOTAL	\$	649.60
	Please stamp here	4	1	DESCRIPTION	H	DURS	П	RATE	T	TOTAL
				Tech		8	#	\$93.00		744.00
							H		\$	-
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Ĺ				L			П	1	\$	-
	Approved	Aspile A	1803	314	LAB	OR & RE	NTA	AL TOTAL	\$	744.00
				<b></b>						
	Not Approved	<u></u>		<del></del>						
Comme	ents:					PR	ОР	OSED WORK		
broken	main line and valve					ı	ΛĀ	rerials	\$	649,60
						LABO	R &	RENTAL	\$	744.00
						1			1.	4 000 00
								TOTAL	\$	1,393.60



### **FLORIDA**

ACCOUN	IT NAME	ACCOUNT#	PAGE#
Rivers E	dge Cdd	764134	1 of 1
INVOICE#	BILLING PERIOD	PAYMENT DUI	EDATE
0005749222	Jul 1- Jul 31, 2023	August 20, 2	2023
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH A	MT DUE*
\$0.00	-\$590.13	\$701.59	)

#### BILLING ACCOUNT NAME AND ADDRESS

Rivers Edge Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649

# 

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfelted.

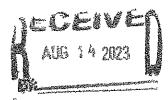
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR 15655

	cription						Amount
ingentilitier Statistick op statister om paster og men til statistisk fra en et bledt par i	ance Forward			and the second s			-\$590.13
Legal Advertisin	g:						
Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
	SAG St Augustine Record	9060397	Notice of Budget Public Hearing & Regular Meeting	4,	2	3.0000 x 15 in	\$1,078.20
Package Adverti	ising:						
Start-End Date	Order Number	Description		PO Number			Package Cost
7/11/23	8970238	Publish 7.11.23 S. Development	AR - Rivers Edge Rule				\$69.36
7/12/23	8970286	Publish 7.12.23 S	AR - Rivers Edge Rulemaking				\$144.16



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due \$701.59
Service Fee 3.99% \$27.99
\*Cash/Check/ACH Discount -\$27.99
\*Payment Amount by Cash/Check/ACH \$701.59
Payment Amount by Credit Card \$729.58

	PLEASE	DETACH AND RI	ETURN THIS PO	RTION WITH YOU	UR PAYMENT	
ACCOUNT NAME ACCOUNT			NUMBER	INVOICE	NUMBER	AMOUNT PAID
Rivers E	dge Cdd	764	134	00057	749222	
CURRENT DUE \$1,291,72	30 DAYS PAST DUE \$0,00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS -\$590.13	TOTAL CASH AMT DUE*
THE CONTRACT CONTRACT CONTRACT CONTRACTS	RESS (Include Account Florida Holdings,	en andere en	VISA MAS	EDIT CARD PLEASE		TOTAL CREDIT CARD AMT DUE \$729.58
PO Box 631244 Cìncinnati, OH 45263-1244			Card Number Exp Date Signature	<u> </u>	CVV Code Date	

# LOCALIQ

### **FLORIDA**

PO Box 631244 Cincinnati, OH 45263-1244

#### **PROOF OF PUBLICATION**

Rivers Edge Cdd Rivers Edge Cdd 475 W Town Place, Ste 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/19/2023, 07/26/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/26/2023

Legal Clerk

Notary, State of WI, County of Brown

My commision expirés

**Publication Cost:** 

\$1078.20

Order No:

9060397

# of Copies:

Customer No:

764134

PO#:

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Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin

#### RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET, NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

#### Upcoming Public Rearings, and Regular Meeting

The Board of Supervisors ("Board") for the Rivers Edge Community Development District ("District") will hold the following two public hearings and a regular meeting on:

HOUR: LOCATION;

August 16, 2023 6:00 p.m. RiverTown Amenity Center 156 Landing Street St. Johns, Florida 32259

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

\*\*Description of Assessments\*\*

#### Description of Assessments

The District Imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family - 30-39' Lot	23	0.62	\$1,146.93
Single Family - 40-49' Lot	512	0.74	\$1,368.20
Single Family - 50-59' Lot	490	0.87	\$1,608.56
Single Family - 60-69' Lot	194	1	\$1,848.91
Single Family - 70'-79' Lot	218	1.2	\$2,218.70
Single Family - 80'+ Lot	81	1.33	\$2,459.06

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County" may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Fiorida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Fiorida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Elical Vest 2023/1026.

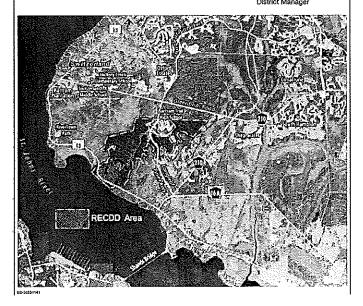
For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

#### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roil, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services, L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: 904-940-5850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Howard McGaffney



# LOCALIQ

### **FLORIDA**

PO Box 631244 Cincinnati, OH 45263-1244

### **PROOF OF PUBLICATION**

Rivers Edge Cdd Rivers Edge Cdd 475 W Town Place, Ste 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/11/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/11/2023

Legal Clerk . n

Notary, State of WI, County of Brown

g. 15.

My commision expires

**Publication Cost:** 

\$69.36

Order No:

8970238

# of Copies:

Customer No:

764134

1

PO#:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin NOTICE OF RULE
DEVELOPMENT FOR RATES,
FEES AND CHARGES BY
THE RIVERS EDGE
COMMUNITY DEVELOPMENT
DISTRICT

in accord with Chapters 120 and 190, Florida Statutes, the Rivers Edge Community Development District ("District") hereby gives notice of its intention to develop proposed rates, fees, and charges related to use of the District's community garden ("Rates and Fees").

The purpose and effect of the proposed Rates and Fees is to provide for efficient and effective District operations of the District's community garden by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes, General legal authority for the District to adopt the proposed Rates and Fees include and 190. Chapters 120 (2022), as amended, and Statutes , as un... authority included 190,011(5), specific legal Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes (2022), as amended.

A public hearing on the adoption of the proposed Rates and Fees will be conducted by the District on August 16, 2023, at 6:00 p.m. at the River-Town Amenity Center (River-House), 156 Landing Street, St. Johns, Florida 32259. A preliminary copy of the proposed Rates and Fees may be obtained, without cost, by contacting the District Management Governmental Services, LLC, 475 West Town Place, Suite 114, St, Augustine, Florida 32092; Ph. (904) 940-5850.

Howard McGaffney District Manager

# LOCALIQ

### **FLORIDA**

PO Box 631244 Cincinnati, OH 45263-1244

#### **PROOF OF PUBLICATION**

Rivers Edge Cdd Rivers Edge Cdd 475 W Town Place, Ste 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/12/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, op 07/12/2023

Legal Clerk

Notary, State of WI, County of Brown

My commision expires

Publication Cost:

\$144.16

Order No:

8970286

# of Copies:

Customer No:

764134

1

PO#:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin NOTICE OF RULEMAKING FOR RATES, FEES AND CHARGES BY THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors ("Board") of the Rivers Edge Community Development District (the "District") on August 16, 2023, at 6:00 p.m. at the RiverTown Amenity Center (River House), 156 Landing Street, St. Johns, FlorIda 32259.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public natice of its intent to adopt roles, fees and charges related to the use of the District's community garden ("Rates and Fees"). The public hearing will provide an apportunity for the public to address proposed rules that establish the Rotes and Fees. The proposed Rates and Fees are as follows:

GARDEN PLOT TYPE Enrollment Fee Standard Plot Small Plot RATE/RANGE \$75 \$50 - \$200/year \$50 -\$200/year

The proposed Rotes and Fees may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the proposed Rotes and Fees is to provide for efficient District operations by setting rates and fees to implement the provisions of Section 190.035, Florida Statules (2022). Specific legal authority for the rule Includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published in The St. Augustine Record on July 11, 2023.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120,541(1). Florida Statutes, must do so in writing within twenty-one (21) days offer publication of this notice.

The public hearing to be held at the date, time and location stated above may be continued to a date, time, and place to be specified on the record at the hearing. It anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbalim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least forly-eight (48) hours before the hearing by confacting the District Manager at (904) 940-5850. It you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A copy of the proposed Rates and Fees may be obtained by contacting the District Manager at Governmental Management Services, LLC, 475 West Tawn Place, Suite 114, St. Augustine, Florida 32092; Ph. (904) 940-3850.



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

Service / Billing # Fax #

Payment Inquiry #

(904)562-7000 (904)562-7020

(888)994-2468

Invoice

Ship To

RIVERS EDGE 1

140 LANDING STREET ST JOHNS, FL 32259 Invoice # 5171348037 Invoice Date 08/16/2023 Credit Terms NET 30 DAYS

Customer # 10528780

Store# RIVERS EDGE COMMUNITY DEV DISTRICT

Cintas Route LOC #0292 ROUTE 0009

Order # 7042129446 Payer # 10596960

Bill To

RIVERTOWN COMMUNITY ASSOCIAION

RIVERS EDGE COMMUNITY

**DEVELOPMT DIS** 

**STE 114** 

475 W TOWN PL

ST AUGUSTINE, FL 32092-3649

Material #		Description		Qu	antity	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	EΑ	\$0.00	\$0.00
132		BBP KIT CHECKED		1	EA	\$0.00	\$0.00
43659		COMFORT 1/3 STRIP MEDIUM		1	BOX	\$13.25	\$13.25
50009		ANTISEPTIC WIPES MEDIUM		1	BOX	\$11.16	\$11.16
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45
122269		GLUCOSE MELTS		1	PAC	\$19.15	\$19.15
280020		LENS/SCREEN WIPES 100/BX		1	BOX	\$30.42	\$30.42
						Unit Subtotal:	\$84.43
Unit	000000000009586565	Unit Description:	FITNESS				
110		SERVICE ACKNOWLEDGEMENT		1	EΑ	\$0.00	\$0.00
159		AED CHECKED		1	EΑ	\$36.81	\$36.81
564462		AED BATTERY CHECKED		1	EA	\$0.00	\$0.00
564463		AED PADS CHECKED		1	EA	\$0.00	\$0.00
						Unit Subtotal:	\$36.81
Unit	000000000999900999	Unit Description:	Other				
400		SERVICE CHARGE		1	EA	\$20.95	\$20.95
						Unit Subtotal:	\$20.95
						Invoice Sub-total	\$142.19
						Tax Invoice Total	\$0.00 \$142.19

Remit To

**CINTAS** 

P.O. Box 631025

CINCINNATI, OH 45263-1025

AUG 18 2023

Approved RECDD |
Submtted to AP pon 8-18-2023

Qason Davidson

Page 1 of 2

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

# Invoice

Material # Description Quantity Unit Price Ext Price Tax

Note

Melver

**Upcoming Delivery Dates** 

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



# Crystal

Bottled Water \* Flitration \* Coffee

Are you prepared for a natural disaster?
Have your household ready for an emergency
by keeping a minimum of a three-day supply of
bottled water on hand. Stock 1-gallon of water
per person per day. Order your water today!

Customer Account#:662311414845635

**RIVERTOWN FITNESS CENTER** 

See Account Summary Details

Date

08-09-23

Transaction #

Details

Previous Balance Payment - Thank You

Remaining Balance

Products and Other Charges Ship To Reference # 14845634 Ship To Reference # 15261387

Total Products and Other Charges

Summary continued on next page...

Invoice Date: Invoice #:

Purchase Order #:

08-13-23 14845635 081323

See Details Below

Qt y. Each

Amount

**363.72** -363.72

0,00

0.00

365.72

365.72

AUG 16 2023

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

Previous Balance \$363.72 Payment **\$363.72** 

otal New Charges \$370.71 65554 65554 Pay This Amount \$370.71

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





200 Eagles Landing Blvd Lakeland, FL 33810 Customer Account#:

**Total Amount Due:** 

Due By: Late Fees May Apply After: 662311414845635 Upon Receipt 09-05-23 \$370.71

30356-P-0040

Check here and see reverse for address and phone corrections.

Infinite Inf

\$

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

Date	Détails		Qty.	Each	Amount
		Rental Ship To Reference # 14845634 Ship To Reference # 15261387 Total Rental			0.00 4.99 4.99
					ĺ
		Deposits Ship To Reference # 14845634			0.00
		Ship To Reference # 14845634 Ship To Reference # 15261387 Total Deposits			0.00 <b>0.00</b>
		Total New Charges:			370.71
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Date	Détails		Qty.	Each	Amount
		Ship-To Reference #14845634 Jason Davidson RIVERTOWN FITNESS CENTER 475 W TOWN PL STE 114 ST AUGUSTINE, FL 32092			
		Sales Tax Total			0.00 <b>0.00</b>
	Rec'd By:	No Activity For This Billing Period			
		Total for Location			0,00
	остопи дополниција и принципа и од од од од од од	Approved RECDD I Submitted to AP on 8-16-2023 by Jason Davidson  Jason Davidson	1.00 Per 1.0		an gala ta a ** ta t** gan gan an an an an an a
		Jason Davidson			
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## Customer Account#:662311414845635

Date	Détails		Qty.	Each	Amount
		Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
07-19-23	T232006970041	CRYSTAL SPRINGS 5G SPRING WATER 5.0 GALLON BOTTLE RETURN 5.0 GALLON BOTTLE DEPOSIT DELIVERY FEE Sales Tax Total	16 -16 16 1	12.99 6.00 6.00 13.99	207.84 -96.00 96.00 13.99 0.00 221.83
	Rec'd By:				
08-03-23	T232152475011	CRYSTAL SPRINGS 5G SPRING WATER 5.0 GALLON BOTTLE DEPOSIT 5.0 GALLON BOTTLE RETURN DELIVERY FEE Sales Tax Total	10 10 -10 1	12.99 6.00 6.00 13.99	129.90 60.00 -60.00 13.99 0.00 143.89
	Rec'd By:				
	R2322312623891	TOP LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL Sales Tax Total	1	4.99	4.99 0.00 <b>4.99</b>
	Rec'd By:				
		Total for Location			370.71
		***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 .***			
					WARANA MANAGEMENT AND
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How to Read Your Bill	Important Monthly Promotions: Register online for access to your account. You can view and pay your bill,
Delivery Calender: Your scheduled deliveries for the next three months.	The state of the s
and note three months.	Content Record STARTSTEAMS  White A SECTION CONTENT SECTION CO
Customer Account Number: For prompt service, please use this number when referring to your account.	Bottle Deposits: Highlights bottle deposits and returns.
Harrison Wholf Jordaning to your decodard.	GRANT TRANSPORTED OF THE SERVICE OF SERVICE AND ADDRESS OF THE SERVICE AND
Summary: Previous balance and posted payments since last bill.	Pay your invoice through the mail, online at www.water.com or call us to expedite your remittance with automatic credit card payments
	(a) The second of the second o
Total New Charges: This information provides totals for various products and transactions	Mail Remittance With Payment To: Please detach remittance and mail
	Gold Section 17 1992 Section 1997 Section 19
Important Monthly Message	(% Crish veg ver energh) Lit energy e
	Ha   Nomethine   Web Payment to

#### **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 75286-0579.

#### 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 futher 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	SSANANSIA IA BANKY SI 1999-yi olyana mwakamala mwa Alibala Si 1962 ili Mikin Nakao Alive Si nya mparamampila, "ao a a se a a ana a a a a a a a a a a a a a a a		
Mailing address only	Mailing and delivery address		
Name		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Address			, , , , , , , , , , , , , , , , ,
City	State	Zip Code	
( )	.13		
Phone Number	E-mail Address		
Customer Account Numbe		Do Not Forget To:	

@2019 DS Services of America, Inc. All rights reserved

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



Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205

INVOICE NO.	23468450	
DATE	08/22/23	

### CUSTOMER

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

# SERVICE LOCATION

Rivertown 39 Riverwalk Blvd Saint Johns, FL 32259-8621

TERMS: Upon Receipt	CUSTOMER N 1946	10.	<b>JOB N</b> 1946		P.O. NO.		
Description		Qua	ntity	Unit of Measure	Price	Amount	
Security Service 08/07/2023-08/20/20 Security Officer Mileage	)23		111.75 530.00		21.67 0.59	2,421.62 312.70	
Approved RECDD I Submitted to AP on 8-2 by Jason Davidson Jason Davids							
AUG 2 2 2023							
Please remit payment to: Giddens Security Corpora	ation 528 Edgewood A	ve S Suite	1 Jackson	ville, FL 32205 Sub-Total		2,734.32	
				Sales Tax			
				TOTAL(\$)		\$2,734.32	

PAGE NO: 1

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

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962 THANK YOU FOR YOUR PATRONAGE

THANK YOU FOR YOUR PATRONAGE									
CUSTOMER NO: 365050	JOB NO: PU 000	RCHASI 427		RENCE: TERMS O # 42723 NE	: ET 15TH	cleri K	k: .M3	DATE / TIME: 4/27/23 8:54	
SOLD TO:  RIVERS EDGE CDD  475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE FL 32092  REWARD NO:19820227380									
SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION	
1 1 1 2 2	1 1 1 2 2	EA EA BG	10911 3423100 31036 RMC60 5401310	FILR&SELR SLC GRY 10.10Z OCCUPANCY SENSOR WHT SWITCH QT WH 15A120/277V CONCRETE MIX 60LB 50# BLACK TOP PATCH COMMERCIAL  PECEIVE AUG 19 2023  BY	9.99 26.99 3.99 4.99 17.99	1 1 1 2 2	9.99 /EA 26.99 /EA 3.99 /EA 4.99 /BG 17.99 /BG	9.99 N 26.99 N 3.99 N 9.98 N 35.98 N	
	TAXABLE 0.00  NON-TAXABLE 86.93  ** AMOUNT CHARGED TO STORE ACCOUNT ** 86.93 SUB-TOTAL 86.93								

(DAVIDSON, JASON)

Approved RECDD Submitted to AP 8.19.23 By Kevin McKendree

TAX AMOUNT

**TOTAL AMOUNT** 

0.00

86.93

Kevin McKendree

Received By

# PAGE NO: 1

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

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962 THANK YOU FOR YOUR PATRONAGE

				111/141(100) 01(100)	IN I MILLORIAN	OL			
CUSTOMER NO:	Market and the second metallications		E ORDER:	REFERENCE:	TERM		CLER		DATE / TIME:
365050	000	817	23	PO#81723	N .	ET 15TH		Т3	8/17/23 11:10
	EDGE CDD T TOWN PLA	CE		SHIP TO:				TERM	nal: 601
SUITE 114 SALES - M ST AUGUSTINE FL 32092 TAX: 031 FLORIDA SALES TAX MAN									
REWARD N	NO:1982022738	0					IN	VOICE: 4	21784/3
SHIPPED	ORDERED	UM	SKU	DESCRIPTION		SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	1868322	SPRY PNT/PRMR 2X MAT WHT Return Value \$ 6.644 SprayPaint2X12oz 2/\$12		8.99	1	6.00 /EA	6.00 SN
1	1	EA	1396043	SPRYPNT 2X FLAT WHITE Return Value \$ 5.908		7.99	1	6.00 /EA	6.00 SN
6	6	EA	1395953	SprayPaint2X12oz 2/\$12 SPRYPNT 2X GLS DEEP BLUE Return Value \$ 5.908 SprayPaint2X12oz 2/\$12		7.99	6	6.00 /EA	36.00 SN
	DECE AUG 1								
	And Annexative construction of the special design.		TORSOF	** AMOUNT CHARGED TO STORE	ACCOUNT **	48.00	NO	KABLE N-TAXABLE B-TOTAL	0.00 48.00 48.00
					YOU S	SAVED: 16.92		CAMOUNT	0.00 <b>48.00</b>
XM	Received By			(DAVIDSON, JASON)		approved RE Submitted to By Kevin Mc		3	

Kevin McKendree

PAGE NO: 1

DATE / TIME:

8/17/23 1:53

CLERK:

FSW3

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

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962 THANK YOU FOR YOUR PATRONAGE

REFERENCE:

PO # 081723

JOB NO:

CUSTOMER NO:

365050 000

PURCHASE ORDER:

081723

TERMS:

