

*Rivers Edge
Community Development District*

January 17, 2024

AGENDA

Rivers Edge
Community Development District
www.RiversEdgeCDD.com

January 10, 2024

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, January 17, 2024 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 October 18, 2023 Board of Supervisors Meeting
 - B. Financial Statements as of November 30, 2023
 - C. Check Register
 - D. Ratification of Agreement with Florida Waterways for Aquatic Management and Fountain Maintenance
 - E. Ratification of Amendment to License Agreement with United Parcel Service, Inc for Use of Certain District Property
- IV. Staff Reports
 - A. Landscape Maintenance – Report
 - B. District Engineer
 - 1. Update on Pickleball Plans
 - 2. Discussion of Pickleball Lighting
 - C. District Counsel
 - D. District Manager – Update on Amenity/Field Management RFP

- E. General Manager – Monthly Amenity, Field Operations and Pond Reports
- V. Business Items
 - A. Consideration of Cost Share Request for Phase 4 Landscaping and Pond Maintenance Services (Grand Bridge) (Pond maintenance proposal to be provided under separate cover)
 - B. Discussion of Parking in Alleyways
 - C. Consideration of Draft RFP Documents for Pickleball Courts
 - D. Consideration of Yellowstone Aged Invoice No. 467305 (November 29, 2022)
 - E. Consideration of RiverFront Park Buffer Trimming
 - F. Consideration of Replacement Loungers at RiverHouse
 - G. Consideration of Plant Material Replacement in Homestead
- VI. Other Business
- VII. Supervisor Requests
- VIII. Audience Comments
- IX. Next Scheduled Meeting – February 17, 2024 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.

THIRD ORDER OF BUSINESS

A.

Minutes of Meeting
Rivers Edge
Community Development District

The regular meeting of the Board of Supervisors of the Rivers Edge Community Development District was held Wednesday, October 18, 2023 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Howard McGaffney	District Manager
Lauren Gentry	District Counsel
Ryan Stillwell	District Engineer
Jason Davidson	General Manager
Kevin McKendree	Field Operations
Jay King	Vesta
Kim Fatuch	Vesta
Richard Losco	Vesta
Kevin Council	Vesta
Bradley Poor	Yellowstone
Jeff Canady	Yellowstone
Several Residents	

The following is a summary of the discussions and actions taken at the October 18, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at 11:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Clement of Aquagenix stated I read some of the notes on the table with all the different vendors. There was a place that left off mine, we will work with the CDD within your budget, we will come out once a month with follow-up as needed, clean out the outfalls, pick up light trash, light branches and dispose of them.

A resident stated I'm here with a former resident to see if we could get an exception for the community's stance on not hosting fundraising events.

Mr. Greenwood stated I recently completed hiking the Appalachian Trail of 2,198.4 miles as a fundraiser for the Ronald McDonald House of Jacksonville. I have raised over \$12,000 for the charity and I would like to use the facilities here to host an informative Q&A slideshow about my journey on the Appalachian Trail. It is not a typical fundraiser, but an invitation online, most of the people would make a donation online before attending. I would like to utilize where the facilities here could benefit from food & beverage sales.

A resident stated we were hoping you would waive the fee since proceeds go to the Ronald McDonald House.

Mr. Saks stated the amphitheater and River Club are not under CDD 1, we have no authority over those facilities; the only one would be this facility.

Mr. Cruz stated we would love to have lights in the basketball courts. Most adults get home from work around 6:30 and it is dark, and we can't enjoy the basketball courts because there are no lights. We were told five years ago that we couldn't have lights because of the neighbors but you have lights on the tennis courts. We have over 200 members.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the April 19, 2023 Meeting**
- B. Financial Statements as of August 31, 2023**
- C. Check Register**

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

FOURTH ORDER OF BUSINESS

Staff Reports

- A. Landscape Maintenance - Report**

Mr. Poor gave an overview of the Yellowstone Landscape report, copy of which was included in the agenda package.

B. District Engineer

1. Consideration of Cost Share Request – Proposal for Sitework Civil Engineering and Design for Pickleball Courts

Mr. McGaffney stated the cost share is for the sitework civil engineering and design for the pickleball courts. They want to see the pricing come in.

Ms. Gentry stated you have the cost share request form in your agenda package and if the board accepts Mattamy's cost share offer of 25% for II and III and 50% for this district you would just need a motion to approve the cost share forms with those percentages and a separate motion to authorize Ryan to proceed with the engineering work.