NET 15TH

By Kevin McKendree Kevin McKendree

475 WES SUITE 11 ST AUGU	ISTINE FL		SHIP TO 32092		ESPERSON: 35 B2 TAX: 031 F	LORIDA SA		1NAL: 604 21789/3
	NO:1982022738		CKI1	DESCRIPTION	SUGG	UNITS	PRICE /PER	
<b>SHIPPED</b> 2 1	ORDERED 2 1	1	<b>SKU</b> 5096854 23307	ACE ROOF NAIL1.75"WSHR1# BLADE DISP UTIL KNIFE100	9.99 14.99	2	9.99 /EA 14.99 /EA	19.98 N 14.99 N
				AUG 19 2023				
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v M	<b>-</b>	/		(DA) (IDSON JASON)	18505	TC	X AMOUNT DTAL AMOUNT	0.00 <b>34.97</b>
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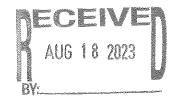
# KVV KILINSKI | VAN WYK Kilinski | Van Wyk, PLLC

# **INVOICE**

Invoice # 7239 Date: 08/18/2023 Due On: 09/17/2023

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

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



# RECDD-01

# Rivers Edge CDD - General Counsel

Туре	Professional	Date	Notes	Quantity	Rate	Total
Service	АН	07/03/2023	Prepare updates to district file regarding executed addendum to agreement for aquatic management services; finalize acquisition documents.	0.70	\$165.00	\$115.50
Service	LG	07/05/2023	Review and provide changes to June minutes.	0.50	\$285.00	\$142.50
Service	JK	07/06/2023	Confer re: COI for amenity management contract and corrective coverages for same; confer with DM on same	0.30	\$285.00	\$85.50
Service	LG	07/06/2023	Review Vesta contractual requirements.	0.20	\$285.00	\$57.00
Service	JK	07/07/2023	Confer with district manager re: amenity operation coverages	0.20	\$285.00	\$57.00
Service	CR	07/07/2023	Review and analyze Vesta certificate of insurance in accordance with applicable requirements from initial contracting.	0.40	\$260.00	\$104.00
Service	LG	07/08/2023	Review SJRWMD permit and advise regarding same.	0.30	\$285.00	\$85.50
Service	LG	07/11/2023	Attend agenda conference call; advise regarding clubhouse rental.	0.90	\$285.00	\$256.50
Service	JK	07/11/2023	Review insurance comparison; transmit to district manager	0.10	\$285.00	\$28.50
Service	LG	07/12/2023	Confer with district manager regarding easement encroachments and	0.40	\$285.00	\$114.00

			addendum to Vesta agreement; review and revise same.			
Service	JK	07/12/2023	Confer with Vesta re: insurance	0.10	\$285.00	\$28.50
Service	JK	07/13/2023	Review updated insurance schedules and confer with King and Vesta counsel	0.10	\$285.00	\$28.50
Service	CR	07/13/2023	Review and analyze underlying proposals, legal documents, reports, and various other matters in preparation of upcoming Community Development District meeting and for handling of the same.	0.30	\$260.00	\$78.00
Service	CR	07/14/2023	Continued review and analyze underlying proposals, legal documents, reports, and various other matters in preparation of upcoming Community Development District meeting and for handling of the same.	0.60	\$260.00	\$156.00
Service	LG	07/17/2023	Review and revise Vesta addendum.	0.20	\$285.00	\$57.00
Service	LG	07/19/2023	Prepare for, travel to, and attend Board meeting; prepare notices of rulemaking and rule development; prepare updated variance policy and circulate to staff.	4.80	\$285.00	\$1,368.00
Expense	AL	07/19/2023	Rental Car Expenses: Travel LG	1.00	\$35.12	\$35.12
Expense	AL	07/19/2023	Gas: Travel LG	1.00	\$12.03	\$12.03
Expense	AL.	07/19/2023	Hotel: Travel LG	1.00	\$81.92	\$81.92
Expense	AL	07/19/2023	Meals: Travel-Lauren	1.00	\$4.03	\$4.03
Service	LG	07/21/2023	Advise regarding property transfer options; update Vesta amendment and transmit for signatures.	0.50	\$285.00	\$142.50
Service	LG	07/24/2023	Analyze contractual insurance requirements for amenity management contract; confer with Egis regarding same.	0.30	\$285.00	\$85.50
Service	LG	07/25/2023	Review draft minutes and provide comments to same.	0.50	\$285.00	\$142.50
Service	LG	07/26/2023	Review incident report and advise as to response; prepare form letter regarding easement encroachments.	0.80	\$285.00	\$228.00
Service	JK	07/27/2023	Confer with McGaffney re: child safety ordinance; confer with Sheriff's office re: same	0.10	\$285.00	\$28.50
Service	LG	07/27/2023	Review and revise deficiency letter to	0.20	\$285.00	\$57.00
			antigen material and the complete property for the second material and complete process and construction and second	and the second section of		

						- p.,,
			Charles Aquatics.			
Service	LG	07/28/2023	Prepare form of letter to HOA regarding easement encroachments.	0.50	\$285.00	\$142.50
Non-billal	ble entries					
Service	CR	07/10/2023	Review and analysis of various insurance policies provided by Vesta in accordance with determining current coverages, limits, and provisions of the same.	<del>0.60</del>	\$2 <del>60.00</del>	\$156.00
Service	CR	07/11/2023	Draft amendment to Vista and Rivers Edge Community Development District for proper financial breakdown moving forward given allocation of costs accordingly; Attend and prepare for Agenda Call meeting prior to upcoming Community Development District meeting; Draft encroachment of easement letter to resident that constructed fence not allowing proper access to said easement for removal.	2.40	\$ <del>260.00</del>	\$ <del>624.00</del>
Service	CR	07/19/2023	Prepare for and attend board meeting.	3.60	\$260.00	\$936.00
Expense	AL	07/19/2023	Meals: Meals-CR	<del>1.00</del>	\$ <del>2.51</del>	\$ <del>2.51</del>
Expense	AL.	07/19/2023	Mileage: Travel-CR	<del>106.00</del>	\$0.625	\$66.25
Service	CR	07/26/2023	Drafting of various letters for homeowners encroachment on easements and landscaping issues; Draft letter regarding deficiencies of various work product throughout the community.	<del>1.10</del>	\$260.00	\$286.00
				1	Γotal	\$3,721.60

# **Detailed Statement of Account**

# **Current Invoice**

			Outstanding Balance	\$3,721.60
7239	09/17/2023	\$3,721.60	\$0.00	\$3,721.60
Invoice Numbe	r Due On	Amount Due	d die Gestauf de Geschiede Amerikaanske en werden die Gestauf de Statische (1994 in 1994 in 1994 in 1994 in 19 -	Balance Due

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.

#### St. Augustine Electric Motor Works, Inc. Ham's Irrigation Service

14 Center St. St. Augustine, Fl. 32084 904-829-8211 or 904-829-9653 (Ham's)

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

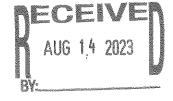
P.O. #

Description
SERVICE CALL CHARGE
ONSITE SERVICE 1TECH.
TRUCK SUPPLIES

Invoice- Sales Receipt #91747

8/14/2023

Cashier: DS



Exempt

\$311.93

0 % Tax:

+ \$0.00

RECEIPT TOTAL:

Subtotal:

\$311.93

SPLASH PAD PUMP-PULLED MOTOR & BROUGHT TO SHOP FOR REPAIR. INSTALLED REPAIRED MOTOR, EVERYTHING WORKING PROPERLY AT THIS TIME.

Signature \_\_

Account: \$311.93
We impose a 2.5% surcharge on purchase paid by CREDIT CARD which is not greater than our cost of acceptance. There is a minimum purchase of \$10 to pay by credit card.

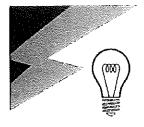
Returns must be accompanied by receipt within thirty days and in resellable condition. ELECTRICAL COMPONENTS are not returnable for refund or exchange. Merchandise under warranty must have receipt and will be repaired or replacer per manufacturer.

Approved RECDD I Splash Pad Repair Submitted to AP on 8-14-2023 by Jason Davidson

Jason Davidson

# INVOICE

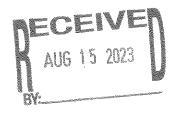
TMT Electric, LLC 290 Circle Dr S Saint Augustine, FL 32084 tmtelectricllc@gmail.com +1 (904) 315-1248



# Rivers Edge CDD 1

Bill to

Rivers Edge CDD 1 475 West Town Place Suite 114 Saint Augustine, Florida 32092



Invoice details

Invoice no.: 1026

Invoice date: 08/15/2023 Due date: 09/14/2023

Product or service

Amount

1, Services

1 unit x \$160.00

\$160.00

Restored power to Rainbird control box on Sternwheel Drive, Removed and inspected circuit breaker. Inspected wiring and freshened connections. Verified proper operation upon completion.

Total

\$160.00

Please make check payable to TMT Electric LLC

#### Note to customer

"Recommend panel changeout for NEC and Safety compliance."
Panel door will not latch closed due to excessive deterioration.

Approved RECDD 1 Submitted to AP 8.15.23 By Kevin McKendree

Kevin McKendree

# Service Slip/Invoice

INVOICE:

617604029

DATE:

8/8/2023

ORDER:

617604029

Turner
Pest

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952603 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Bill To:

[233943]

Rivers Edge CDD Jason Davidson 475 West Town Place Suite 114

Saint Augustine, FL 32092-3648

Work Location:

[233943]

904-679-5523

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

fork Date 8/8/2023 Purch	Time 03:25 PM ase Order	Target Pest Terms NET 30	Technicia Last Service 8/8/2023	n   Map Code		Time In 03:25 PM Time @1 04:32 PM
٤	Service		De	seription		Price
CPCM		Commercial Pest - Flea	/Tick Monthly Service			\$363.83
					SUBTOTAL TAX AMT. PAID TOTAL	\$363.83 \$0.00 \$0.00 \$363.83
	Subr	oved RECDD I nitted to AP on 8-1 ason Davidson	5-2023		AMOUNT DUE	\$363,83
	9	ason Davidson	9n		TECHNICIAN SIGN	JATI IRE
		AUG 15 2023			CUSTOMER SIGN	

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.

Thorsby acknowledge the surfactory completion of all services rendered. and agree to pay the cost of services as specified above.

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMI *** CHECK DATES 08/01/2023 - 08/31/2023 *** RIVERS EDGE - CAPITAL RESERVE BANK B RIVERS CAPITAL RESRV	PUTER CHECK REGISTER	RUN 10/03/23	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/11/23 00010 7/31/23 25396 202307 600-53800-61000 RIVER HOUSE SPEAKER RPR ATLANTIC HOME TECHNOLOGIES	* INC	10,883.30	10,883.30 000021
TOTAL FO	OR BANK B	10,883.30	
TOTAL FO	OR REGISTER	10,883.30	

REDG RIVERS EDGE OKUZMUK



# **Atlantic Home Technologies**

5269 Hood Road Jacksonville, FL 32257 Phone: 904-619-7355 Invoice

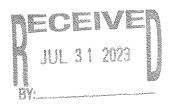
Date: 7/31/2023 Invoice Ref: 25396 Rep: Chris Smith

Terms:

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

Mattamy Amenity Center 140 Landing Street Saint Johns, FL 32259

ltem	Description	Quantity	Unit Price	Amount
RFP-L	Payment in Advance Invoice for Sales Order #13663 - Landscape Audio- Revision: 0	1	\$10,883.30	\$10,883.30



Approved RECDD I Speaker Repair Project Submitted to AP on 7-31-2023 By Jason Davidson

Jason Davidson

Payment in Advance Invoice for Sales Order #13663 - Landscape Audio- Revision: 0 - RFP 10883.3

Parts Total: \$10,883.30

Labor Total: \$10,883.30

Sales Tax 6.5%: \$0.00

Total: \$10,883.30

Payments: \$10,883.30



# **Amenity Center Audio**

A PROPOSAL FOR

# **Kevin McKendree**

kmckendree@vestapropertyservices.com (904) 607-1038

140 Landing Street Saint Johns, FL 32259

PREPARED BY CHRIS SMITH



# **About Us**

Five Smooth Stones Audio Video is a home entertainment and technology systems provider like no other. We have over 20 years of experience designing and installing systems in thousands of homes and businesses all over Florida's First Coast and Orlando.

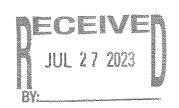
What do we offer? All the newest and best TVs, surround sound systems, home cinemas, home network and WiFi systems that actually cover your whole home, home music systems, iPhone/iPad control systems, home automation, energy management, interactive "smarter" security systems with mobile device control, and so much more. We tailor our designs to make your home and business the best place on earth for you to live, work or just relax... we believe life is best lived at home.

Our mission is simple: We help make homes safe, smart and fun so your family can live better.

# **Project Description**

Completion of installation contingent on mix amps in equipment rack functioning correctly. If existing amps are found to be damaged, they must be replaced.

# **Areas & Items**



# **Replacement Speakers**

Replace eleven omnidirectional landscape speakers. Calibrate amps in equipment rack. Install new surge protector/power conditioner to protect equipment.

Installation of SPEAKERS ONLY. No other changes made to the system.

ltems		Sell Price	Qty	Total
	<b>Episode ES-AW-360-6-BRN</b> Episode All Weather 70V 360 Degree Speaker with 6 1/2 in woofer	\$677.85	x11	\$7,456.35
	Wattbox WB-400-VCE-12 WattBox Power Conditioner,12-Outlets,Safe Voltage/Disconnect,4320J,2 Filter,2 Coax/2Ethnet Surge Protection for existing/new equipment	\$306.95	<b>x</b> 1	\$306.95
	Labor Professional Installation Services	\$3,120.00	<b>x</b> 1	\$3,120.00

Replacement Speakers Total: \$10,883.30

# **Financial Summary**

<b>Proposal Total</b>	\$10,883.30
Subtotal	\$10,883.30
Labor Total	\$3,120.00
Parts Total	\$7,763.30
Parts	\$7,763.30

# **Payments**

# **Payment Schedule**

Prepaid in Advance.

PAYMENT REQUESTS

#

Due

 $\bigcirc$ 

# COST-SHARE STATUS COVER SHEET

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

# Speaker Repair for RiverHouse

Pr	Proposal: Speaker nepair for thiverriouse			
1.	Is the cost for this work intended to be shared?			
	Yes (Please proceed to question 2)			
	☐ No, the entire cost will be paid by: [Choose One] (Please leave remainder of form blank)			
2.	If yes, please check one of the following:			
	☐ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the <i>Interlocal Agreement</i> , and such Shared Costs are budgeted expenses in the current fiscal year budget.			
	■ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).			

[End of Cover Sheet]

# COST SHARE REQUEST

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

Requesting Party	Rivers Edge CDD		
Request:	■ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)		
[	☐ Addition of new improvements (Methodology Consultant and Engineer must sign)		
Attach service m	he scope of supplemental services or describe the additional improvements requested to be add taps that clearly identify new or enhanced maintenance areas. Attach additional sheets if neces ng the BOS approved for 5 smooth stones to repair 11 speakers at the RiverHouse that are currently inoperable.		
Total Proposed			
Compensation:	\$ <u>10,883.30</u>		
Cost Share			
Calculation:	\$ 3,572.99 Rivers Edge \$ 3,360.76 Rivers Edge II		
	\$ 3,949.55 Rivers Edge III		
Methodology Consultant Appr	roval:		
• •	(Signature)		
	(Date)		
If requesting add	dition of new improvements:		
Engineer Approval:			
	(Signature)		
	(Date)		

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

# RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By: Chair □ Vice-Chair, Board of Supervisor
Date:
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
By: Chair □ Vice-Chair, Board of Supervisor
Date:
RIVERS EDGE III CDD
By: Chair □ Vice-Chair, Board of Supervise
Date:

# COST-SHARE STATUS COVER SHEET

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

# Proposal: Speaker Repair for RiverHouse

1.	Is the cost for this work intended to be shared?
	Yes (Please proceed to question 2)
	☐ No, the entire cost will be paid by: [Choose One] (Please leave remainder of form blank)
2.	If yes, please check one of the following:
	☐ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the <i>Interlocal Agreement</i> , and such Shared Costs are budgeted expenses in the current fiscal year budget.
	■ This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]



A.



# Rivers Edge CDD - I, II, and III

# **Landscape Update for October 2023**

#### General Maintenance

- Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds.
- We are gearing up for the offseason. Teams will start grass cutbacks in November.
- We have Detailed and Cleaned up the Riverhouse and Riverclub.
- o Riverwalk Park is being mowed once a month per contract.
- 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.
- o Team has been spraying all mulch beds for clean appearance.
- Teams have removed numerous trees and limbs that have fallen at no charge. Larger trees will be proposed for removal by the arbor team.
- Detail Team has been removing Moss from trees. We will get more of this completed during the nongrowing season.
- 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.
- We have Completed Mulch throughout the community. Back Ponds that have never had pine straw will not be completed.
- Annual flowers were installed on September 26th along with fresh and rich soil. We
  raised the beds for a better show. We installed Yellow and Orange Marigolds. This will
  give the Fall feel and look amazing. The next rotation will be in December.
  - 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

- o Techs have been running through system and making repairs as we go.
- o All clocks are being set to run Three times a week. We will adjust according to drought
- o Lead tech is working with IQ system to help system run more efficiently.
- We are setting five day rain delays when we have rain
- 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.
- We are running system 3 to 5 days a week during the drought we are in. Irrigation is supplemental to the amount of rainfall we get. Turf will recover and look much better once we receive rain.

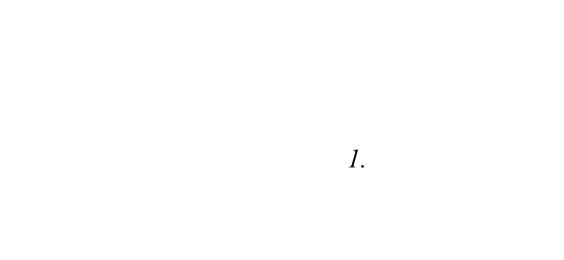
#### Fert/Chem

- Our techs will be fertilizing the entire property this month with 21-7-14 Granular. Lots of Iron in this treatment to get turf to push and green up.
- 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 push growth. We have had record warm temperatures during this time, so our team has been doing full maintenance throughout community.
- o Lead tech is Treating roses with bone meal and liquid fertilizer.

### • 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.
- o We will Start the Sabal Palm Tree trimming at the end of October





# **COST SHARE REQUEST**

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

Requesting Party:	Rivers Edge CDI	)	
Request:			
	Addition of new imp	provements	
Attach service maj	ps that clearly identif	tal services or describe the additional improvements requested to be added. Ye new or enhanced maintenance areas. Attach additional sheets if necessary: within the Rivers Edge CDD.	
Total Proposed Compensation:	\$27,000		
Cost Share Calculation:	TBD TBD	Rivers Edge Rivers Edge II Rivers Edge III	
	[signautres	on following page]	

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

# RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By: Chair □ Vice-Chair, Board of Supervisors
Date:
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
By: Chair □ Vice-Chair, Board of Supervisors
Date:
RIVERS EDGE III CDD
By: Chair □ Vice-Chair, Board of Supervisors
Date:



September 12, 2023

Rivers Edge CDD c/o GMS, LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092

RE: Proposal for Sitework Civil Engineering & Design RECDD Pickleball Courts
St. Johns County, Florida

#### Dear Howard:

We are pleased to provide this proposal for site planning and construction plans for new pickleball courts within the Rivers Edge CDD (RECDD). We understand that the courts will be replacing one of the future proposed tennis courts at the RiverHouse Amenity.

We propose to provide you with site layout and planning services to include the layout of four (4) pickleball courts, stormwater management requirements, sitework engineering design, code minimum landscape design, preparation of construction documents, and assistance in bidding and construction services. The specific services we anticipate will be necessary are outlined below:

### Task 1 – Site Planning, Preliminary Engineering, & Planning Services

- A. Prosser will develop a preliminary site plan to scale, incorporating the design elements stated above, and then submit to you for review and approval. We have included services to revise and re-submit the preliminary plan one (1) time, to incorporate any comments you may have.
- B. Prosser will obtain the services of a professional surveyor, to provide the necessary additional survey information that will be required to prepare the final construction documents. Surveyor to be contracted directly with RECDD.
- C. Prosser will develop preliminary drainage concepts for the site layout and prepare a conceptual drainage design for the stormwater collection system. Once a conceptual plan is in place, we will conduct an informal meeting and predesign review with the St. Johns River Water Management District (SJRWMD) to confirm the project meets existing design criteria for the existing SJRWMD permit and discuss compliance of the proposed project. In the event that a SJRWMD permit is required additional services will be required.

### Task 2 – Final Engineering and Construction Drawing Preparation

Following your review and final acceptance of the site plan and preliminary engineering concepts per Task 1 above, we will commence the final engineering design and preparation of construction plans.

- A. Prosser will assemble the 1"=20', or appropriate scale, final site plan and horizontal layout plan.
- B. We will prepare final engineering plans for the construction of the pickleball courts, drainage, and storm system. The construction drawings will include layout plan and drainage details. Plans for construction of drainage and conveyance system will be accompanied by calculations and documentation suitable for review by the St. Johns River Water Management District. It is our understanding that capacity exists to serve the proposed development. Our services proposed herein, therefore, do not include design and permitting

GMS, LLC RECDD – Proposal for Pickleball Courts September 12, 2023 Page 2

for a new stormwater pond or expansion/alteration of the existing pond. Should services regarding the stormwater ponds become necessary, Prosser can provide these services as Additional Services.

- C. Our scope includes the following drawing sheets that we anticipate will be necessary for permitting and construction. If additional sheets are necessary, we can provide them as Additional Services.
  - i. Index of Drawings
    - 1. Cover Sheet
    - 2. General Notes
    - 3. Overall Site Plan
    - 4. Master Drainage Plan
    - 5. Site Layout Plan
    - 6. Grading & Drainage Plan
    - 7. Grading & Drainage Details
    - 8. Erosion & Sediment Control Notes & Details
    - 9. Code Minimum Landscape Plan
    - 10. Court Details as needed

# Task 3 - Permitting

It is our understanding based on work completed by the RECDD Board member that permitting will not be required for this project with St. Johns County. Should services regarding the stormwater ponds become necessary and permitting required with SJRWMD, Prosser can provide these services as Additional Services.

# Task 4 - Construction Services

# Task 4A – Bidding, Award and Pre-Construction Services

Preparation of bid documents – Develop a detailed plan outlining the project requirements and tailoring a bid and contract/specification package that best meets those demands in accordance with Florida Statues.

Solicitation of Bids – Coordinate with District Counsel on solicitation of the bid package which includes public bid solicitation, coordination of specification package and final compilation of all projects plans and documents. Identify and provide prospective bidders with bid packages.

Response to Bidder's Questions – During the bidding process, prospective bidders may submit technical questions. Prosser will provide clarification to technical questions. The responses will be formally issued to all plan holders in the form of an addendum.

Public Bid Opening – Prosser will hold a public bid opening meeting at our office and develop a Bid Summary sheet for the CDD Board evaluation of bids.

Project Award – Prosser will work with the District Counsel to issue the initial Intent to Award letter as well as coordinate with District Staff and the selected contractor to finalize and coordinate execution of the contract.

### Task 4B – Services During Construction

We believe that the nature of this project requires an involved engineering presence during construction to assure a smooth process and minimize the disruption to the residents. Our services will include the following:

A. Provide construction contract administration.



GMS, LLC RECDD – Proposal for Pickleball Courts September 12, 2023 Page 3

- B. Routine site visits to review contractor's work, interpretation of the plans and assist with resolution of field issues.
- C. Review and process shop drawings, RFIs and applications for payment.
- D. Provide final walk-through and punchlist.
- E. Finalize contract close-out.

Services which are not limited in this scope, include, but are not limited to, the following:

- Lighting, irrigation and hardscape design and detail, other than those stated above.
- Electrical/communication/gas utility design
- Surveying
- Structural design
- Platting
- Environmental related services
- Geotechnical engineering
- Written specifications in book format
- Construction engineering and inspection
- Zoning variances or exemptions for non-standard designs
- Application Fees
- Water/sewer design and/or permitting

### **FEES**

TASK	DESCRIPTION	
1	Site Planning, Preliminary Engineering, & Planning Services (Lump Sum)	\$3,750
2	Final Engineering and Construction Drawing Preparation (Lump Sum)	\$14,750
3	Permitting (Time & Material)	N/A
4A	Bidding, Award, and Pre-Construction Services (Lump Sum)	\$3,500
4B	Services During Construction (T&M)	\$5,000

### **ADDITIONAL SERVICES**

Any services requested outside of the scope of work above will be charged hourly according to the rate schedule attached. Services beyond schematic design will be provided through a subsequent proposal for services once the program and schematic design approach is defined. Prosser, will obtain proposals for other subconsultant services including surveying, geotechnical investigation, etc., as necessary to complete the proposed work. We will assist with coordinating the work of all subconsultants by providing them with site information and data, as and when requested. These subconsultants will contract with you for their services.

# **OUT-OF-POCKET EXPENSES**

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

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



GMS, LLC RECDD – Proposal for Pickleball Courts September 12, 2023 Page 4

Rate Schedule

Our Standard General Conditions and Rate Schedule are attached to this proposal for your information.

Sincerely,		
PROSSER, a PRIME AE COMPANY	Accepted by:	
THELED		
Jagar Jack	Signature	
Ryan P. Stilwell, PE		
Vice President	Typed Name & Title	
Encls.: General Conditions	Date	



#### PROSSER, INC.

#### **GENERAL CONDITIONS**

- 1. Invoicing for services will be on a monthly basis and in proportion to the amount of work performed. Payment for work completed is not contingent upon receipt of governmental or other approvals. Payment is required within 30 days from date of invoice. Past due invoice amounts will be subject to interest charges at a rate of one percent (1%) per month. Should any invoice be 15 or more days past due, Prosser, Inc. shall have the right to suspend work on the project 10 days after written notice to our Client. Prosser, Inc. reserves the right to withhold sealing of drawings until all invoices due and payable have been paid in full.
- Default: If the said Client fails to perform the covenants herein contained or fails to make payment as herein specified, Prosser, Inc.
  shall have the right to bring suit against Client for the sums due hereunder. In connection with any litigation arising herein, the
  prevailing party shall be entitled to recover all costs incurred, including reasonable attorney's fees.
- 3. Lien Provisions: The Client acknowledges that it has secured legal rights to the property upon which the contemplated project will be built. Client further agrees that Prosser, Inc. may file its "Notice to Owner" to secure its right to payment.
- 4. Regulatory Changes: The lump sum fees and corresponding scope of work has been formulated based upon existing regulatory codes, ordinances and procedures known to Prosser, Inc. on the date of proposal preparation. In the event subsequent regulatory changes require revisions to work completed or an increased level of effort, compensation for this additional work shall be in accordance with Paragraph 5 herein.
- 5. Additional Work: If the scope of our Agreement is modified, additional work may be undertaken at Prosser, Inc.'s discretion, under a lump sum fee or a time and material basis in accordance with our hourly rate schedule attached hereto.
- 6. Excluded Items From Lump Sum Fees: The lump sum fees do not include the cost of surveying, preparation of easements, soil tests or hydrogeologic work. Prosser, Inc.'s scope of work includes coordination with subconsultants, however, we request that their invoicing be made directly to you.
- 7. Reimbursable Expenses: Client requested expedited data delivery such as courier, fax, Federal Express, etc., shall be invoiced as a reimbursable expense in accordance with the attached hourly rate schedule. Costs of reproduction for transmittals & submittals beyond those specifically referenced in the proposal shall also be invoiced as a reimbursable expense in accordance with the attached hourly rate schedule.
- 8. Indemnification: Prosser, Inc. agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) to the extent caused by Prosser, Inc.'s negligent acts, errors or omissions in the performance of professional services under this Agreement and those of our subconsultants or anyone for whom Prosser, Inc. is legally liable.
  - The Client agrees, to the fullest extent permitted by law, to indemnify and hold Prosser, Inc. harmless from any damage, liability or cost, including reasonable attorney's fees and costs, caused by the negligent acts, errors or omissions by the Client and those of its contractors, subcontractors or consultants or anyone who acts on behalf of Client, and arising from the project that is the subject of this Agreement.
- 9. Limitations of Liability: In performing its professional services hereunder, Prosser, Inc. will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession practicing in the same or similar locality. NO OTHER WARRANTY, EXPRESS OR IMPLIED, IS MADE OR INTENDED BY PROSSER, INC.'S UNDERTAKING HEREIN OR ITS PERFORMANCE OF SERVICES HEREUNDER. IT IS AGREED THAT BY EXECUTION OF THE ATTACHED PROPOSAL, THE CLIENT ACKNOWLEDGES THAT PROSSER, INC.'S LIABILITY FOR ANY DAMAGE, LIABILITY OR COST ON ACCOUNT OF ANY ERROR, OMISSION, OR OTHER PROFESSIONAL NEGLIGENCE WILL BE LIMITED TO A SUM NOT TO EXCEED \$15,000 OR PROSSER, INC.'S FEE, WHICHEVER IS GREATER.
- 10. Preliminary and detailed estimates of Construction Cost, if any, prepared by Prosser, Inc., represent our judgment as a design professional familiar with the construction industry. It is recognized, however, that neither Prosser, Inc. nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, Prosser, Inc. cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's Project budget or from any estimate of Construction Cost or evaluation prepared or agreed to by Prosser, Inc.
- 11. Regulatory Permitting: This Agreement does not include application fees required by any regulatory agency. We ask that the Client furnish the appropriate fee at the time applications are submitted. Permits may contain a requirement for public noticing. Any publishing and associated fees shall be the responsibility of the permittee (Client). Permits may be conditioned upon Engineer of Record inspection and certification of construction. In the event such a condition is imposed, progress and final inspections must be provided by Prosser, Inc. Compensation for this additional work shall be in accordance with Paragraph 5 herein.
- 12. Term of Agreement: This Agreement shall commence on the effective date of the attached proposal and upon execution by the Client. If the Client does not execute this Agreement within thirty days of the date noted on the Proposal, it is no longer valid unless otherwise mutually agreed upon by Client and Prosser.

9/15/2015





# **Hourly Rate Schedule**

Effective May 2023

Vice President\$Project Director/Chief\$Senior Project Manager\$	\$300 \$250 \$235
Project Director/Chief \$ Senior Project Manager \$	
Senior Project Manager \$	\$235
,	
	\$200
Project Manager \$	\$190
Senior Engineer \$	\$185
Engineer \$	\$150
Senior Planner & Senior Landscape Architect \$	\$180
Planner & Landscape Architect \$	\$150
Senior Graphic Arts Director \$	\$170
Graphic Art Designer \$	\$130
Senior Designer \$	\$150
Designer \$	\$120
CADD Technician \$	\$105
Clerical	\$ 95
Administrative Support \$	\$ 95
Project & Business Services	
Project Administrator \$	\$160
Sr. Project Researcher \$	\$150
Project Researcher \$	\$145
Sr. Public Relations Liaison \$	\$160
Technical Writer \$	\$115
Information Services	
	\$150
•	\$150
	\$165
•	\$140
GIS Technician \$	\$125
<b>CEI/Construction Management Services</b>	
Resident Engineer \$	\$175
	\$190
Construction Project Manager \$	\$190 \$125

ALL REIMBURSABLE EXPENSES SHALL BE COST TIMES A FACTOR OF 1.15

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# **COST SHARE REQUEST**

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

Requesting Party	Rivers Edge CDI	D
Request:	* *	tenance services for existing Improvements (i.e. enhancement of existing ). (Methodology Consultant must sign. Please attach party signature page.)
İ	Addition of new im	provements
Attach service m		tal services or describe the additional improvements requested to be added. fy new or enhanced maintenance areas. Attach additional sheets if necessary: within the Rivers Edge CDD.
Total Proposed		
Compensation:	\$2,750	
Cost Share		
Calculation:	TBD	Rivers Edge
	TBD TBD	Rivers Edge II Rivers Edge III
		Kiveis Euge III

[signatures on following page]

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

# RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By: Chair □ Vice-Chair, Board of Supervisors
Date:
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
By: Chair □ Vice-Chair, Board of Supervisors
Date:
RIVERS EDGE III CDD
By: Chair □ Vice-Chair, Board of Supervisors
Date:

# A & J Land Surveyors, Inc.

5847 Luella Street
Jacksonville, Florida 32207
Telephone (904) 346-1733 Fax (904) 346-1736
Jon Bowan, PLS Jeff Ward, PLS

September 15, 2023

**Rivers Edge CDD,** Attn: GMS, LLC.

c/o
Jeff Mason *PROSSER*13901 Sutton Park Drive
Suite 200
Jacksonville, Florida 32224

# Proposal

Reference: Pickleball Courts (See attached photo provided by Prosser)

Dear Mr. Mason,

A&J Land Surveyors, Inc. is pleased with the opportunity to provide your firm with a quote for professional land surveying services at the above referenced project.

# Task 1: Topographic Survey:

Upon acceptance of this Proposal, A&J Land Surveyors, Inc. will perform a topographic survey per Florida Minimum Technical Standards as set forth in 5J-17, Florida Administrative Code (FAC), at the above referenced site. The Survey limits will be as shown on the attached photograph provided to this firm by Prosser. All visible aboveground improvements, including utilities will be located and sufficiently detailed for engineering design.

# Task 2: Tree Survey:

At the same time as "Task 1", A&J Land Surveyors, Inc. will perform a specific purpose tree survey per St. Johns County requirements, on the parcel outlined in this scope of work, Additionally the edge of landscaping, demarcated by mulch will also be shown graphically on the survey.

Final product will result in a cad file, in State of Florida, State Plane Coordinate System, East Zone (Zone 901) and in National Geodetic Vertical Datum of 1929, (NGVD '29).

Total Fee.....\$2,750.00

Costs such as additional printing and delivery services will be invoiced at direct cost plus 15%. Fees outlined hereon are valid for a period of 90 days from the above referenced date.

# **General Conditions**

<u>PAYMENT TERMS</u> – Payment is due upon the receipt of our invoice. If payment is not received within thirty days from the invoice date, Client agrees to pay a finance charge on the principal amount of the past due account of one and one-half percent per month. If one and one-half percent per month exceeds the maximum allowed by law, the charge shall automatically be reduced to the maximum legally allowable.

In the event Client requests termination of the services prior to completion, the Client shall pay all charges incurred through the date services are stopped plus any shutdown costs. If during the execution of the services, A&J Land Surveyors, Inc. is required to stop operations as a result of changes in the scope of services such as requests by the Client or requirements of third parties, additional charges will be applicable.

<u>INSURANCE</u> – A&J Land Surveyors, Inc. maintains Workers' Compensation and Employer's Liability Insurance in conformance with applicable state law. In addition, we maintain Comprehensive General Liability Insurance, Automobile Liability Insurance and / or an umbrella policy with bodily injury and property damage limits of \$1,000,000 per claim / \$2,000,000 per incident, and Client will appear as additional insured on A&J Land Surveyors, Inc. liability policy and form CG2010 (7/04). A certificate of insurance can be supplied evidencing such coverage which contains a clause providing that fifteen days written notice be given prior to cancellation.

Cost of the above coverage is included in our quoted fees. If additional coverage or increasing limits of liability are required, A&J Land Surveyors, Inc. will endeavor to obtain the requested insurance and charge separately for costs associated with additional or increased limits.

<u>STANDARD OF CARE</u> – The only warranty or guarantee made by A&J Land Surveyors, Inc. in connection with the services performed hereunder, is that we will use that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No other warranty, expressed or implied, is made or intended by our proposal for consulting services or by our furnishing oral or written reports.

<u>PERMITTING / ZONING</u> – The Client is herein notified that several City, State and Federal environmental, zoning and regulatory permits may be required for this project. A&J Land Surveyors, Inc. will assist the Client in preparing these permits at the Client's direction. However, the Client acknowledges that it has the responsibility for submitting, obtaining and abiding by all required permits. Furthermore, the Client holds A&J Land Surveyors, Inc. harmless from any losses or liabilities resulting from such permitting or regulatory action.

<u>SALES TAX</u> – The purchaser of the services described herein shall pay any applicable state sales tax in the manner and in the amount as required by law.

<u>COST OPINIONS</u> – Any cost opinions or Project economic evaluations provided by A&J Land Surveyors, Inc. will be on a basis of experience and judgment, but, since it has no control over market conditions or bidding procedures, A&J Land Surveyors, Inc. cannot warrant that bids, cost estimates, ultimate construction cost, or Project economics will not vary from these opinions.

OWNERSHIP OF DOCUMENTS – All documents, including, but not limited to drawings, specifications, reports, boring logs, field notes, laboratory test data, calculations and estimates, prepared by A&J Land Surveyors, Inc. as instruments of service pursuant to this Agreement, shall be the sole property of A&J Land Surveyors, Inc. Client agrees that all documents of any nature furnished to Client or Client's agents or designees, if not paid for, will be returned upon demand and will not be used by Client for any purpose whatsoever. Client further agrees that under no circumstances shall any documents produced by A&J Land Surveyors Inc., pursuant to this Agreement be used at any location or for any project not expressly provided for in this Agreement without the written permission of A&J Land Surveyors, Inc.

<u>SAFETY</u> – Should A&J Land Surveyors, Inc. provide periodic observations or monitoring services at the job site during construction, Client agrees that, in accordance with generally accepted construction practices, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA regulations, and that these requirements will apply continuously and not be limited to normal working hours. Any monitoring of the contractor's procedures conducted by A&J Land Surveyors Inc. is not intended to include review of the adequacy of the contractor's safety measures in, on, adjacent to, or near the construction site.

<u>ASSIGNABILITY</u> – Client and A&J Land Surveyors, Inc. respectively bind themselves, their successors and assigns to the other party to this Agreement and to the successors and assigns of such other part with respect to all covenants of this Agreement. Neither Client nor A&J Land Surveyors, Inc. shall assign this Agreement without the prior written consent of the other part.

<u>INTEGRATION</u> – This Agreement represents the entire and integrated Agreement between Client and A&J Land Surveyors, Inc. and supersedes all prior negotiations, representations or Agreements, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

<u>SEVERABILITY AND SURVIVAL</u> – If any of the provisions contained in this Agreement are held invalid, illegal, or unenforceable, such invalidity, illegality or unenforceability will not affect any other provision, and this Agreement will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

GOVERNING LAW - This Agreement shall be governed in all respects by the laws of the State of Florida.

<u>LIMITATIONS ON CAUSES OF ACTION</u> – Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have occurred and the applicable statutes of limitations shall commence to run not later than (i) the date of substantial completion for acts or failures to act occurring prior to substantial completion of our surveying services pursuant to this Agreement, or (ii) the date of issuance of our final invoice for acts or failure to act occurring after substantial completion of our surveying services pursuant to this agreement.

<u>THIRD PARTY BENEFICIARY</u> – Nothing contained in this Agreement shall create a contractual relationship with or cause of action in favor of a third party against either Client or A&J Land Surveyors, Inc.

Please indicate your agreement with this proposal and the attached General Conditions by signing in the space provided and return one copy to our office.

Sincerely,

A&J Land Surveyors, Inc.

Jonathon B. Bowan, PLS Vice President

# Notice to Proceed

Accepted by:		
Date:		





Date of report: 10/18/2023

Submitted by: Jason Davidson & Kevin McKendree

# RECDD I

# **RiverHouse Light Pole:**

The till eline to get the parts to in x this light has taken longer than expected. At this point the company we originally hired has become unresponsive and we have contracted a dillerent electrician who should be able to source the parts as he has experience with Sternberg lighting.

### Dog Parks:

It was requested in last month's CDD meeting to gather cost information on for adding a more end client locking system. We have contracted Sterling Fence to install the same locks that the new dog park will have but due the price is high. We can order the parts and do the repair in house saving the community roughly \$700.

# **Surge Protection on Panels:**

It was requested in the July BOS meeting to invest gate surge protectin non breaker panels. We explored option at the RiverClub with our recent lightning issues and opted to go with a Ditek 100kA surge protector. We inquired into protection through FPL, they do provide protectinat the meter at \$35 a month but use of this would be on a case by case basis.