Mr. Stillwell stated we don't have electrical engineering in our proposal, and we provide the specification and the contractor will be responsible for having an electrical engineering plan put together for those lights. Permitting will be part of the construction cost.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the cost share request for the sitework civil engineering, design and land surveying was approved as follows: Rivers Edge 50%, Rivers Edge II and III 25% each.

2. Consideration of Cost Share Request – Proposal for Land Surveying Services for Pickleball Courts

This item taken in the previous item.

C. District Counsel

Ms. Gentry stated I would like to have clarification if we are starting on the bid documents.

Mr. Baron stated we are going to know the numbers, but it will be done over two fiscal years, but will be done in one phase.

Mr. Stillwell stated the RFP will go out in January or February.

Mr. McGaffney stated you are looking at potentially starting work this fiscal year and finishing it in fiscal year 2025. Having this not in the budget we will do a budget amendment at this time next year and show the fund balance being used to fund that project.

Mr. Saks asked is it possible to put in the RFP an option to light the basketball court?

Mr. Stillwell stated if we were going to do that, we would want to have an electrical engineer identify connection locations both places and have some details to have a contractor be able to price it. To have an electrical engineer do an assessment and understand the power requirements and put together a couple plan sheets for that it is probably \$3,500 to \$4,500. If you wanted to exercise that in December with the proposal, we can add that into the bid documents quickly.

Mr. McGaffney stated I think Rivers Edge II and II would understand the reason for doing that with the electrical engineer and I will add that to the agendas in December.

Mr. Stillwell stated the options I'm talking about I want to bring to the board in December are the color of the paint, the type of fencing. There are all kinds of nuances with pickleball courts that are important, but we would want more consensus on that. We can make recommendations, but different districts have different colors they use and different visions of what they want.

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. Items for Board Consideration

1. Consideration of Pond Maintenance Proposals

- **Aquagenix**
- **J&J**
- **Lake Doctors**
- **Solitude**
- **Florida Waterways**

Mr. McGaffney stated we added this back to the agenda for all the boards to consider and give them time to review the material that was handed out. Rivers Edge II and III went with some recommendations from staff on the reason and method behind why we were going to potentially

split the contract with two companies. Rivers Edge II and III decided to go with Solitude. Although there is a different recommendation from Jason for Rivers Edge.

Mr. Davidson stated the driver behind it is if you have two separate providers if we get into a situation as in the past where the provider resigned it wouldn't be an issue acquiring five bids. We received five very reputable bids; the analysis is based on pricing and potential cost savings specific to the FY24 budget that has been approved. Currently you are contracted with Aquagenix who has been providing services for Rivers Ridge on a temporary basis. The ponds have reacted well to their treatments, they have been very responsive during their time of service and for that we are very appreciative. Staff recommends going with either Aquagenix or potentially Lake Doctors. Our recommendation is based off of size and experience. I did make an error in the chart that Mr. Schwartz of Florida Waterways brought to my attention, it is actually 12 treatments per month with approximately 144 annually.

Mr. McGaffney stated our office has worked with all these vendors and they are all in good standing.

Mr. Maynard asked the representative from Aquagenix indicated she was willing to adjust her bid. What is our position in taking that into consideration?

Ms. Gentry stated because this is not a formal sealed bid process, we can entertain changes to the proposals. I don't know that we have numbers for any price adjustments.

Mr. Maynard asked are you willing to match the low bid?

Ms. Clement stated I'm willing to match the budget. That is for 12 visits, and I will be out here two weeks after treatment to check.

Mr. Davidson stated I misspoke on my recommendation, and I would recommend Aquagenix or Florida Waterways.

Mr. Baron moved to approve the proposal from Lake Doctors and Mr. Saks seconded the motion and on voice vote with Mr. Baron in favor and the other four board members opposed the motion failed.
--

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the proposal from Florida Waterways was approved and the chair and vice chair were authorized to execute an agreement to be prepared by district counsel.
--

B. Consideration of Resolution 2024-01 Adopting a Policy for Aged Invoices

Ms. Gentry stated as discussed at your last meeting there are a lot of negative effects when invoices come in an extensive amount of time after the services had been rendered. The proposed policy states that if an invoice is received over 120 days after the work is completed and accepted by the district it has to come before the board before it can be paid, and the district retains the right to refuse payment for those excessively late invoices. The intent is not to just automatically deny payment; the intent is to make the vendors pay attention to sending their invoices in a timely manner. The Florida Statutes contain local government prompt payment policies that require payment of valid invoices within a certain period of time, 45 days for non-construction services and it also gives the governments the ability to set parameters for valid invoices as long as you disclose those to your contractors. If approved this would be incorporated by reference in your contracts going forward and I have drafted an acknowledgement form for Jason to use for any current vendors to acknowledge this new policy.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Resolution 2024-01 was approved.