# **Encroachment Audit:**

In the July BOS meeti g it was requested that our team audit all fence encroachments and for legal to draft a formal le er to issue to violators. This will be an o season task (winter someti e Nov. through Feb).

# Splash Pad:

The splash pad is back up and running a er having the motor replaced. We are still awai ng quotes for comparison on the chemical controller to be replaced.

# **Alley Way Parking:**

We have received numerous complaints about residents parking on the paver areas in the Allys around the original Mainstreet district. We are sending out an E blast to not park here a er which we will begin installing no parking signs in these areas.

# **Hurricane Idalia Update: Lap Pool**

During our post storm inspec on, we found that we were unable to get the motor on the Lap pool to start because there is no power going to the controller. We had an electrician come out to troubleshoot on 9/1 and he was able to get the pool back online. The VFD is shot and we replaced it with a in-line motor starter in lieu of it similar to what we did on the family pool earlier this year. This saved between \$3000-\$4000 as we do not need the capabili es of what the VFD can do. We also had the seals replaced between the motor and pump as a leak developed during the motor's down time.

# **Pond K Fish Restocking:**

A er the sh kill situation in May of this year, restocking pond K has been a discussion. We were told by our previous pond provider that we needed to wait untifall to stock and sh due to high temperatures. We are awaing a decision on who are permanent pond provider will be before inquiring their opinion on the majer.

#### **Fountain Maintenance:**

We are awai ng a decision on the permanent pond care provider to inquire about a maintenance agreement on our fountains.

# **Longleaf Pine Entry Decorative Lighting:**

We are looking into adding spotlights on the palms at the main entry that have color changing lenses. This wall allow us to change colors for holiday purposes and save money on holiday string lights that we currently use.

#### **Riverfront Park Vandalism:**

Over the Labor Day holiday weekend, the pier was vandalized. Paint from a job site was spla ered all over the pier. We received word from St. Johns River Water Management District that there are no sti ulations on how we need to clean this up as it lies right on the river. We had the deck pressure washed to remove the paint and it is now up to standard.

# **Enclaves Entrance View:**

A member of the community voiced their concern in August's CDD meeting over vegetan on in the median blocking the sight line while turning into the Enclaves. Staff has an empted communicating with the resident via email as we have in the past to arrange a meeting on site, but she has not responded back to our request.

# Northern Most Round About on 13 Entry Point.

The RiverTown entry sign on the northern most entry point on state road 13 currently reads RiverTow due to the N being removed from the sign over the weekend of 9/22-9/25. Over the weekend of 9/29-10/1 three other le ers were damaged as there is evidence that they were struck with a blunt object. The sign will now need to be replaced enti ely as half of it is beyond repair. We have contacted BNS signs to engineer a replacement sign and are awai ng their quote.

# Southern Most Roundabout on 13 Entry Point.

When entering the neighborhood, the sign on the le hand side was vandalized over the weekend of 10/6-10/7. The le er "N" was ripped off and destroyed. The sheri so ce documented and a ached this to the case le from the other sign vandalism. We are working with BNS signs to engineer a replacement.

# **RECDD II**

### **Riverclub Pool Motor:**

We installed a surge suppression device by Ditek for the panel that controls the pools equipment in hopes of avoiding lightning strikes and power surges in the future. We are also in the process of ordering a suitable backup motor and gaskets to have on hand. These motors are not readily available locally so having a backup would signifi antly reduce the repair tie and allow this pool to always stay up and running.

# **Adirondack Chairs:**

Mul ple chairs around the repits have begun to split in areas making them unrepairable. We were able to scab pieces together to repair some of them. We are beginning the process of acquiring quotes to replace one of the pits' complete set of chairs and relocate all the older ones to one pit to remain uniform.

# Fountain in Front of Watersong on Mistflower:

It was found that the large fountain in front of Watersong, on Mis lower, was not func oning properly. We had a general maintenance service perform an inspectio and found algae clogging the strainer basket. Unfortunately, when cleared this did not resolve the issue at hand. The fountain will need to be removed to the shoreline for further inspec on and repair.

# RiverClub TV's:

The RiverClub had 4 indoor tv's screens go bad as the screens color became purple. Two out of the ve outdoor tv's also became nonopera onal enti ely. All Tv's we replaced and are now operatable.

# **Highpoint Drainage:**

The landscape bed adjacent to 432 Shinnecock Dr. had drainage issues that could not support plant life. We developed a drainage and landscape plan that was approved by the board in September's CDD meeting and were able to execute the project this week. We had ample rain this week to test out the drainage and it appears to be energy experience.

# **RiverClub Railings:**

Mul ple railings and fencing at the RiverClub pool deck have become loose over ti e. We have come up with a method in house to anchor them much deeper than before so that they will remain secure. We will conti ue working on this project throughout the off season.

### **RECDD III**

Nothing to report.

# **All Districts**

### Pine Tree Issues:

It has been brought to our a ention that numerous pine trees in CDD 1 and CDD 2 that have a disease called canker. This disease is spread through the tree's roots and then to its neighboring tree's. We are working with a specialist from Yellowstone landscaping to identify trees that can be saved by injection treatments and which ones need to be cut down and removed. CDD1 has a heavily hit area around the interior round about and CDD 2 is concentrated in Highpoint.

### Ponds:

We were able to contract out 2 companies to provide temporary service to our ponds as Charles Aquatics exits the property. They are Aquagenix and J and J Aquatics Both companies have submi ed bids for the RFP. Aquagenix is servicing CDD 1, J and J in CDDs 2 and 3. Both companies will be treating their territories twice during the months of September and October in hopes of regaining control of the conditions. Thus far stathas found it to be elective.



Date of report: 10/18/23 Submitted by: Kim Fatuch

# **Ongoing Projects**

- Rental question aire is up and running. Lynn has begun using it.
- The new design Newsle er is receiving great feedback from the community.
- Garden Plots and Kayak Shed emails have gone out. All responses have been returned. Kayak shed is full. Garden needs a lot of work. Setti up a garden event for the end of Feb early March.
- Working to nd more bands to uti ize the amphitheater more.
- I have submi ed Christmas Tree quotes for Jason's review.

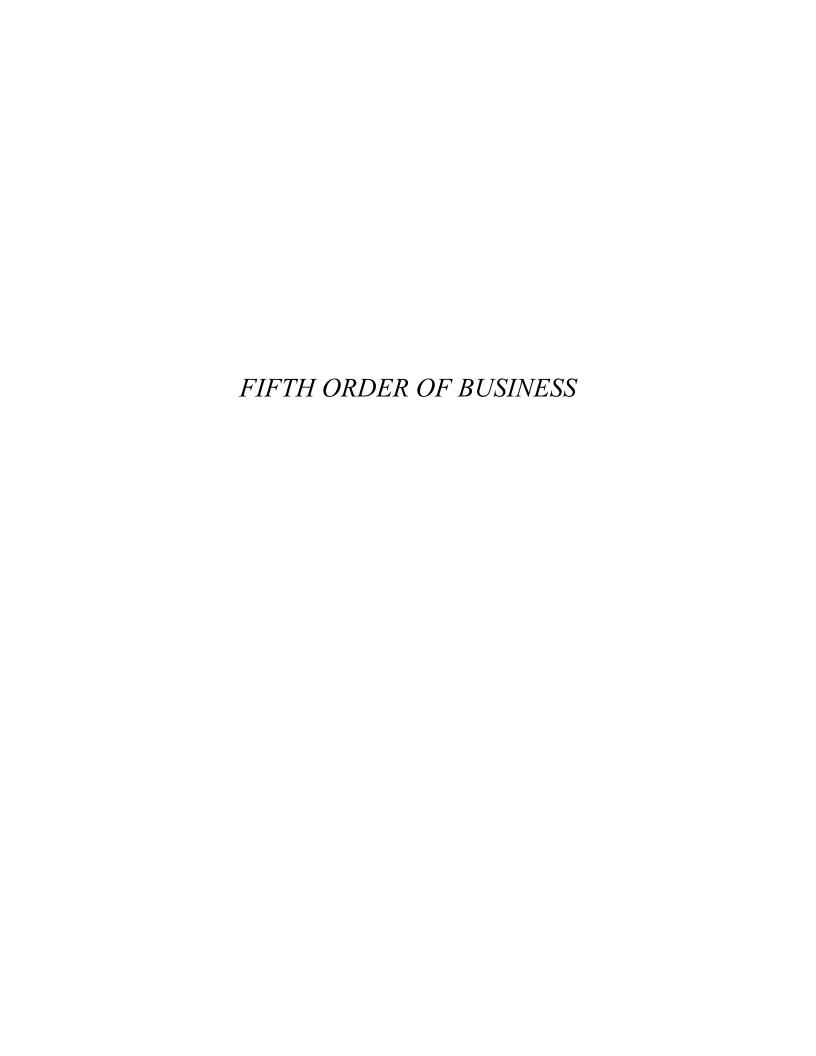
# **October Events**

- October 7<sup>th</sup> RiverTown River Jams
  - Some hits and misses with this one.

- Successes: Roughly 200 240 people a ended, Residents loved the show, more events like this were requested, the weather was amazing.
- Opportuni es: Food trucks & Convenient drink sta on needed to assist the café in o ering great, ti ely service to all a endees. Be er staff surveillance and communicatio .
- October12th Music Bingo with DJ Ross
- October 14<sup>th</sup> Vendor Fair and Fall Festival
  - 36 vendors have signed up for this. We have solidied 250 pumpkins from Amazing Grace Farms. They will be delivered Friday, Oct. 13. We will have a pettien zoo, bounce house, hayrides, photo op & pumpkins for purchase.
- October 20<sup>th</sup> Octoberfest at the Café
  - o Working with the German band that was recently at Watersong to come in and play.
  - o Will have octoberfest themed food and beer as well as some games for the kids.
- October 26<sup>th</sup> FL/ GA Trivia with DJ Ross
  - DJ Ross will be adding in some trivia question about both teams to get residents in the spirit for the game on Saturday.
- October 27<sup>th</sup> FL/GA Tailgate party at RiverClub Amphitheater
  - Lawn games, in atable football pass sta on, and band. Will have food trucks and Grab n Go
     Café options along with a Beer Tent near the Amphitheater.

# **November Events**

- 11.2.23 Trivia
- 11.3.23 Jeremy Weinglass
- 11.9.23 Chocolate Workshop
- 11.11.23 Vendor Fair
- 11.7.23 Davis Cook
- 11.19.23 Jax Symphony

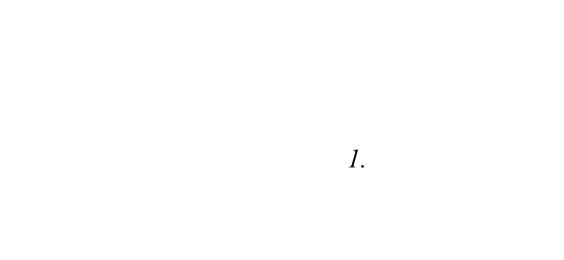


A.

<u>Vendor</u>	Visits/Inspections	<b>Number of Treatments</b>	Cost	Per District	<u>FY24 B</u>	udgeted Amount	1	<u> Variance</u>
Solitude	4/month	as needed	RE 1 -	\$55,848	\$	56,340.00	\$	492.00
	2/month	as needed		\$20,616	\$	27,500.00	\$	6,884.00
	1/month	as needed	<u>RE 3 -</u>	\$12,552	\$	20,000.00	\$	7,448.00
		Total Cost		89,016.00	\$	103,840.00		14,824.00
		ved for all 3 Districts	\$	86,904.00				16,936.00
	Notables:	approved for all 3 Distr		-	isit freq	uency will be 8/n	non	ith.
		or approzimately twice	per w	eek.				
Vendor	Visits/Inspections	Number of Treatments	Cost	Per District	FY24 B	udgeted Amount	,	/ariance
J&J Aquatics	2/Month Annually	20/Annually		\$47,363.64	\$	56,340.00	\$	8,976.37
		1 in Nov/Dec/Jan/Feb		\$23,875.56	\$	27,500.00	\$	3,624.44
		2/remaining months	<u>RE 3 -</u>	\$13,122.24	\$	20,000.00	<u>\$</u>	6,877.76
		Total Cost	\$	84,361.44	\$	103,840.00	\$	19,478.56
		ved for all 3 Districts		N/A				
	Notables:	Midge/Mosquito spray	ing on	5 ponds of a	choice o	nce a month Mar	ch-	Sept.
		Includeds twice per mo	nth tr	eatments wi	th any x	tra treatments at	no	charge.
Vendor	Visits/Inspections	Number of Treatments	Cost	Per District	FY24 B	udgeted Amount	,	/ariance
Florida Waterways	12/Annually	12/Annually		\$53,640	\$	56,340.00	\$	2,700.00
,	, ,	,,		\$22,980	\$	27,500.00	\$	
				\$12,000	\$	20,000.00	\$	8,000.00
		Total Cost	\$	88,620.00	\$	103,840.00	\$	15,220.00
	If approv	ved for all 3 Districts	•	N/A	•	,.	•	.,
		Routine fountin mainte	enance	is included i	in the a	greement.		
		Fish Stocking @ \$8.50/						
Vendor	Visits/Inspections	Number of Treatments	Cost	Par District	FV24 R	udgeted Amount	,	<b>Variance</b>
Lake Doctors	12/Annually	12/Annually		\$30,334.92	\$	56,340.00		26,005.08
Lake Doctors	12/Ailliually	12/Ailliually		\$28,533.12	\$	27,500.00		(1,033.12)
				\$33,531.96	\$	20,000.00		13,531.96)
		Total Cost		92,400.00	\$	103,840.00	_	11,440.00
	If annroy	ved for all 3 Districts	Y	N/A	7	103,040.00	Y	11,440.00
	• • • • • • • • • • • • • • • • • • • •	The breakdown per Dis	trict w		ded. Th	ne breakdown abo	ve	is per the
		cost share agreement.		p				
		Additional Treatments	of pro	blem waterv	vavs. as	reauired is includ	led	! <u>.</u>
		Assistabce with permit						
		•						
<u>Vendor</u>	Visits/Inspections	Number of Treatments						<u> Variance</u>
Aquagenix	12/Year Annually	12/Year Annually		\$68,112	\$	56,340.00		11,772.00)
			RE 2 -	\$20,483.04	\$	27,500.00	Ş	7,016.96
			<u>RE 3 -</u>	\$22,514.04	\$	20,000.00	\$	(2,514.04)
		Total Cost	\$	111,109.08	\$	103,840.00	\$	(7,269.08)
	If appro	ved for all 3 Districts		N/A				
	18/Year Annually	18/Year Annually	RE 1 -	\$93,654.00	\$	56,340.00	\$(	37,314.00)
		six during high season		\$28,164.24	\$	27,500.00	\$	(664.24)
				\$30,956.76	\$	20,000.00	_	10,956.76)
		Total Cost	\$	152,775.00	\$	103,840.00	\$(	48,935.00)
	• •	ved for all 3 Districts		N/A				
	24/Year Annually	24/Year Annually		\$119,196	\$	56,340.00		62,856.00)
			RF 2 -	\$35,845.44	\$	27,500.00	\$	(8,345.44)
				\$39,399.60	\$	20,000.00		19,399.60)

N/A Notables: Assistabce with permitting, purchasie, stocking of fish for biological control.

If approved for all 3 Districts





# A q u a g e n i x A DCS Company

Welcome to the DeAngelo Contracting Services Family. Let's take an opportunity to tell you about DCS and what we offer. The programs DCS has designed for your waterways has one goal: To promote an environmentally balanced aquatic ecosystem, using cost effective methods that results in well maintain water quality, clarity, and provides our customers with an environmental and recreational asset.

# **Benefits of DeAngelo Contracting Services Programs are:**

- \* Management of aquatic littoral and other native planting and sanctuary areas, which aids in the management of nutrient loading of the water body and creates native areas for wildlife.
- \* Management of algae and undesirable water weeds along the shoreline, floating on the surface or submersed under the water.
- \* Management of border grass and weeds from the toe of the bank to the water's edge.
- \* Water analysis for Dissolved Oxygen (DO), pH and Temperature when we treat.
- \* Post Treatment Reports providing details of work we performed.

### Additional service available from DCS:

- \* Wetland planting, restoration, and maintenance
- \* Installation of Decorative Fountains and Aeration Systems
- \* Servicing Fountain and Aeration Systems
- \* Blue Dye / Water Clarity Treatment
- \* Turbidity Curtains and Weed Barriers
- \* Waterway and Wetland Consulting
- \* The creation of littoral and other native planting and sanctuary areas
- \* Permit processing for stocking of Triploid Grass Carp
- \* Stocking of Game fish and Triploid Grass Carp
- \* Comprehensive water testing

### Advantages of doing business with DeAngelo Contracting Services:

- \* Ten million dollars of insurance coverage, with pollution coverage, to protect you and your organization.
- \* Quick response to customer calls.
- \* Boats, skiffs, and four-wheel drive maintenance vehicles with appropriate systems to complete the job.
- \* Where required, monthly management service reports for use in meetings and submission to government agencies.
- \* Educational presentations to interested groups.
- \* Our field crews are in uniforms with our company name embroidered identification.
- \* Our trucks, boats and spray vehicles are clearly identified with our name, seal, and telephone numbers.

The following is an agreement covering the services DCS will complete for the various bodies of water on your property, a copy of all necessary documents as required and an information sheet detailing your waterways DCS will be treating. If, at any time, you are not fully satisfied with our service there is a cancellation clause included in the agreement.

Please sign the below agreement and return this to our office for immediate scheduling of service. We look forward to the opportunity of serving you.

Respectfully yours,

The team at DeAngelo Contracting Services, Jacksonville



# A q u a g e n i x

# DCS AQUATIC MANAGEMENT PLUS AGREEMENT

This agreement dated 9/8/2023 is made between DeAngelo Contracting Services and **RiverTown, a Rivers Edge Community Development District** as described as follows:

# RIVERTOWN, A RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT 160 RiverGlade Run St. Johns, FL 32259

Contact: Jason Davidson – General Manager jdavidson@vestapropertyservices.com

# CDD 1 12 Treatments/Year

#### 1. Site Locations:

DCS will provide aquatic management services on behalf of RiverTown in accordance with the terms and conditions of this Agreement at the following aquatic site(s): 40 ponds Total acres: 110

- 2. Contract Services: RiverTown agrees to pay DCS the following amounts during the term of this Agreement for these specific water management services:
  - > Treatment to a manageable level of aquatic grasses and broadleaf weeds around the perimeter of waterways
  - ➤ Algae treatment
  - > Treatment to a manageable level of floating aquatic vegetation
  - > Water testing (as needed) for Dissolved Oxygen, Temperature, and pH
  - ➤ Abide by Florida BMPs for aquatic vegetation treatment and management
  - If unforeseen submersed vegetation growth occurs the owner agrees to create a work order to cover additional herbicides.

Annual Program Investment \$68,112.00 That will be invoiced monthly at \$5,676.00

We will perform 12 monthly waterway services each year. Treatments will follow Florida Best Management Practices.

January 1 February 1 March 1 April 1 May 1 June 1 July 1 August 1 September 1 October 1 November 1 December 1

#### Contract terms:

The term of this Agreement shall be for a term of 1 year (the "Term") and service shall be continuous without interruption unless this Agreement is terminated as provided for below. Contract addendum(s) may alter or change these terms and conditions.

# 3. Automatic Renewal:

At the end of the Term or any renewal thereof, this Agreement shall automatically renew for a term equal to its original Term and shall include a 4% increase in the monthly rate, unless a timely "Notice of Cancellation" has been received by DeAngelo Contracting Services as outlined in Paragraph 11.

# 4. Safety:

DCS agrees to furnish for use in inspecting and treating agreed to bodies of water all appropriate equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s) following Florida law, rules, regulations and BMP -Best Management Practices for aquatics.

#### 5. Insurance:

DCS agrees to maintain the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

# 6. Address Change:

If DCS or CUSTOMER undergoes a change in address, notification to the other party shall be made by email, or first-class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

# 7. Management Change:

If the CUSTOMER undergoes a change of management or personnel in governing and administering of the CUSTOMER, this Agreement will remain in place unless and until terminated in accordance with Paragraph 11. It is the responsibility of the CUSTOMER to notify DCS of any management or personnel change by email or first-class mail. Customer is responsible for all invoices and past due amounts plus interest shall any invoice become past due because of said management changes.

# 8. Schedule of Payment and Penalties for past due invoices:

CUSTOMER will be invoiced monthly and agrees to pay DCS within thirty (30) days after date of invoice at DCS's home office at 527 South Church St, Hazleton, PA, 18201. Failure to pay the invoiced amount when due shall constitute a default under this Agreement and may result in a suspension of services until invoices are paid in full.

#### 9. Default:

If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that DeAngelo Contracting Services may, at its sole discretion, seek any or all the following remedies: a. Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the total contract amount through the end of its term (less previously paid payments) as liquidated and agreed upon damage. b. Filing of a mechanics lien on property for all monies due plus interest, DCS costs and attorney's fees incurred by DCS.

# 10. Termination Procedure:

This Agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to DCS, 527 South Church St., Hazleton, PA 18201. DeAngelo Contracting Services reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products. a. "Date of Termination" will be defined as: one (1) month after the last day of the month in which "Notice of Cancellation" was received by DCS in accordance with paragraphs 11. b. If your account is not settled in full at the same time as your cancellation letter is received, DCS will continue to bill you until the contract expires. Settlement in full includes payment for one month's service after the end of the month in which the cancellation letter is received by DeAngelo Contracting Services. c. Payment in full shall be defined as payment to DCS through the effective "Date of Termination" as determined by the procedure outlined above in Paragraphs 11.

# 12. OTHER ITEMS: -

- Water testing necessary for gathering specific and additional information for the purposes of determining any additional Aquatic Algae and Vegetation Control Treatment programs for a water body or bodies of the CUSTOMERS will require a signed Special Service Agreement (SSA) detailing the details of the testing and associated cost before testing begins and will be invoiced separately,
- b. Work or other expenses related to request(s) by CUSTOMER for services that are not specified in this contract will require a signed Special Service Agreement (SSA) detailing the requested additional services and associated costs before work may begin. This SSA will be invoiced separately upon completion of the work detailed in the SSA.
- c. The CUSTOMER is responsible for notifying DCS in advance of the signing of this contract if they utilize any of the water in their bodies of water for irrigation purposes. DCS may, when necessary, use products that have irrigation restrictions that is appropriate or necessary for aquatic vegetation control and management. DCS, will notify CUSTOMER in writing of any irrigation restrictions related to the use of the product(s). CUSTOMER agrees to follow the restrictions in its entirety and shall hold DeAngelo Contracting Services harmless related to any damages as a result of irrigating prior to expiration of irrigation restrictions.
- A sudden appearance of dead fish in a lake or pond causes considerable concern and alarm for most d. people. Most fish kill results from natural events, although people can influence their frequency and severity. Fish kills usually result from too little oxygen in the water. While some result from spills or illegal discharges of toxic substances, most kills occur when oxygen dissolved in the water drops to levels insufficient for fish survival. For a dissolved oxygen or DO-related fish kill to occur, a combination of environmental conditions transpires simultaneously. Weather patterns, water temperature, depth and quality, amount and type of plant growth, fish community structure, along with the presence of viruses and bacteria are all factors that are necessary to trigger a fish kill. Lakes, ponds, and canals located in residential areas are particularly vulnerable to DO related fish kills. Developed areas create runoff that contain high amounts of nutrients. In addition, street and yard drainage that enters waterbodies can cause water quality problems. High levels of nutrients from fertilizers applied to lawns, golf courses and farms cause aquatic plants to thrive. Ponds with high nutrient levels produce dense growths of microscopic plants called algae. When sunlight is available, algae use nutrients and produce oxygen through the process of photosynthesis. Most oxygen available to fish comes from algae. During nighttime and cloudy weather, low sunlight causes algae to switch from photosynthesis to respiration, consuming oxygen needed by fish. During severe events, fish can suffocate from low DO. Most frequently, however, fish become stressed during a low DO period and become susceptible to viral or bacterial infections. Most times, fish can tolerate temporary lags in DO levels. Fish kills occur when several contributory factors occur simultaneously such as prolonged cloudy weather, drought conditions, overcrowded fish populations, excessive algae or other plant growths and high-water temperatures. Rarely is there a direct fish kill as a result of products used for treatment when applied at the specified label rates and use. The CUSTOMER agrees to hold DeAngelo Contracting Services harmless for any issues with fish or other aquatic life which occur as described above, unless there is willful negligence on the part of DeAngelo Contracting Services.

# 13. Contract Documents:

This Agreement constitutes the entire Agreement of DeAngelo Contracting Services and the CUSTOMER. If any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both DCS and CUSTOMER.

PRINT NAME  DATE	9/8/2023 DATE
CUSTOMER	Qulia Clementa  Desingelo Contracting Services  Julie Clements

The offer contained in this Agreement is valid for sixty (60) days only and must be returned to our office for acceptance within that time, the offer shall be void.



# A q u a g e n i x A DCS Company

Welcome to the DeAngelo Contracting Services Family. Let's take an opportunity to tell you about DCS and what we offer. The programs DCS has designed for your waterways has one goal: To promote an environmentally balanced aquatic ecosystem, using cost effective methods that results in well maintain water quality, clarity, and provides our customers with an environmental and recreational asset.

# **Benefits of DeAngelo Contracting Services Programs are:**

- \* Management of aquatic littoral and other native planting and sanctuary areas, which aids in the management of nutrient loading of the water body and creates native areas for wildlife.
- \* Management of algae and undesirable water weeds along the shoreline, floating on the surface or submersed under the water.
- \* Management of border grass and weeds from the toe of the bank to the water's edge.
- \* Water analysis for Dissolved Oxygen (DO), pH and Temperature when we treat.
- \* Post Treatment Reports providing details of work we performed.

### Additional service available from DCS:

- \* Wetland planting, restoration, and maintenance
- \* Installation of Decorative Fountains and Aeration Systems
- \* Servicing Fountain and Aeration Systems
- \* Blue Dye / Water Clarity Treatment
- \* Turbidity Curtains and Weed Barriers
- \* Waterway and Wetland Consulting
- \* The creation of littoral and other native planting and sanctuary areas
- \* Permit processing for stocking of Triploid Grass Carp
- \* Stocking of Game fish and Triploid Grass Carp
- \* Comprehensive water testing

### Advantages of doing business with DeAngelo Contracting Services:

- \* Ten million dollars of insurance coverage, with pollution coverage, to protect you and your organization.
- \* Quick response to customer calls.
- \* Boats, skiffs, and four-wheel drive maintenance vehicles with appropriate systems to complete the job.
- \* Where required, monthly management service reports for use in meetings and submission to government agencies.
- \* Educational presentations to interested groups.
- \* Our field crews are in uniforms with our company name embroidered identification.
- \* Our trucks, boats and spray vehicles are clearly identified with our name, seal, and telephone numbers.

The following is an agreement covering the services DCS will complete for the various bodies of water on your property, a copy of all necessary documents as required and an information sheet detailing your waterways DCS will be treating. If, at any time, you are not fully satisfied with our service there is a cancellation clause included in the agreement.

Please sign the below agreement and return this to our office for immediate scheduling of service. We look forward to the opportunity of serving you.

Respectfully yours,

The team at DeAngelo Contracting Services, Jacksonville



# A q u a g e n i x

# DCS AQUATIC MANAGEMENT PLUS AGREEMENT

This agreement dated 9/8/2023 is made between DeAngelo Contracting Services and **RiverTown, a Rivers Edge Community Development District** as described as follows:

# RIVERTOWN, A RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT 160 RiverGlade Run St. Johns, FL 32259

Contact: Jason Davidson – General Manager jdavidson@vestapropertyservices.com

# CDD 1 18 Treatments/Year

### 1. Site Locations:

DCS will provide aquatic management services on behalf of RiverTown in accordance with the terms and conditions of this Agreement at the following aquatic site(s): 40 ponds Total acres: 110

- 2. Contract Services: RiverTown agrees to pay DCS the following amounts during the term of this Agreement for these specific water management services:
  - > Treatment to a manageable level of aquatic grasses and broadleaf weeds around the perimeter of waterways
  - ➤ Algae treatment
  - > Treatment to a manageable level of floating aquatic vegetation
  - > Water testing (as needed) for Dissolved Oxygen, Temperature, and pH
  - > Abide by Florida BMPs for aquatic vegetation treatment and management
  - If unforeseen submersed vegetation growth occurs the owner agrees to create a work order to cover additional herbicides.

Annual Program Investment \$93,654.00 That will be invoiced monthly at \$7,804.50

We will perform 18 monthly waterway services each year. Treatments will follow Florida Best Management Practices.

January 1 February 1 March 1 April 1 May 2 June 2 July 2 August 2 September 2 October 2 November 1 December 1

#### Contract terms:

The term of this Agreement shall be for a term of 1 year (the "Term") and service shall be continuous without interruption unless this Agreement is terminated as provided for below. Contract addendum(s) may alter or change these terms and conditions.

# 3. Automatic Renewal:

At the end of the Term or any renewal thereof, this Agreement shall automatically renew for a term equal to its original Term and shall include a 4% increase in the monthly rate, unless a timely "Notice of Cancellation" has been received by DeAngelo Contracting Services as outlined in Paragraph 11.

# 4. Safety:

DCS agrees to furnish for use in inspecting and treating agreed to bodies of water all appropriate equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s) following Florida law, rules, regulations and BMP -Best Management Practices for aquatics.

#### 5. Insurance:

DCS agrees to maintain the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

# 6. Address Change:

If DCS or CUSTOMER undergoes a change in address, notification to the other party shall be made by email, or first-class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

# 7. Management Change:

If the CUSTOMER undergoes a change of management or personnel in governing and administering of the CUSTOMER, this Agreement will remain in place unless and until terminated in accordance with Paragraph 11. It is the responsibility of the CUSTOMER to notify DCS of any management or personnel change by email or first-class mail. Customer is responsible for all invoices and past due amounts plus interest shall any invoice become past due because of said management changes.

# 8. Schedule of Payment and Penalties for past due invoices:

CUSTOMER will be invoiced monthly and agrees to pay DCS within thirty (30) days after date of invoice at DCS's home office at 527 South Church St, Hazleton, PA, 18201. Failure to pay the invoiced amount when due shall constitute a default under this Agreement and may result in a suspension of services until invoices are paid in full.

#### 9. Default:

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# 10. Termination Procedure:

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# 12. OTHER ITEMS: -

- Water testing necessary for gathering specific and additional information for the purposes of determining any additional Aquatic Algae and Vegetation Control Treatment programs for a water body or bodies of the CUSTOMERS will require a signed Special Service Agreement (SSA) detailing the details of the testing and associated cost before testing begins and will be invoiced separately,
- b. Work or other expenses related to request(s) by CUSTOMER for services that are not specified in this contract will require a signed Special Service Agreement (SSA) detailing the requested additional services and associated costs before work may begin. This SSA will be invoiced separately upon completion of the work detailed in the SSA.
- c. The CUSTOMER is responsible for notifying DCS in advance of the signing of this contract if they utilize any of the water in their bodies of water for irrigation purposes. DCS may, when necessary, use products that have irrigation restrictions that is appropriate or necessary for aquatic vegetation control and management. DCS, will notify CUSTOMER in writing of any irrigation restrictions related to the use of the product(s). CUSTOMER agrees to follow the restrictions in its entirety and shall hold DeAngelo Contracting Services harmless related to any damages as a result of irrigating prior to expiration of irrigation restrictions.
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CUSTOMER	PRINT NAME	DATE
Oulie Clementa DeApgelo Contracting Services	Julie Clements PRINT NAME	9/8/2023 DATE

The offer contained in this Agreement is valid for sixty (60) days only and must be returned to our office for acceptance within that offer shall be void.



# A q u a g e n i x A DCS Company

Welcome to the DeAngelo Contracting Services Family. Let's take an opportunity to tell you about DCS and what we offer. The programs DCS has designed for your waterways has one goal: To promote an environmentally balanced aquatic ecosystem, using cost effective methods that results in well maintain water quality, clarity, and provides our customers with an environmental and recreational asset.

# **Benefits of DeAngelo Contracting Services Programs are:**

- \* Management of aquatic littoral and other native planting and sanctuary areas, which aids in the management of nutrient loading of the water body and creates native areas for wildlife.
- \* Management of algae and undesirable water weeds along the shoreline, floating on the surface or submersed under the water.
- \* Management of border grass and weeds from the toe of the bank to the water's edge.
- \* Water analysis for Dissolved Oxygen (DO), pH and Temperature when we treat.
- \* Post Treatment Reports providing details of work we performed.

### Additional service available from DCS:

- \* Wetland planting, restoration, and maintenance
- \* Installation of Decorative Fountains and Aeration Systems
- \* Servicing Fountain and Aeration Systems
- \* Blue Dye / Water Clarity Treatment
- \* Turbidity Curtains and Weed Barriers
- \* Waterway and Wetland Consulting
- \* The creation of littoral and other native planting and sanctuary areas
- \* Permit processing for stocking of Triploid Grass Carp
- \* Stocking of Game fish and Triploid Grass Carp
- \* Comprehensive water testing

### Advantages of doing business with DeAngelo Contracting Services:

- \* Ten million dollars of insurance coverage, with pollution coverage, to protect you and your organization.
- \* Quick response to customer calls.
- \* Boats, skiffs, and four-wheel drive maintenance vehicles with appropriate systems to complete the job.
- \* Where required, monthly management service reports for use in meetings and submission to government agencies.
- \* Educational presentations to interested groups.
- \* Our field crews are in uniforms with our company name embroidered identification.
- \* Our trucks, boats and spray vehicles are clearly identified with our name, seal, and telephone numbers.

The following is an agreement covering the services DCS will complete for the various bodies of water on your property, a copy of all necessary documents as required and an information sheet detailing your waterways DCS will be treating. If, at any time, you are not fully satisfied with our service there is a cancellation clause included in the agreement.

Please sign the below agreement and return this to our office for immediate scheduling of service. We look forward to the opportunity of serving you.

Respectfully yours,

The team at DeAngelo Contracting Services, Jacksonville



# A q u a g e n i x

# DCS AQUATIC MANAGEMENT PLUS AGREEMENT

This agreement dated 9/8/2023 is made between DeAngelo Contracting Services and **RiverTown, a Rivers Edge Community Development District** as described as follows:

# RIVERTOWN, A RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT 160 RiverGlade Run St. Johns, FL 32259

Contact: Jason Davidson – General Manager jdavidson@vestapropertyservices.com

# CDD 1 24 Treatments/Year

### 1. Site Locations:

DCS will provide aquatic management services on behalf of RiverTown in accordance with the terms and conditions of this Agreement at the following aquatic site(s): 40 ponds Total acres: 110

- 2. Contract Services: RiverTown agrees to pay DCS the following amounts during the term of this Agreement for these specific water management services:
  - > Treatment to a manageable level of aquatic grasses and broadleaf weeds around the perimeter of waterways
  - ➤ Algae treatment
  - > Treatment to a manageable level of floating aquatic vegetation
  - > Water testing (as needed) for Dissolved Oxygen, Temperature, and pH
  - > Abide by Florida BMPs for aquatic vegetation treatment and management
  - If unforeseen submersed vegetation growth occurs the owner agrees to create a work order to cover additional herbicides.

Annual Program Investment \$119,196.00 That will be invoiced monthly at \$9,933.00

We will perform 24 monthly waterway services each year. Treatments will follow Florida Best Management Practices.

January 2 February 2 March 2 April 2 May 2 June 2 July 2 August 2 September 2 October 2 November 2 December 2

#### Contract terms:

The term of this Agreement shall be for a term of 1 year (the "Term") and service shall be continuous without interruption unless this Agreement is terminated as provided for below. Contract addendum(s) may alter or change these terms and conditions.

# 3. Automatic Renewal:

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DCS agrees to furnish for use in inspecting and treating agreed to bodies of water all appropriate equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s) following Florida law, rules, regulations and BMP -Best Management Practices for aquatics.

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#### 9. Default:

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# 12. OTHER ITEMS: -

- Water testing necessary for gathering specific and additional information for the purposes of determining any additional Aquatic Algae and Vegetation Control Treatment programs for a water body or bodies of the CUSTOMERS will require a signed Special Service Agreement (SSA) detailing the details of the testing and associated cost before testing begins and will be invoiced separately,
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# 13. Contract Documents:

This Agreement constitutes the entire Agreement of DeAngelo Contracting Services and the CUSTOMER. If any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both DCS and CUSTOMER.

_Qulis Clements	
DeAngelo Contracting Services	CUSTOMER
Julie Clements	
PRINT NAME	PRINT NAME
9/8/2023	
DATE	DATE

The offer contained in this Agreement is valid for sixty (60) days only and must be returned to our office for acceptance within that period. If not accepted within that time, the offer shall be void.

.



PO Box 3417 Lake City, FL 32056 jandjaquaticsllc.com "THE TWO JOEYS" Joey Tice-Owner/Operations 386-697-1710

Joey Louks-Owner/Sales 386-466-8558

9/11/2023

Kevin McKendree River Town-Rivers Edge 1 160 RiverGlade Run Saint Johns, Florida 32259 904-607-1038

kmckendree@vestapropertyservices.com

From: Joey Louks

J & J Aquatics Specialist, LLC is a Pond, Lake and Land Management company based out of Lake City, Florida. We provide services in North/Central Florida and South Georgia. J & J Aquatics Specialist, LLC is licensed in both Florida and Georgia for Aquatics and Pesticides. We are approved vendors with the top chemical companies in the South. J & J Aquatics Specialist, LLC is insured for One Million Dollars and can provide a coverage of benefits letter upon request. What else could your pond management need when you have TWO Joeys!

One of our Joey's surveyed the pond(s) at River Town-Rivers Edge 1 on 9/6/23, and these were the findings. There is a total of 42 Pond(s).

Our pond management contract includes the following maintenance.

- Weed and algae control.
- Twice a Month Treatments, March 1<sup>st</sup>-End of October. Once a month in the remaining months.
- Trash removal on each visit. Except trees, tree limbs, logs, Furniture, etc., etc. (NO Big Items)
- Monitoring storm drain grates and keeping them clear of trash & debris.
- Upon your request, we can make suggestions for fishery improvements, sediment dredge solutions, and aeration needs.
- Midge/Mosquito spraying on 5 ponds, once a month March-September (Ponds at Clients Request)

Our service schedule will be **20 scheduled visits per year** (1 each in November, December, January, and February and 2 each of the remaining months). Additional visits are free of charge if deemed needed. A field activity report will be provided to let you know what was accomplished each visit.

Our goal for the pond(s) at **River Town-Rivers Edge 1** is to improve the overall appearance and quality of your pond system. The investment of your pond management services will be **12** monthly installments of \$ **3,946.97** which equals out to \$ **47,363.64** yearly.

THIE DOES INCUDE TWICE A MONTH TREATMENT WITH ANY EXTRA TREATMENTS AT NO CHARGE AND TRASH PICK UP ON THE WATER AND AROUND THE WATERS EDGE AND ONCE A MONTH MIDGE/MOSQUITOSPRAYING ON 5 PONDS (OF CLIENTS CHOICE), MARCH-SEPTEMBER.

Upon approval of proposal, a formal contract will follow for signature
Initial:



PO Box 3417 Lake City, FL. 32056 jandjaquaticsllc.com "THE TWO JOEYS" Joey Tice-Owner/Operations 386-697-1710 Joey Louks-Owner/Sales 386-466-8558

J & J Aquatics Specialist, LLC is a Pond and Lake Management Company based out of Lake City, FL. We offer 25 years of combine experience in Pond, Lake, and Land Management. J & J Aquatics Specialist, LLC is licensed in both Florida and Georgia for Aquatics and Pesticides, providing service to South Georgia, North & Central Florida. Our mission is to provide excellent and professional customer service. We work tirelessly to ensure our customers are completely satisfied. Afterall you can't go wrong when you have TWO JOEY'S!

**J & J Aquatics Specialist, LLC** is insured for **One Million Dollars** and can provide a Certificate of Insurance upon request. We are approved vendors with multiple chemical companies thus ensuring that we will be able to get the right product for your pond needs.