C. Ratification of Amendment to Agreement with Governmental Management Services, LLC for District Management Services

Ms. McGaffney stated as you will recall you appointed Supervisor Baron to work with our office on our contract. We have an amendment to our agreement that basically puts into play the provision that we will provide you with a formal proposal on an annual basis in the February timeframe so that we can budget it appropriately. As part of that conversation Supervisor Baron no longer has an objection to the 6% that was increased knowing that we had not had an increase for many years before that.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the amendment to the agreement with Governmental Management Services, LLC for district management services was ratified.

SIXTH ORDER OF BUSINESS**Other Business**

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the agenda was amended to include a discussion regarding an event involving a charitable organization.

The board discussed the following: events that are open to the public where money is collected for any purpose those types of events are not permitted under your standard rental rules, a one off exception does will not cause a problem, donations made online, restrictions on guests, low liability event, possibly sponsored by Vesta, capacity of Amenity Center in Rivers Edge and amphitheater in Rivers Edge II then took the following action.

Mr. Saks moved to authorize the general manager to coordinate the informational event with charitable contributions and Mr. McIntyre seconded the motion.

Mr. McGaffney asked are there any members of the audience who wish to speak?

There being none,

On voice vote with all in favor the motion passed.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Cameron asked can we get changes that people would like in our neighborhood? I know they want security, lights for the basketball courts. Can we get an idea of what the funding would be to do that and put a number against it in the future?

Mr. McGaffney stated direction on something like that should come from the board as a whole. Are you asking if a survey should go out?

Mr. Cameron stated a website survey and list a few things because we go into budget then people start asking for things. I think we should keep as much capital reserves as possible because they are underfunded.

Mr. Davidson stated I believe what you are asking is for a survey of the community to see what enhancements they would potentially like to amenities in the future.

Mr. Cameron stated right, in the future.

Mr. McGaffney stated we can leave that up to Vesta to do and if the board is okay with that, they can direct a survey to go out.

Mr. Baron stated I stopped seeing gas bills come into the account. Is there a problem with the truck?

Mr. Davidson stated those are through the district credit card.

EIGHTH ORDER OF BUSINESS

Audience Comments

A resident stated there was talk about the pickleball courts being part of the new tennis courts. Are they together? Are you building tennis courts?

Mr. McGaffney stated it is within the original footprint that was approved for the additional tennis courts.

A resident asked will it be done in 2024?

Mr. Baron stated we don't know a date because we haven't yet had an RFP or bids. Based on what we have seen for Watersong and the building process it is going to be more than a year before it is completed.

Mr. Reed stated the cost sharing request for the engineering and survey at the meeting for II and III they were separate agenda items; they were voted on separately and I want to make sure that something didn't get missed. There were two separate motions. Were they were both covered in one motion here? Because there was only one vote?

Ms. Gentry stated they were both covered in one motion.

Mr. Reed stated regarding the timeframe for the pickleball court, they are building a new lap pool next to the existing pool in Watersong and next to that is the new amenity center where pickleball courts 3 and 4 are going to go. That is actually the access road for the construction of the other two projects, so they are not going to start on the pickleball courts until the other two projects are done.

A resident stated the basketball courts have been brought up in the past. They are a good foot difference in height, and we have been begging to have it fixed for a long time. I'm not sure where that is at.

Mr. McGaffney stated you can meet with Kevin or Jason after the meeting.

A resident stated the Arbors has night events and there is no electricity over there. We would like to talk about potentially solar lighting because it is extremely dark back there. I don't know what we have to do to get some lighting of our pavilion or an electrical outlet.

There is a survey coming up and you can also get with Jason, and he can take that information and add it to the feedback he is getting. I think the board was interested in knowing what other people would like to have.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – December 20, 2023
at 11:00 a.m. at the RiverTown Amenity
Center**

Mr. McGaffney stated the next meeting will be held December 20, 2023 at 11:00 a.m. in the same location.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge
Community Development District

Unaudited Financial Reporting
November 30, 2023



River Edge
Community Development District
Combined Balance Sheet
November 30, 2023