Our services include **Pond and Lake Management, Trash** and **Debris** pickup during scheduled visits as well as keeping the culvert systems free of any obstructions. We offer **20 Scheduled Visits** per year (1 each in November, December, January, and February and 2 visits the remaining months.)

Thank you.

J & J Aquatics Specialist, LLC Joey Tice-Owner/Operations 386-697-1710 Joey Louks-Owner/Sales 386-466-8558

jandjaquatics22@gmail.com



PO Box 3417 Lake City, FL. 32056 jandjaquaticsllc.com "THE TWO JOEYS" Joey Tice-Owner/Operations 386-697-1710 Joey Louks-Owner/Sales 386-466-8558

Services offered by J & J Aquatics Specialist, LLC include the following:

Lake, Pond, and Waterway Management: We provide a superior waterway management program for aquatic vegetation and algae in lakes, ponds, lagoons, ditches and other waterways. We supply golf courses, home and property owner associations, private pond owners, apartment and condominium communities, commercial and corporate properties, and municipal entities with the highest level of aquaculture and total water quality management in the industry. We proudly provide services in an environmentally conscious manner that promotes and facilitates wildlife. All the herbicides and algaecides we use are approved and labeled for aquatic use by the EPA and Department of Agriculture. All waterway treatments and applications are handled and applied by trained and licensed technicians. We specialize in cutting edge equipment to maintain and manage your waterways in the most efficient and effective manner. At J & J Aquatics Specialist, LLC our objective is to provide optimal aquatic conditions at a reasonable investment by the consumer through frequency of visits and complete personal interest in each body of water we maintain.

Land and Fence Line Spraying: We offer growth regulation, weed control and vegetation defoliation to areas of bare ground. Our specialties are off-road utilities, fields, right-of-way, and ditches, as well as telephone pedestals, lift stations, cell towers, transformer stations, Solar Panel Fields and fence lines.

**Mosquito/Midge Control:** We provide mosquito/midge control. The mosquito bricks and pesticides we use are labeled and approved by the EPA and Department of Agriculture and are safe for humans and animals. Applications are performed by licensed technicians.

**Fountains and Aeration Systems Installed and Repaired:** We offer a complete line of self contained and shoreline mounted fountains, high volume water pumping systems and diffused air systems. We provide total sales & service on all the products we carry. We believe that to be recognized as a quality company, we must provide superior products.

**Fish Stocking:** We offer many species of fish (available in different sizes) which include Largemouth Bass, Channel Catfish, Bluegill Bream, Triploid Grass Carp, Hybrid Striped Bass, Crappie, Threadfin Shad, and Decorative Koi. We also carry fish feeders, fish feed and can install Carp barriers.

**Water Testing:** We offer multiple different types of Water Testing; Algae and Water Quality Analytical Services including testing for E. coli.



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### REFERENCE PAGE

### PROPERTY/HOMEOWNERS ASSOCIATIONS

Cape Coral-HOA
Cape Unit VI-HOA
Cherokee Cove-HOA
Pine Crest-HOA
Creekside Oaks HOA
Reef at Beachwalk HOA
Lake Nona POA

Live Oak Estates-HOA
Daybreak Woods-HOA
Golfview HOA
Heritage Oaks HOA
North Creek HOA
Royal Saint Augustine HOA

### **COLLEGE, UNIVERSITIES & CHURCHES**

North Florida College Cross Point Church University of Florida (Gainesville) Christian Fellowship Church

### **GOLF COURSES/COUNTRY CLUBS**

Stonebridge Golf & Country Club Continental Golf Club Lake Nona Golf & Country Club Legends Golf & Country Club Queens Harbour Yacht & Country Club Laurel Island Links Country Club

### STORAGE FACILITIES

**Storage Depot of Gainesville** 

I-Storage Self Storage-Kingsland

### WEDDING VENUES AND SITES

### Woitas Holdings, LLC

### PRIVATELY OWNED, FARM & RANCHES

Diamond Bar Ranch	Higgs Ranch	JR Farm
Joe and Nancy Hagey	<b>Hunter Farms</b>	<b>DePratter Farms</b>
Freeman Property	Poyner Property	<b>Bertram Farm</b>
Cypress Pond Preserve	Geiger Property	

### **HOTELS/MOTELS**

Country Inn & Suites-Kingsland Econo Lodge-Kingsland

COMMUNITY DEVELOPMENT DISTRICTS (CDD'S)

**Deer Run CDD** 



The Lake Doctors, Inc Jacksonville Branch Office 11621 Columbia Park Drive West Jacksonville, FL 32258

This Agreement, made this	-		Water Managemei	nt Agreemer	nt	
PROPERTY NAME (Community/Business/Individual)  MANAGEMENT COMPANY  INVOICING ADDRESS  CITY  STATE  ZIP  PHONE ()  EMAIL INVOICE: YES OR NO  THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO  THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO  THIRD PARTY INVOICING PORTAL: YES OR NO  THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO  THIRD PARTY INVOICING PORTAL: YES OR NO  THIRD PARTY OMPLIANCE/REGISTRATION: YES OR NO  THIRD PARTY INVOICING PORTAL: YES OR NO  THIRD PARTY INVOICING PORTAL: YES OR NO  THE CALLESTED START DATE:  PURCHASE ORDER #:  The parties hereto agree to follows:  A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):  Seventy-nine (79) waterways associated with Rivers Edge Community Development District, St. Johns Florida. Includes a minimum of twelve (12) scheduled inspections and treatments, as necessary, for control and prevention of noxious aquatic weeds and aligae. Includes increased frequency treatment of problem waterways. Customer agrees to provide access to lakes for truck and treatment boat.  B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:  1. Underwater and Floating Vegetation Control Program  2. Shoreline Grass and Brush Control Program  3. Aquatic Management Reporting  4. Additional Treatments of problem waterways, as required.  5. INCLUDED  7. Assistance with permitting, purchase, shocking of sterile grass carp for biological control  \$ INCLUDED  7. Assistance with permitting, purchase, shocking of sterile grass carp for biological control  \$ INCLUDED  7. The LAKE DOCTORS agrees to commence treatment within fifteen (15) business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.  D. THE LAKE DOCTORS agrees to commence treatment within fifteen (15	<del>-</del> .	in Annanant was to the		22		
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INVOICING ADDRESS  CITYSTATEZIPPHONE ( )	PR	OPERTY NAME (Community/Busine	ess/Individual)			·····
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Signed

Name \_

08/2019

MARK A. SEYMOUR, SALES MANAGER

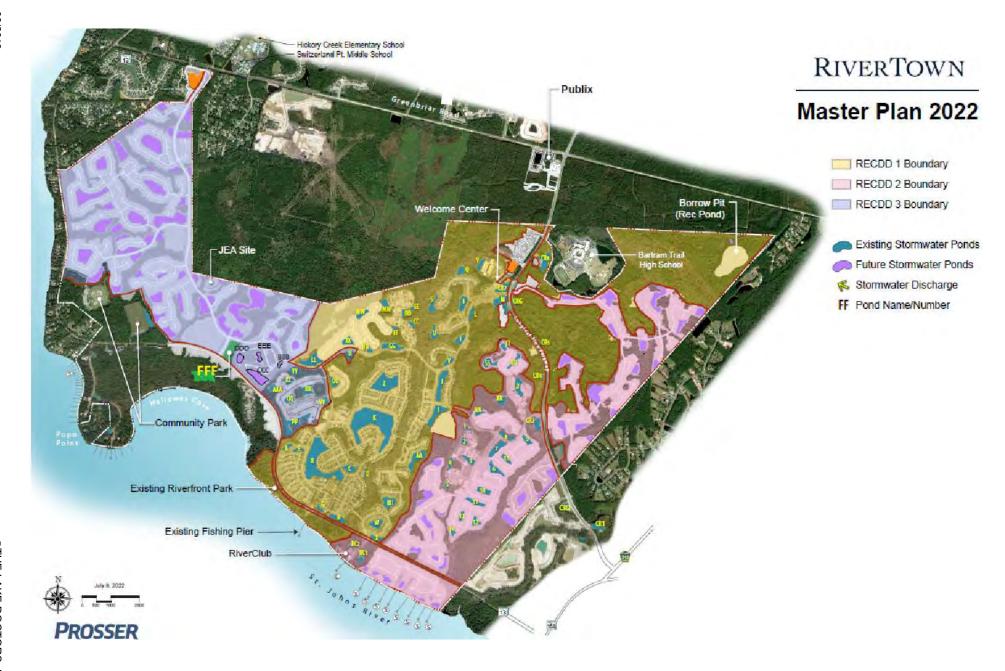
Signed

®THE LAKE DOCTORS, INC.

\_\_\_\_\_ Dated \_\_\_

### **TERMS AND CONDITIONS**

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
  - Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. CUSTOMER understands that some beneficial
    vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
  - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
  - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify THE LAKE DOCTORS if any exotic fish exist in lake or pond prior to treatment.
  - d) CUSTOMER understands and agrees that for the best effectiveness and environmental safety, materials used by THE LAKE DOCTORS may be used at rates equal to or lower than maximum label recommendations.
  - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
  - f) CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
  - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
  - h) When deemed necessary by THE LAKE DOCTORS and approved by CUSTOMER, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, THE LAKE DOCTORS will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
- 3) CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
- 4) If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
- 5) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. THE LAKE DOCTORS will notify CUSTOMER of such restrictions. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provision of the Agreement, THE LAKE DOCTORS does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
- THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
- Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising there from. CUSTOMER shall have thirty (30) days after receipt of said notice to notify THE LAKE DOCTORS in writing of any inability to comply with excess direct costs as requested by THE LAKE DOCTORS.
- 8) CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
- 9) CUSTOMER understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CUSTOMER places their account on hold, an additional start-up charge may be required due to aquatic re-growth.
- 10) THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 11) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the monthly investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution.
- 12) THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.
- 13) Should CUSTOMER become delinquent, THE LAKE DOCTORS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly investment amount even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in <a href="Lull.">Lull.</a>. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
- 14) This Agreement is assignable by CUSTOMER upon written consent by THE LAKE DOCTORS.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
- 16) If Agreement includes trash/debris removal, THE LAKE DOCTORS will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 17) CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.



4.



# SÖLITUDE SERVICE QUOTE

CUSTOMER NAME: River Town CDDs 1, 2, & 3

%: Jason Davidson, General Manager - jdavidson@vestapropertyservices.com

DATE: September 12, 2023

SUBMITTED BY: David Cottrell, North Florida Business Development Consultant

SERVICES: Monthly Pond Maintenance

Quote Expires: November 11, 2023

Who we are: • WHO WE ARE | SOLITUDE Lake Management

Website: SOLitude Lake Management





attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its be the responsibility of the recipient to keep the information contained herein confidential.



### ANNUAL POND MANAGEMENT SERVICES

- Managing Nuisance Aquatic Weeds & Algae in Ponds
- Pond Algae And Lake Weed Control –

Scope: CDD1- Monthly maintenance of forty-two (42) ponds (CR1, CR2, CR4, CR5, CR6, CR7, CR8, A, B, C, D, E, G, H, Ik J, K, L, M, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, LL, MM, OO, WW, & XX) totaling approximately 63,734 perimeter feet and 112.69 acres as described below.

### Monitoring:

- 1. A SŌLitude Biologist will visit the site and inspect the ponds at a *minimum of four (4)*times per month basis, with additional monthly visits as needed to control weeds and algae at the discretion of the Biologist and company.
- Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

### **Aquatic Weed Control:**

- Ponds will be inspected at a minimum of four (4) times per month basis, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
- 2. Any growth of undesirable aquatic weeds and vegetation found in the ponds with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
- 3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

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## Shoreline Weed Control:

- Shoreline areas will be inspected at a *minimum of four (4) times per month basis*, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
- aquatic herbicides and aquatic surfactants as required for control of the plants present Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of at time of application.  $\ddot{c}$
- through the application of aquatic herbicides and aquatic surfactants as required to Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled control the unwanted growth present at the time of application. 3

## Pond Algae Control:

- Ponds will be inspected at a minimum of four (4) times per month basis, with additional monthly visits as needed to control algae at the discretion of the Biologist and
- through the application of algaecides, aquatic herbicides, and aquatic surfactants as Any algae found in the ponds with each inspection shall be treated and controlled needed for control of the algae present at the time of service.  $\ddot{\circ}$

### Trash Removal:

- and do not include any trash or debris removal from the surrounding terrestrial (dry land) Trash and light debris will be removed from the ponds with each service and disposed additional fee. Routine trash and debris removal services are for the pond areas only, off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an
- packaging materials are excluded. The cleanup is intended to provide an acceptable Trash is defined as man-made litter and must be larger than four inches. Styrofoam evel of trash removal; removal of 100% of lake trash during each cleanup is not guaranteed. 7

Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SoLitude Lake Management. This document is provided to the recipient in good faith and it shall Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. be the responsibility of the recipient to keep the information contained herein confidential.





River Town CDD-1

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Scope: CDD2- Monthly maintenance of twenty-four (24) ponds (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, RC1, RC2, CR3, JJ, KK, NN, SS, TT, & UU) totaling approximately 26,991 perimeter feet and 29.42 acres as described below.

### Monitoring:

- times per month basis, with additional monthly visits as needed to control weeds and A SŌLitude Biologist will visit the site and inspect the pond(s) at a *minimum of two (2*) algae at the discretion of the Biologist and company.
- guide all activities required to fulfill the requirements of this contract as specified in the Observations and data collected during the inspections will be used to inform and description of services below.  $\ddot{c}$

## Aquatic Weed Control:

- additional monthly visits as needed to control weeds at the discretion of the Biologist Pond(s) will be inspected at a minimum of two (2) times per month basis, with and company.
- Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.  $\ddot{\circ}$
- controlled preventatively and curatively each spring and early summer through the use Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to Invasive and unwanted submersed and floating vegetation will be treated and of systemic herbicides at the rate appropriate for control of the target species. prosper. 3

# Shoreline Weed Control:

Shoreline areas will be inspected at a minimum of two (2) times per month basis, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.

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- 2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
- 3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

### **Pond Algae Control:**

- 1. Pond(s) will be inspected at a *minimum of two (2) times per month basis*, with additional monthly visits as needed to control algae at the discretion of the Biologist and company.
- 2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

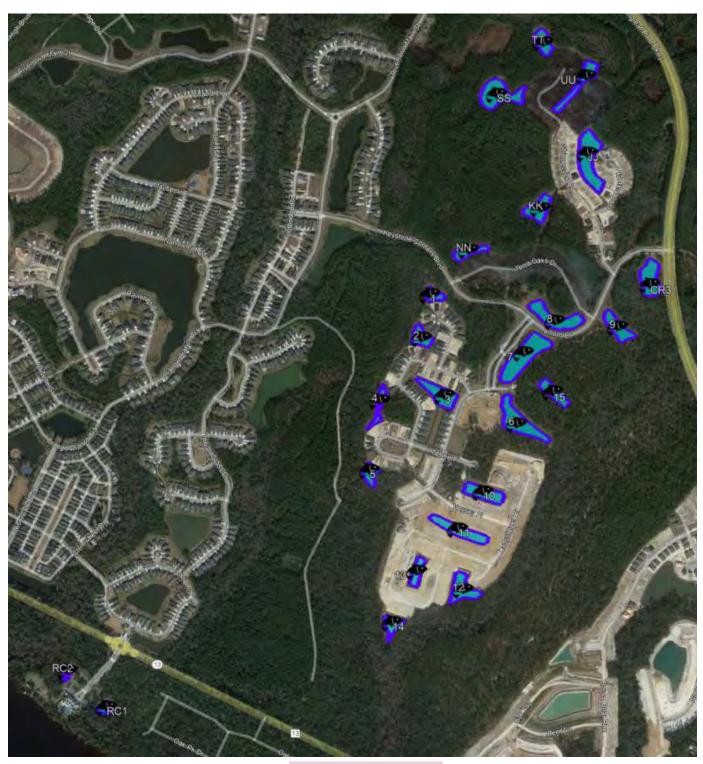
### Trash Removal:

- 1. Trash and light debris will be removed from the pond(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.
- Trash is defined as man-made litter and must be larger than four inches. Styrofoam
  packaging materials are excluded. The cleanup is intended to provide an acceptable
  level of trash removal; removal of 100% of lake trash during each cleanup is not
  guaranteed.



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**River Town CDD-2** 

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Scope: CDD3- Monthly maintenance of thirteen (13) ponds (II, PP, QQ, RR, VV, YY, ZZ, AAA, BBB, CCC, DDD, EEE, & FFF)totaling approximately 15,276 perimeter feet and 19.76 acres as described

### Monitoring:

- A SŌLitude Biologist will visit the site and inspect the pond(s) at a *minimum of one (1)* time per month basis, with additional monthly visits as needed to control weeds and algae at the discretion of the Biologist and company.
- guide all activities required to fulfill the requirements of this contract as specified in the Observations and data collected during the inspections will be used to inform and description of services below.  $\ddot{\circ}$

# Aquatic Weed Control:

- Pond(s) will be inspected at a minimum of one (1) time per month basis, with additional monthly visits as needed to control weeds at the discretion of the Biologist and
- Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application. S
- controlled preventatively and curatively each spring and early summer through the use Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to Invasive and unwanted submersed and floating vegetation will be treated and of systemic herbicides at the rate appropriate for control of the target species. orosper. က

# Shoreline Weed Control:

- additional monthly visits as needed to control weeds at the discretion of the Biologist Shoreline areas will be inspected at a minimum of one (1) time per month basis, with and company.
- Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within herbicides and aquatic surfactants as required for control of the plants present at time the pond areas shall be treated and controlled through the application of aquatic of application. ď

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3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

### Pond Algae Control:

- Pond(s) will be inspected at a minimum of one (1) time per month basis, with additional monthly visits as needed to control algae at the discretion of the Biologist and company.
- 2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

### Trash Removal:

- Trash and light debris will be removed from the pond(s) with each service and disposed
  off site. Any large item or debris that is not easily and reasonably removable by one
  person during the routine visit will be removed with the Customer's approval for an
  additional fee. Routine trash and debris removal services are for the pond areas only,
  and do not include any trash or debris removal from the surrounding terrestrial (dry land)
  areas.
- 2. Trash is defined as man-made litter and must be larger than four inches. Styrofoam packaging materials are excluded. The cleanup is intended to provide an acceptable level of trash removal; removal of 100% of lake trash during each cleanup is not guaranteed.



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**River Town CDD-3** 

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## Service Reporting:

Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

### Assumptions:

- Company will have free and unimpeded access to the lakes.
- Price is based on a reasonable plan / field design of the specified work.

## General Qualifications

Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

## Investment: CDD 1 - \$4,654 per month (\$55,848 per annum)\* \$1,046 per month (\$12,552 per annum)\* CDD 2 - \$1,718 per month (\$20,616 per annum)\* CDD 3

\*Special pricing of \$7,242 per month (\$86,904/year) is available if all three CDDs engage SOLitude's services at the same time. Additionally, visit frequency will be eight (8) times per month or approximately twice per week. PAYMENT IERMS. SOLITUDE shall invoice Customer per month for the Services to be provided under invoiced on the first day of each month, reminding them that a contract payment is due by the this Agreement. The term of this agreement is for a period of twelve (12) months, with payment end of that same month. Once approved, Agreement will be sent for signature. Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SŌLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/21/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Edgewood Partners Insurance Center 5909 Peachtree Dunwoody Road, Suite 800 Atlanta GA 30328		CONTACT NAME: Certificate Unit					
		PHONE (A/C, No, Ext): 404-781-1700	FAX (A/C, No):				
	a, duite ood	E-MAIL ADDRESS: certificate@epicbrokers.com					
		INSURER(S) AFFORDING COVERAGE	NAIC#				
		INSURER A: ACE American Insurance Company	22667				
SOLitude Lake Management, LLC. Rentokil North America, Inc. (REN478) 1320 Brookwood Drive, Suite H Little Rock AR 72202-1412	RENTOKI-01	INSURER B: ACE Property & Casualty Insurance C	Company 20699				
	.U. FN478)	INSURER c : Arch Insurance Company	11150				
	11470)	INSURER D: Arch Indemnity Insurance Company	30830				
		INSURER E : Allianz Underwriters Insurance Compa	any 36420				
		INSURER F: AXIS Insurance Company	37273				
COVERAGES	CEDTIFICATE NUMBED: 1702220215	DEVISION NUI	MRED.				

### COVERAGES CERTIFICATE NUMBER: 1702220215 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	s
Α	X COMMERCIAL GENERAL LIABILITY  CLAIMS-MADE X OCCUR			OGLG27240331	10/1/2022	10/1/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 5,000,000 \$ 5,000,000
	OLANIO-WADE COCCIN						MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$5,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$5,000,000
	X POLICY X PRO- JECT X LOC						PRODUCTS - COMP/OP AGG	\$5,000,000
	OTHER:							\$
C C	AUTOMOBILE LIABILITY			31CAB1044402	10/1/2022	10/1/2023	COMBINED SINGLE LIMIT (Ea accident)	\$3,000,000
C	X ANY AUTO			31CAB1044502	10/1/2022	10/1/2023	BODILY INJURY (Per person)	\$
	OWNED SCHEDULED AUTOS ONLY						BODILY INJURY (Per accident)	\$
	HIRED NON-OWNED AUTOS ONLY AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
								\$
В	X UMBRELLA LIAB X OCCUR			XOOG27239420	10/1/2022	10/1/2023	EACH OCCURRENCE	\$5,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	\$5,000,000
	DED X RETENTION \$ 10,000							\$
D C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			31WCI1044202 34WCI1044302	10/1/2022 10/1/2022	10/1/2023 10/1/2023	X PER OTH- STATUTE ER	
•	ANYPROPRIETOR/PARTNER/EXECUTIVE T/N	N/A		34WC11044302	10/1/2022	10/1/2023	E.L. EACH ACCIDENT	\$2,000,000
	(Mandatory in NH)	,					E.L. DISEASE - EA EMPLOYEE	\$2,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$2,000,000
A E F	Errors & Omissions Liability CPL (Excluding Aerial Ops) Crime/Client Coverage	N	Ν	OGLG27240331 U5L00127922 P-001-000968899-01	10/1/2022 10/1/2022 10/1/2022	10/1/2023 10/1/2023 10/1/2023	Each Incident/Agg Each Incident/Agg Each Occurrence	\$5,000,000 \$5,000,000 \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) CPL = Contractor's Pollution Liability

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
Evidence of Insurance	Hasel topicnett



September 12, 2023

Rivers Edge CDD Board of Directors c/o: Jason Davidson Vesta Property Services

Board of Directors:

Thank you for letting me tour RiverTown's ponds. Recently, I met with representatives from Vesta and discussed your communities needs and some of the account history. Based on my field inspections, please find a proposal enclosed for aquatic management that will provide the industry leading level of service that Florida Waterways, Inc. provides.

As lake and pond management is an applied science, I've built a company and team equipped to tackle the toughest water quality challenges and do so in the most informed way. Our in-house water quality lab enables us to have real-time nutrient data, including Total Phosphorus measurements. FWI leads the marketplace in innovative management strategies that remediate nutrients and solve underlying water quality issues. All of our Aquatic Biolgists are licensed with FDACS. We currently employ 5 licensed applicators, including 3 who have completed Clemson University's Certified Master Pond Manager program – with a 4<sup>th</sup> applicator enrolled this semester.

Our investment in people and equipment has provided us with a unique service advantage. We will attend CDD Board meetings and provide valuable insight into the current status of your waterways and our management program.

Almost seven years ago I incorporated Florida Waterways, Inc. with a mission to be "Your Trusted Waterway Advisors" and we look forward to a lasting relationship with RiverTown.

Thank you,

Jim Schwartz

President, Florida Waterways, Inc.

www.FloridaLake.com 904.801.LAKE (5253)



### WATERWAY MANAGEMENT SERVICE AGREEMENT

This Agreement made the date set forth below, by and between Florida Waterways, Inc., a Florida Corporation, hereinafter called "FLORIDA WATERWAYS", and

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Attn: Jason Davidson Vesta Property Services 160 River Glade Run Saint Johns, FL 32259

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1. FLORIDA WATERWAYS agrees to manage certain lake(s), pond(s), and/or waterway(s) in accordance with the terms and conditions of this Agreement for a period of twelve (12) months from the date of receipt in the following location:

Twelve (12) monthly treatments and/or inspections of forty-three (43) approximately 113.01±-acres of wet detention ponds as shown on Waterway Map

2. CUSTOMER agrees to pay FLORIDA WATERWAYS, its agents or assigns, each month the following sum for specified waterway management services:

Algae and Aquatic Vegetation Control (including Floating Vegetation)	\$ 4,470.00
Shoreline Grass Control	\$ INCLUDED
Debris Removal	\$ INCLUDED
Management Reporting & Attendance at Board Meetings	\$ INCLUDED
Routine Fountain Maintenance	\$ INCLUDED
Triploid Grass Carp Stocking* w/ Included Permitting Assistance	\$ 8.50/fish
Water Quality & Chemistry Monitoring *	\$ INCLUDED
Florida Waterways 100% Control Guarantee	\$ INCLUDED
(Free Callback Service & Additional Treatments, if required)	
Total Recurring Service Charges	\$ 4,470.00

<sup>\*</sup>Services performed at FLORIDA WATERWAYS' sole discretion for the success of the Waterway Management Services Agreement.

- 3. FLORIDA WATERWAYS agrees to commence Waterway Management Services within fifteen (15) business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or issuance of required government permits.
- 4. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that they have read and are familiar with the contents thereof. Agreement must be accepted in its entirety to be considered valid.

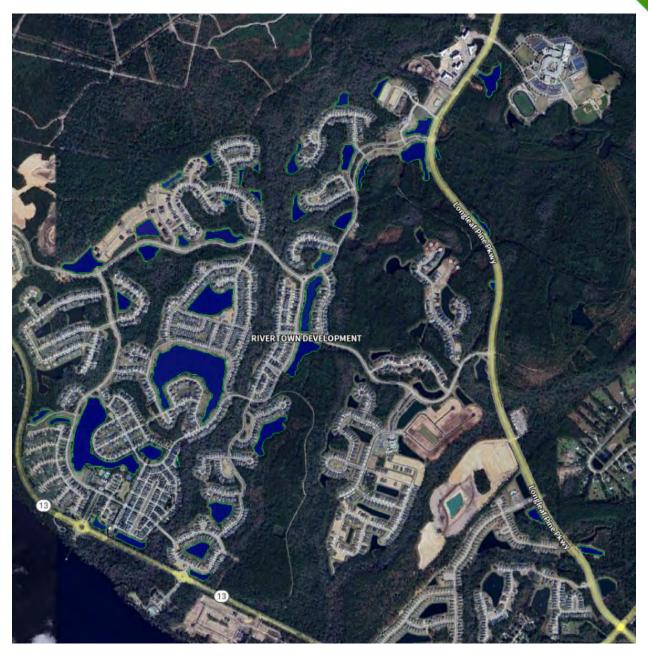
By: FLORIDA WATERWAYS	CUSTOMER	
1-8-9		
Jim Schwartz Email: Jim@FloridaPond.com	Printed:	
Proposal Date: <u>September 12, 2023</u> The offer contained herein is withdrawn and this Agreement shall have no further	Dated: force and effect unless executed and returned by CUSTOMER to FLORIE	DA WATERWAYS within

The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to FLORIDA WATERWAYS within ninety (90) days from the effective Proposal Date.

### **TERMS & CONDITIONS**

- 1) The Algae and Aquatic Vegetation Control and Shoreline Grass Control Programs will be conducted in a manner consistent with Best Management Practices (BMPs) intended to prevent the stormwater management facility (SWMF) and associated control structures from becoming clogged or choked with vegetative or aquatic growth to such an extent as to render them inoperable. Control of vegetative and aquatic growth may take 30-90 days depending upon species, materials used and environmental factors.
- 2) FLORIDA WATERWAYS, in its sole discretion, will implement an Integrated Pest Management (IPM) Plan for CUSTOMERS site which may utilize chemical, mechanical-physical, biological and/or cultural procedures (as applicable) for controlling aquatic plants, including:
  - a. <u>Class I Prohibited Aquatic Plants</u> listed by the Florida Department of Agriculture and Consumer Services as cited Rule 5B-64.011, F.A.C.
  - b. <u>Category I & II Invasive Plant Species</u> listed by Florida Exotic Pest Plan Council (FLEPPC)
    - These listed plants have a tendency to spread or become invasive in an ecosystem, sometimes in a rapid manner, so as to impair the ecosystem's ability to function by altering its productivity, decomposition, water fluxes, nutrient cycling and loss, soil fertility, erosion, dissolved oxygen concentrations, or its ability to maintain its existing species diversity. These plants also have the ability to create dense, monospecific stands or monotypic stands which displace or destroy native plant habitat, destroy fish and wildlife habitats, inhibit water circulation, hinder navigation and irrigation, or severely restrict the recreational use of waterways.
- Triploid grass carp stocking, if included, will be performed at stocking rates determined by FLORIDA WATERWAYS, within Florida Fish and Wildlife Conservation Commission permit guidelines. If deemed necessary, carp containment barriers will be coordinated with CUSTOMER at a rate of \$45.00/SF. FLORIDA WATERWAYS designs and fabricates the industry's best custom carp containment barriers out of welded aluminum construction. Barriers built by FLORIDA WATERWAYS are guaranteed to meet FWC's specifications.
- 4) CUSTOMER agrees to provide adequate access to the SWMF, including boat access. Failure to provide boat access may require renegation or termination of this Agreement. If, at time of treatment, access to the site has been restricted and FLORIDA WATERWAYS is unable to provide services, FLORIDA WATERWAYS reserves the right to impose a fuel surcharge as may be necessary.
- CUSTOMER agrees that the system will be kept free of debris, trash, garbage, oils and greases, and other refuse. Included debris removal by FLORIDA WATERWAYS is limited to small, incidental litter that may accumulate within the SWMF. Removal of large debris resulting from intentional or unintentional dumping, vandalism, or weather events may result in additional service charges. Agreements that include debris removal shall consist of: Removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- Under the Shoreline Grass Control Program, FLORIDA WATERWAYS will treat border vegetation to the SWMF's Normal Water Level (NWL) including, but not limited to torpedograss, cattails and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species leave visible structure which may take several seasons to decompose. CUSTOMER is responsible for removing such structure if desired. CUSTOMER understands that during periods of prolonged drought, or due to a change in hydrological conditions, the SWMF's water level may fall below the NWL elevation. Treatment of border vegetation below the NWL will be coordinated between CUSTOMER and FLORIDA WATERWAYS and may result in a service surcharge.
- 7) CUSTOMER understands, that, for convenience, the annual service charge has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service.
- 8) FLORIDA WATERWAYS, in implementing the IPM, will use methods that protect or restore fish and wildlife habitat. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system. When deemed necessary, FLORIDA WATERWAYS may plant and/or nurture certain variety of plants, which for various reasons, help to maintain ecological balance.
- 9) FLORIDA WATERWAYS shall maintain the following insurance coverage: a) Automobile Liability; b) Comprehensive General Liability; c) comply with Florida's Workers Compensation Law (FSS Chapter 420) statutory limits.
- 10) FLORIDA WATERWAYS agrees to hold CUSTOMER harmless from any loss, damage, or claims arising out of the sole negligence of FLORIDA WATERWAYS; however, FLORIDA WATERWAYS, shall in no event be liable to CUSTOMER, or others, for indirect special or consequential damages resulting from any cause whatsoever.
- 11) This Agreement may be terminated without cause by either party upon a 30 day written notice to the other party.
- Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, FLORIDA WATERWAYS may adjust the monthly recurring service charge amount after the original term. FLORIDA WATERWAYS will submit written notification to CUSTOMER thirty (30) days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, FLORIDA WATERWAYS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure outlined in #11 above.
- Should CUSTOMER become sixty (60) days delinquent, FLORIDA WATERWAYS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly service charge even if the account is placed on hold. FLORIDA WATERWAYS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement. Monthly interest will accrue on delinquent accounts at a rate of 1.5% per month. Service may be reinstated once the entire past due balance has been received in full, including interest. Should it become necessary for FLORIDA WATERWAYS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by FLORIDA WATERWAYS resulting from such collection action.

RECDD 1





### **North Florida Office**

6950 Philips Highway Unit 24 Jacksonville, FL 32216 (904) 801–LAKE (5253)

### Lake & Pond Management

### **Services Overview**



FLORIDA WATERWAYS, INC.

Your Trusted Waterway Advisors

www.FloridaLake.com

### PROVEN LAKE MANAGEMENT SOLUTIONS

Florida Waterways, Inc. is a State-wide environmental firm specializing in pond and lake management using solution focused, science-based approaches. Florida Waterways has a team of environmental professionals who specialize in multiple disciplines including: aquatic biology and ecology, limnology, entomology, soils, chemistry, sampling, and landscape sciences. Florida Waterways provides lake and pond management services for the North Florida Region, Central Florida Region and Tampa Bay Region.

Florida Waterways is a full-service lake management provider offering annual pond and lake maintenance programs, aeration and fountain system installation and design, fish stocking and fisheries management, algae and aquatic weed control, mitigation and wetland management, and water quality restoration services.



### THE FLORIDA WATERWAYS GUARANTEE

We put our money where our mouth is. When you purchase a service contract with the **100% Control Guarantee**, we mean just that! Algae and nuisance vegetation are a thing of the past. We provide a cost quote and that is all you pay... regardless of whether it takes 2 applications or 10! Bar none, this is the best warranty in the business.



### Why Florida Waterways, Inc?

### Licensed and Insured

Our Field Biologists are properly licensed with the Florida Department of Agriculture and Consumer Services for the services we offer and the locations we work in.

We carry General Liability Insurance, Automobile Insurance and Workers Compensation Coverage.

### Knowledgeable

Florida Waterways has a team of environmental professionals who specialize in multiple disciplines including: aquatic biology and ecology, limnology, entomology, soils, chemistry, sampling, and landscape sciences.

### Responsive

Immediate service when needed due to local concentration of professional staff.

### **Equipped**

Our work takes us to some challenging environs. We've made the investment in a fleet of specialized equipment so we have the right tools for the job.

### **Accredited**

As a company Florida Waterways is an Accredited Member of the Society of Lake Management Professionals, member of the Florida Lake Management Society, and the Florida Aquatic Plant Management Society.

Our staff consists of degreed environmental professionals, Clemson University Master Pond Managers and University of Florida | Florida Master Naturalists.







### **ALGAE & AQUATIC WEED CONTROL**

- Control and maintenance of excessive algae
- Control and maintenance of nuisance aquatic weeds
- Control and maintenance of shoreline grasses and brush





Scheduled inspections and monitoring Management reporting Trash and debris removal



### FLOATING FOUNTAIN DISPLAYS & AERATION SYSTEMS

Sales, service and installation of floating fountains and diffused bottom aeration systems. We carry top-tier manufactures with industry leading warranties for peace of mind. Bathymetric models of diffused bottom aeration systems to custom design systems specified for your unique waterway.









### TRIPLOID GRASS CARP & FISHERIES MANAGEMENT

Triploid Grass Carp are effective for the biological control of aquatic weeds, but require a permit through FWC. As a condition of the permit, the stocked waterbody needs to have a method of fish containment, such as the use of a barrier. We design and fabricates the industry's best custom carp containment barriers out of welded aluminum construction.

Florida Waterways is a Freshwater Frog & Fish Dealer and an FWC Authorized Triploid Grass Carp Supplier.









### **WATER QUALITY MONITORING & CONSULTING**

Our team of experienced environmental professionals is available to help diagnose and determine the underlying conditions which may affect your waterway. We do mitigation planting and monitoring, bathymetry and sedimentation studies, water chemistry testing and monitoring and algae identification. By understanding the science behind the problems, we can provide you with cost effective solutions.











### Customer Service Report

Customer:	Indian Trails Middle School						Date of Visit:				9/12/2020					
Customer ID:	TB #18-06										86 °F High					
Field Biologist:	Jim Schwar	tz												50%	*	
3																
Waterway and Ditch Treatments																
Site		1	2	3	4	5										
Algae																
Submersed Weed																
Shoreline Grasses	& Brush															
Floating Weeds																
Mosquito Larvicido	е															
Pond Dye																
Inspection		Χ	Х	Χ	Х	Х										
Debris Removal																
											ļ					
Carp Progran  Carp Observ  Barriers Insp	ved		None Slight /isible			Wate □ ✓	er Cl < 1 ' 1-2'	_	/ 2-4' >4'		Wat	er Lev High Norma Low				
Fish/Wildlife Observations  Bass Anhinga  Bream Cormorant					Wood	;			Turtle	es	-		Other	Speci	es:	
☐ Catfish		Egrets				Ospre	У			Alliga		-				
☐ Gambusia		Herons	•			Ibis				Frogs	i	-				
Native/Benef Arrowhead Cordgrass Bacopa Pickerelwe		tatio Bulrush Lily Golden Spadde	n Canr	ıa		Lotus Chara Naiad Eelgra				Blue I	Flag Ir lerwor					
Did you knov like a tortoise's sh					-				gs a b	urrow	. Burro	ow entr	ances	are s	haped	just

www.FloridaLake.com 904.801.LAKE (5253)

Indian Trails Middle School September 12, 2020 – Service Visit Page 2



Pond 1



Pond 2



Pond 3



Pond 4



Pond 5

www.FloridaLake.com 904.801.LAKE (5253)

### WATER CHEMISTRY ANALYSIS

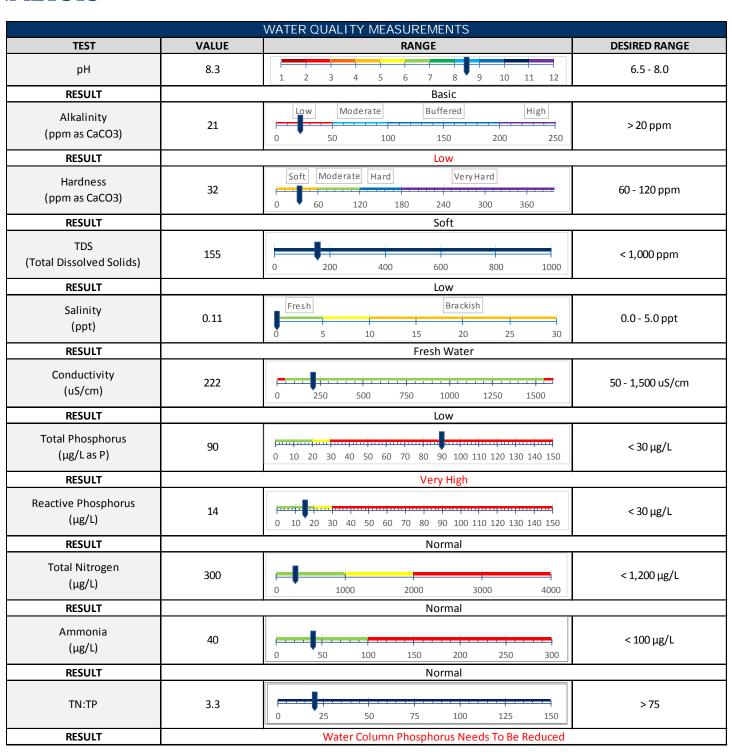


WATERWAY INFORMATION					
Site Name	Golf & Country Club Pond				
County	St. Johns				
Waterway System	Stormwater Pond				
Surface Area:	6.771	Acres			
Perimeter Length:	3,116	LF			
Maximum Depth:	17.45	Feet			
Average Depth:	8.488	Feet			
Total Acre Feet:	57.20	ac-ft			
Volume:	18,639,981	gal			

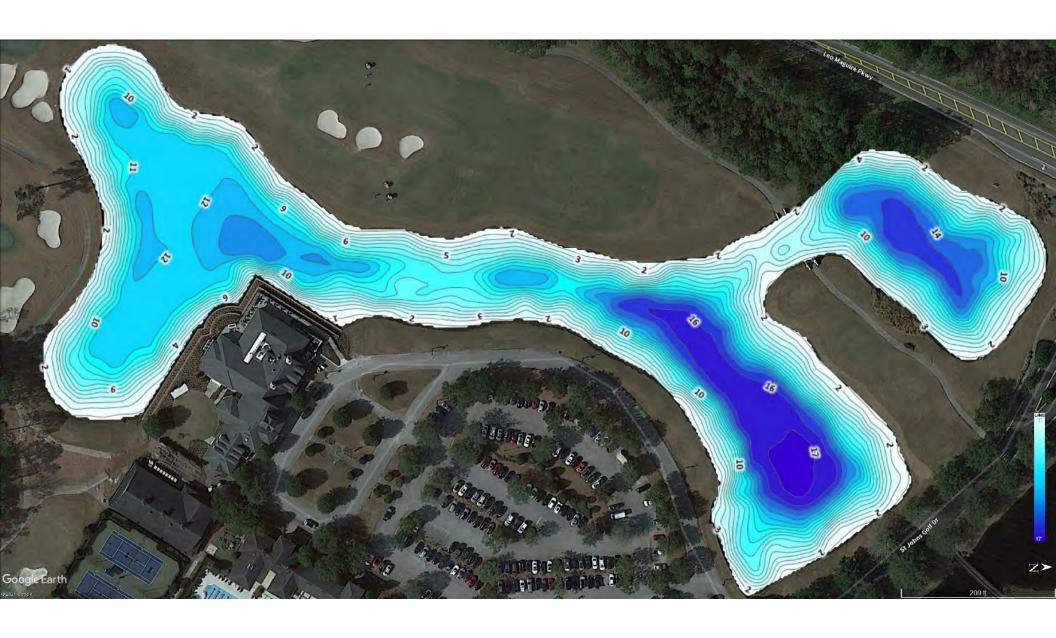
SURVEY INFORMATION						
Date:	7/20/2021					
Time:	10:00	AM				
Cloud Cover:	Sunny					
Air Temperature:	90	° F				
Wind Speed:	0-5	MPH				
Chance of Rain:	30	%				

### **OBSERVATIONS**

Shoreline vegetation consisted of maintained sod. Minimal submersed aquatic vegetation was noted. Small amounts of bladderwort (*Ultricularia spp.*) were observed. This pond exhibited secci disk depth (clarity) to 8'.

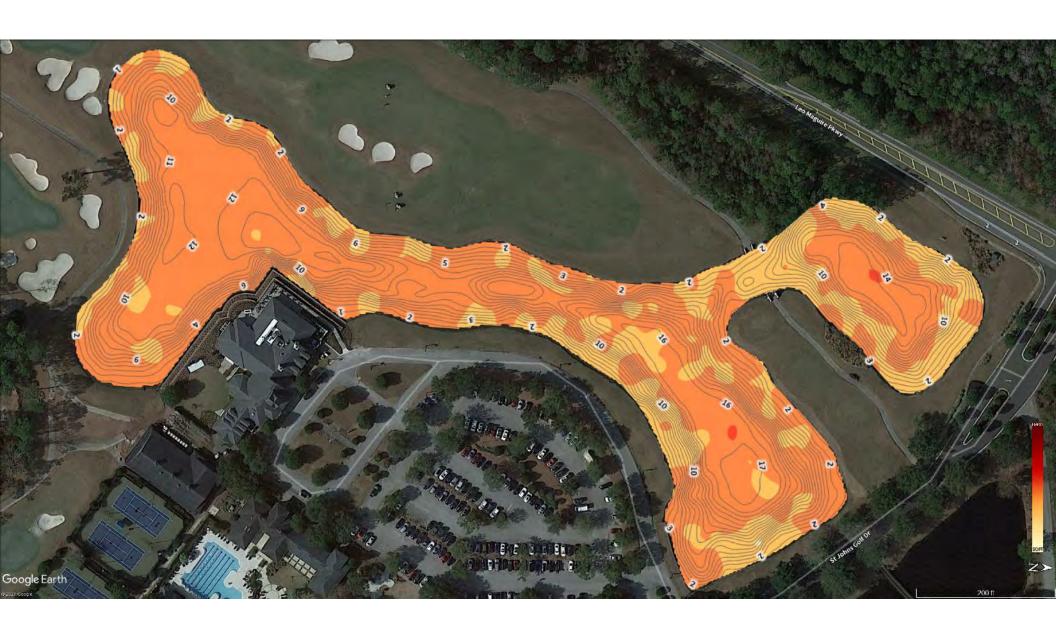


### BATHYMETRIC MAP



Florida Waterways, Inc. <a href="https://www.FloridaLake.com">www.FloridaLake.com</a>

### **BOTTOM HARDNESS**



Florida Waterways, Inc. <a href="https://www.FloridaLake.com">www.FloridaLake.com</a>

### WATER CHEMISTRY GLOSSARY

### **Alkalinity**

Alkalinity is a measure of water's capacity to neutralize acids (that is, to increase pH levels) and provide buffering. As they dissolve, compounds such as calcium carbonate, magnesium carbonate, bicarbonates, phosphates, and hydroxides in rocks and minerals naturally contribute to water's buffering capacity. Buffering agents used in municipal water treatment plants and industrial facilities also decrease the corrosive character of certain effluents by increasing alkalinity.

The buffering effect of alkalinity exerts a major influence on pH, and pH directly affects aquatic organisms and the toxic characteristics of certain pollutants that these organisms may encounter. Alkalinity also protects aquatic life against dramatic changes in pH; these changes are difficult for living organisms to adapt to and can severely stress and even kill sensitive species. Thus it is crucial that surface waters exhibit a minimal level of alkalinity to restrict dramatic pH swings. Florida's criterion for Class III surface waters specifies that alkalinity shall not be depressed below 20 mg CaCO3/L. Class III waters are designated for recreation, propagation, and the maintenance of a healthy, well-balanced population of fish and wildlife.

Source: Florida Department of Environmental Protection (FDEP); Florida LakeWatch

### Conductivity

Conductivity (also called specific conductance) measures the capacity of water to conduct an electric current and indirectly measures the concentration of ionized substances in water. Conductivity can be used to differentiate among various water sources, such as ground water, agricultural runoff, and municipal wastewater. Because it detects contamination from animal and human wastes, which contain salts, it can be used to detect septic tank seepage along shorelines.

It can also be used to detect saltwater intrusion. Conductance increases when more of any salt, including the most common one, sodium chloride, is dissolved in water. Higher values represent better conductance. In general, waters with more salts are more biologically productive, except where there are limiting nutrients or other environmental factors. Changes in conductivity beyond natural background variability can harm aquatic life.

Florida's current water quality criterion for Class III fresh waters allows a 50 percent increase in conductance, or 1,275 umhos/cm, whichever is greater. It is intended to preserve natural background conditions and protect aquatic organisms from stressful ion concentrations.

Source: FDEP; Florida LakeWatch

### **Hardness**

The amount of dissolved calcium and magnesium in water determines its hardness. Metallic cations(positively charged ions) other than the alkali metals also cause hardness.

Water hardness varies throughout the United States. In Florida, the water is relatively hard, and you may notice that it is difficult to produce soapy lather when washing your hands or clothes. Hard water forms a scale in boilers, water heaters, and pipes. Industries may have to invest in water-softening devices, as hard water can damage equipment. Hard water can even shorten the life of fabrics and clothes.

Water with a hardness of 60 mg/L or less is considered soft; 61 to 120 mg/L, moderately hard; 121 to 180 mg/L, hard; and more than 180 mg/L, very hard.

Source: USGS

### Nitrogen Total as N (TN)

Total nitrogen is the combined measurement of nitrate (NO3), nitrite (NO2), ammonia, and organic nitrogen found in water. Nitrogen compounds function as important nutrients for many aquatic organisms and are essential to the chemical processes that exist between land, air, and water. The most readily bioavailable forms of nitrogen are ammonia and nitrate. These compounds, in conjunction with other nutrients, serve as an important base for primary productivity.

The major sources of excessive amounts of nitrogen in surface water are the effluent from municipal treatment plants and runoff from agricultural sites. When nutrient concentrations consistently exceed natural levels, the resulting nutrient imbalance can cause undesirable changes in a waterbody's biological community and increase the rate of eutrophication (or accelerated aging) in an aquatic system. Usually, the eutrophication process is observed as a change in the structure of the algal community and includes severe algal blooms that may cover large areas of a waterbody for extended periods. Large algal blooms are generally followed by a depletion in dissolved oxygen concentrations as a result of algal decomposition.

Source: FDEP

### WATER CHEMISTRY GLOSSARY

### pН

The pH of a body of water denotes its hydrogen ion activity, based on the negative logarithm of hydrogen ion concentrations. A pH of 1 to 7 is acidic, a pH of 7 is neutral, and a pH of 7 to 14 is alkaline.

pH significantly affects the chemical and biological interactions in the aquatic environment. This is of particular concern in considering the effects of toxic substances on aquatic organisms, especially the release of metals from sediments. At certain pH levels, a particular toxicant may increase in toxicity or become more soluble, and thus is more likely to affect aquatic organisms. The problems of acidic deposition and the acidification of lakes and streams have gained widespread attention. However, certain biological communities are adapted to acidic conditions (e.g., black water stream systems, where pH ranges from 4 to 5) or to slightly alkaline conditions (e.g., spring runs, where pH values of 8 are not unusual) and are endangered only when the natural conditions are altered.

Source: FDEP

### **Phosphorus**

Phosphorus is one of the primary nutrients that regulates the growth of algae and larger aquatic plants, particularly in fresh water. Phosphate, the form in which almost all phosphorus is found in water, can enter the aquatic environment in a number of ways. Natural processes transport phosphate to water through atmospheric deposition, ground water percolation, and terrestrial runoff. Municipal treatment plants, industries, agriculture, and domestic activities also contribute to phosphate loading through direct discharge and natural transport mechanisms. The very high levels of phosphorus in some of Florida's streams and estuaries are usually caused by phosphate mining and fertilizer processing activities.

High phosphorus concentrations are frequently responsible for accelerating the process of eutrophication (or accelerated aging) of a waterbody. Once phosphorus and other important nutrients enter the ecosystem, they are extremely difficult to remove because they are taken up by plants or deposited in sediments. Nutrients, particularly phosphates, deposited in sediments generally are redistributed into the water. This type of cycling compounds the difficulty of halting the eutrophication process.

Source: FDEP

### **Reactive Phosphorus**

Dissolved orthophosphate is the concentration of inorganic dissolved reactive phosphorus in a water sample (sometimes referred to as soluble reactive phosphorus). It measures the amount of phosphorus that is readily available for use by algae.

Dissolved inorganic phosphorus concentrations often fluctuate seasonally as the result of normal plankton cycles.

Sources: Corning School of Ocean Studies; Minnesota Shoreland Management Resource Guide

### Salinity

Salinity, or the saltiness of water, is influenced by leaching from rock and soil formations, runoff from a watershed, atmospheric precipitation and deposition, and evaporation. The Atlantic Ocean and the Gulf of Mexico typically have salinity values around 35 parts per thousand (ppt), although there is significant variation, particularly in near shore areas. Salinity is often lower in areas receiving flows of fresh water, such as the mouths of rivers. It is often higher in areas where the evaporation rate is high—for example, in hot, dry climates.

Source: Florida LakeWatch

### **Temperature**

Typically measured in degrees Celsius, water temperature plays an important role in the aquatic ecosystem. It affects many different processes, with fluctuations often impacting chemical processes and reactivity in the water column, such as in regards to dissolved oxygen saturation levels. Additionally, biological organisms generally have strict temperature requirements for their survival. This means that temperature can impact the productivity and rate of biological processes.

Source: FDEP

### **Total Dissolved Solids (TDS)**

Total dissolved solids (TDS) is the term used to describe the inorganic salts and small amounts of organic matter present in solution in water. The principal constituents are usually calcium, magnesium, sodium, and potassium cations and carbonate, hydrogen carbonate, chloride, sulfate, and nitrate anions. When water dries or evaporates, these are the solids that form a residue.

When the level of total dissolved solids is high, the water can become unfit for drinking or industrial processes. Changes in a waterbody's concentration of dissolved solids can impact aquatic life because it regulates osmosis, the process through which water is able to flow in or out of an organism's cells. Such fluctuations typically occur when the body of water experiences low flow, increased runoff, or industrial inputs.

Source: World Health Organization (WHO); USGS



### FOUNTAIN & AERATION CLEANING SERVICE AGREEMENT

This Agreement made the date set forth below, by and between Florida Waterways, Inc., a Florida Corporation, hereinafter called "FLORIDA WATERWAYS", and

Rivers Edge 1, 2 and 3 CDDs

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1. FLORIDA WATERWAYS agrees to perform inspection and cleaning in accordance with the terms and conditions of this Agreement at the above-named site.
- 2. Annual (1) cleanings as required. Additional cleanings will be billed at time and materials.
- 3. CUSTOMER agrees to pay FLORIDA WATERWAYS, its agents or assigns, the following sum for inspection and cleaning:

**Eight Floating Fountains** 

Total Recurring Annual Service Charges

Included

Crane Boat Floating Fountain Service Includes:

- Submersible Pump: Pump intake and screens cleaned.
- Lights & Lenses: Clean and polish.
- The Float: Clean all surfaces of the float.
- Display Heads, Jets & Rings: Clean each part and disassemble as needed to clean orifice impediments.
- Bulb Replacement: If required, during or scheduled cleaning, FLORIDA WATERWAYS will automatically replace the bulb and charge CUSTOMER for parts only.
- Control Panel: Adjust timers. Test control circuits. Meg motor. Record amperage and voltage. Tighten all electrical connections in control panel.
- Anchor Points: Adjust mooring lines and anchor points as needed.
- Diagnostics: Troubleshooting and diagnostic of faults, including routine action items such as GFCI reset and timer setting

### Aerator Service Includes:

- Cabinet: Clean and remove debris from both exterior & interior.
- Compressor: Clean air inlet and replace filter as needed (replacement filters included).

No parts or special repairs are included in this cleaning agreement. By charging for cleaning, FLORIDA WATERWAYS does not assume responsibility for parts failure and repair costs. Any parts or repair costs, including replacement of light bulbs or gaskets will be invoiced separately.

4. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that they have read and are familiar with the contents thereof. Agreement must be accepted in its entirety to be considered valid.

FLORIDA WATERWAYS

**CUSTOMER** 

Jim Schwartz Email: Jim@FloridaPond.com Printed:

Proposal Date: September 12, 2023

Dated: The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to FLORIDA WATERWAYS within

ninety (90) days from the effective Proposal Date.

### FOUNTAIN & AERIATION CLEANING TERMS & CONDITIONS

- 1) CUSTOMER agrees to provide adequate access to the SWMF, including boat access. Failure to provide boat access may require renegation or termination of this Agreement. If, at time of service visit, access to the site has been restricted and FLORIDA WATERWAYS is unable to provide services, FLORIDA WATERWAYS reserves the right to impose a fuel surcharge as may be necessary.
- 2) CUSTOMER agrees that the system will be kept free of debris, trash, garbage, oils and greases, and other refuse. If debris removal is included in service visits by FLORIDA WATERWAYS is limited to small, incidental litter that may accumulate within the SWMF. Removal of large debris resulting from intentional or unintentional dumping, vandalism, or weather events may result in additional service charges.
- 3) FLORIDA WATERWAYS shall not be responsible for the performance of the equipment due to improper design, addition or alteration to the system.
- Any repairs, alterations or adjustments made by unauthorized personnel shall terminate the contractor obligations and liabilities of contract.
- 5) The owner agrees to accept the contractor's means and methods of repair to equipment.
- 6) No parts or special repairs are included in this agreement. By charging for the Service Call, FLORIDA WATERWAYS does not assume responsibility for parts failure and repair costs. Any parts or repair costs, including replacement of light bulbs or gaskets, will be invoiced separately.
- 7) FLORIDA WATERWAYS shall maintain the following insurance coverage: a) Automobile Liability; b) Comprehensive General Liability, including Property Damage and Completed Operations Liability; c) comply with Florida's Workers Compensation Law (FSS Chapter 420).
- 8) FLORIDA WATERWAYS agrees to hold CUSTOMER harmless from any loss, damage, or claims arising out of the sole negligence of FLORIDA WATERWAYS; however, FLORIDA WATERWAYS, shall in no event be liable to CUSTOMER, or others, for indirect special or consequential damages resulting from any cause whatsoever.
- 9) This Agreement may be terminated without cause by either party upon a 30 day written notice to the other party.
- Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, FLORIDA WATERWAYS may adjust the monthly recurring service charge amount after the original term. FLORIDA WATERWAYS will submit written notification to CUSTOMER thirty (30) days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, FLORIDA WATERWAYS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure outlined in #6 above.
- Should CUSTOMER become sixty (60) days delinquent, FLORIDA WATERWAYS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly service charge even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in full. Should it become necessary for FLORIDA WATERWAYS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by FLORIDA WATERWAYS resulting from such collection action.

### Florida Waterways, Inc. - Crane Boat Fountain Cleaning:





### **RESOLUTION 2024-01**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICY FOR AGED INVOICES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("Board") recognizes that untimely invoices submitted by vendors have a negative impact on the District's financial, accounting, and budgeting processes; and

WHEREAS, the Board accordingly finds that it is in the best interest of the District to establish by resolution a Policy for Aged Invoices ("Policy") as may be amended or updated from time to time for immediate use and application.

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

- **SECTION 1.** The Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Policy shall remain in full force and effect until such time as the Board may amend or replace it.
- **SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
- **SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of October, 2023.

ATTEST:	RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT				
Secretary/Assistant Secretary	Chairperson, Board of Supervisors				
Exhibit A: Policy for Aged Invoices					

### **EXHIBIT A**

### AGED INVOICE POLICY FOR RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Effective: October 18, 2023

- 1. The Rivers Edge Community Development District requires invoices that are received 120 days or more after work is completed/accepted by the District to be submitted to the Board of Supervisors for consideration/review prior to payment; provided, however, should the law require payment, District staff will endeavor to retain the right for the District to recoup improperly invoiced amounts.
- 2. Any invoice submitted more than 120 days after work is completed/accepted by the District may be deemed an improper invoice, and the District retains the right to refuse payment to any vendor that submits invoices more than 120 days after work is completed/accepted by the District.

*C*.

### AMENDMENT TO THE AGREEMENT FOR DISTRICT MANAGEMENT SERVICES

**THIS AMENDMENT** ("**Amendment**") to the *Agreement for District Management Services*, dated January 20, 2010, as amended from time to time (the "**Agreement**") is made effective as of as of this 11th day of October, 2023, by and between:

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes* having a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "**District**"); and

GOVERNMENTAL MANAGEMENT SERVICES, LLC, a Florida limited liability company, with offices located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "Manager").

### RECITALS

WHEREAS, the District and the Manager previously entered into the Agreement for the provision of district management services; and

**WHEREAS**, the Agreement provides that payment for the services described therein may be amended annually as evidenced by the budget approved by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Parties now wish to amend the Agreement to require the Manager to provide any requested annual amendments to compensation at or before the February Board meeting for Board approval.

- **Now, Therefore**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Manager hereby agree as follows:
- **SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment.
- **SECTION 2. AMENDMENT OF AGREEMENT.** The District and Manager agree to amend the Agreement as follows:

At or before each annual February Board meeting, the Manager shall present any proposed amendment to fees, costs, or payments for the upcoming fiscal year for Board approval. No amendments to fees, cost, or payments shall be effective without the written consent of the District. Approval of the annual budget alone shall not constitute consent to an amendment to fees, costs, or payments.

**SECTION 3. AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the

Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

**SECTION 4. AUTHORIZATION.** The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Manager, both the District and the Manager have complied with all the requirements of law, and both the District and the Manager have full power and authority to comply with the terms and provisions of this Amendment.

**SECTION 5. EXECUTION IN COUNTERPARTS.** This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

**SECTION 6 EFFECTIVE DATE.** This Amendment shall have an effective date as of the day and year first written above.

[signatures on following page]

**IN WITNESS WHEREOF,** the Parties execute this Amendment the day and year first written above.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

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Chairperson, Board of Supervisors

GOVERNMENTAL MANAGEMENT SERVICES, LLC, a Florida limited liability company

Docusigned by:

Darrin Mossing

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By: Darrin Mossing

Its: President