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 581,202	\$ -	\$ 775,609	\$ -	\$ 1,356,811
Accounts Receivable	183,328	-	-	-	183,328
Assessments Receivable	377,913	\$253,567	-	-	631,480
Due from Rivers Edge II	5,674	-	688	-	6,361
Due from Rivers Edge III	-	-	688	-	688
Due from Mattamy - Utilities	15,767	-	-	-	15,767
Due from General Fund	-	16,554	45,000	-	61,554
Due from Debt Servie 2018	-	858	-	-	858
Due from Other	10	-	-	-	10
Investments:					
State Board of Administration (SBA)	7,246	-	6,169	-	13,414
US Bank Custody Accountg	29,577	-	-	-	29,577
Series 2016					
Reserve	-	227,742	-	-	227,742
Revenue	-	99,988	-	-	99,988
Prepayment	-	44	-	-	44
Series 2018					
Reserve	-	117,126	-	-	117,126
Revenue	-	59,721	-	-	59,721
Prepayment	-	-	-	-	-
Construction	-	-	-	3,920	3,920
Series 2018A-1/2018A-2					
Revenue	-	47,568	-	-	47,568
Excess Revenue	-	22	-	-	22
Reserve 2018A-1	-	68,919	-	-	68,919
Reserve 2018A-2	-	87,898	-	-	87,898
Prepaid Expenses	2,650	-	-	-	2,650
Deposits	7,241	-	-	-	7,241
Total Assets	\$ 1,210,607	\$ 980,007	\$ 828,153	\$ 3,920	\$ 3,022,687
Liabilities:					
Accounts Payable	\$ 78,105	\$ -	\$ -	\$ -	\$ 78,105
Accrued Expenses	24,897	-	-	-	24,897
Fica Payable	92	-	-	-	92
Due to Capital Reserve	45,000	-	-	-	45,000
Due to DS 2016	7,151	-	-	-	7,151
Due to DS 2018	4,834	-	-	-	4,834
Due to DS 2018A	4,569	858	-	-	5,427
Total Liabilities	\$ 164,648	\$ 858	\$ -	\$ -	\$ 165,506
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 2,650	\$ -	\$ -	\$ -	\$ 2,650
Deposits	7,241	-	-	-	7,241
Restricted for:					
Debt Service	-	979,149	-	-	979,149
Capital Project	-	-	-	3,920	3,920
Assigned for:					
Capital Reserve Fund	-	-	828,153	-	828,153
Unassigned	1,036,068	-	-	-	1,036,068
Total Fund Balances	\$ 1,045,959	\$ 979,149	\$ 828,153	\$ 3,920	\$ 2,857,181
Total Liabilities & Fund Balance	\$ 1,210,607	\$ 980,007	\$ 828,153	\$ 3,920	\$ 3,022,687

River Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,402,218	\$ 528,133	\$ 528,133	\$ -
Misc Income/Interest	30,000	5,000	5,615	615
Rental Revenue	20,000	3,333	12,550	9,217
Cost Share Landscaping Rivers Edge II	688,424	114,737	114,737	-
Cost Share Landscaping Rivers Edge III	162,917	27,153	27,153	-
Cost Share Amenity Rivers Edge III	248,626	41,438	41,438	-
Community Garden	1,000	167	-	(167)
Tennis Revenue	4,000	667	335	(332)
Special Event	-	-	3,986	3,986
Total Revenues	\$ 3,557,185	\$ 720,628	\$ 733,947	\$ 13,320

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,000	\$ -
FICA Expense	918	153	153	-
District Engineer	25,000	4,167	1,125	3,042
District Counsel	55,000	9,167	3,986	5,180
District Management	52,868	8,811	8,811	(0)
Assessment Administration	5,300	5,300	5,300	-
Dissemination	6,466	1,078	1,278	(200)
Information Technology	3,061	510	510	(0)
Website Maintenance	1,577	263	263	(0)
Annual Audit	5,100	850	-	850
Trustee Fees	13,500	11,205	11,205	-
Arbitrage	1,800	1,200	1,200	-
Telephone	800	133	49	84
Postage	1,500	250	422	(172)
Printing & Binding	3,000	500	132	368
Insurance	11,116	11,116	10,570	546
Legal Advertising	3,500	583	-	583
Other Current Charges	2,000	333	-	333
Office Supplies	150	25	3	22
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 204,830	\$ 57,819	\$ 47,182	\$ 10,637

River Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Operations & Maintenance</u>				
Ground Maintenance				
Field Operations Management (Vesta)	\$ 37,253	\$ 6,209	\$ 6,209	\$ (0)
Landscape Maintenance	1,321,303	220,217	176,086	44,132
Landscape Contingency	60,000	10,000	6,195	3,805
Irrigation Repairs and Maintenance	30,000	5,000	29,677	(24,677)
Lake Maintenance	56,340	9,390	4,470	4,920
Irrigation Water Use	288,000	48,000	49,873	(1,873)
Electric	140,000	23,333	25,784	(2,451)
Street Lighting & Signage Repairs and Replacements	20,000	3,333	6,648	(3,315)
Street and Drainage Maintenance	5,000	-	-	-
Other Repairs and Maintenance	10,000	1,667	13,905	(12,238)
Subtotal Ground Maintenance	\$ 1,967,896	\$ 327,149	\$ 318,847	\$ 8,302
Amenity Center - River House				
General Manager (Vesta)	\$ 48,172	\$ 8,029	\$ 8,225	\$ (196)
Amenity Manager (Vesta)	19,478	3,246	3,246	(0)
Maintenance Service (Vesta)	78,837	13,140	13,140	(0)
Lifestyle Director (Vesta)	38,136	6,356	6,356	(0)
Lifeguards (Vesta)	47,390	7,898	-	7,898
Facility Attendant (Vesta)	63,291	10,549	10,549	(0)
Security Monitoring	3,500	583	397	186
Security Guards	75,000	12,500	18,291	(5,791)
Telephone	14,582	2,430	6,048	(3,618)
Insurance	142,002	142,002	95,345	46,657
Fitness Equipment Lease	27,921	4,654	-	4,654
Pool Maintenance (Vesta)	10,312	1,719	1,719	(0)
Janitorial Services/Supplies (Vesta)	31,933	5,322	5,322	(0)
Window Cleaning	2,767	461	-	461
Pressure Washing	30,000	5,000	-	5,000
Pool Chemicals (Poolsure)	19,440	3,240	2,907	333
Natural Gas	510	85	61	24
Electric	37,320	6,220	6,043	177
Water & Sewer	53,570	8,928	8,968	(40)
Repair and Replacements	110,000	18,333	15,609	2,725
Refuse	37,200	6,200	7,364	(1,164)
Pest Control	6,588	1,098	1,267	(169)
Fire Alarm System Maintenance	2,000	333	-	333
Access Cards	1,000	167	-	167
License/Permits	1,800	300	-	300
Other Current	3,500	583	871	(288)
Special Events	50,000	8,333	7,374	959
Holiday Decorations	13,500	13,500	12,575	925
Office Supplies/Postage	1,500	1,500	1,951	(451)
Capital Expenditure	15,000	2,500	-	2,500
Community Garden	500	83	-	83
Subtotal Amenity Center - River House	\$ 986,749	\$ 295,293	\$ 233,629	\$ 61,665
Total Operations & Maintenance	\$ 2,954,645	\$ 622,442	\$ 552,476	\$ 69,967

River Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Reserves				
General Reserve - Grounds Maintenance	\$ 100,000	\$ 16,667	-	\$ 16,667
General Reserve - Amenity Center	175,000	29,167	-	29,167
Additional Reserves	150,000	25,000	-	25,000
Subtotal Reserves	\$ 425,000	\$ 70,833	\$ -	\$ 70,833
Total Expenditures	\$ 3,584,475	\$ 751,095	\$ 599,657	\$ 151,437
Excess (Deficiency) of Revenues over Expenditures	\$ (27,290)	\$ (30,467)	\$ 134,290	\$ 164,757
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (27,290)	\$ (30,467)	\$ 134,290	\$ 164,757
Fund Balance - Beginning	\$ 27,290		\$ 911,669	
Fund Balance - Ending	\$ 0		\$ 1,045,959	

River Edge

Community Development District

Month to Month

[illegible]

Expenditures:

General & Administrative:

[illegible]

Operations & Maintenance

Ground Maintenance

[illegible]

River Edge

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center - River House													
General Manager (Vesta)	\$ 4,103	\$ 4,122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,225
Amenity Manager (Vesta)	1,623	1,623	-	-	-	-	-	-	-	-	-	-	3,246
Maintenance Service (Vesta)	6,570	6,570	-	-	-	-	-	-	-	-	-	-	13,140
Lifestyle Director (Vesta)	3,178	3,178	-	-	-	-	-	-	-	-	-	-	6,356
Lifeguards (Vesta)	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Attendant (Vesta)	5,274	5,274	-	-	-	-	-	-	-	-	-	-	10,549
Security Monitoring	199	199	-	-	-	-	-	-	-	-	-	-	397
Security Guards	8,350	9,941	-	-	-	-	-	-	-	-	-	-	18,291
Telephone	2,930	3,118	-	-	-	-	-	-	-	-	-	-	6,048
Insurance	95,345	-	-	-	-	-	-	-	-	-	-	-	95,345
Fitness Equipment Lease	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance (Vesta)	859	859	-	-	-	-	-	-	-	-	-	-	1,719
Janitorial Services/Supplies (Vesta)	2,661	2,661	-	-	-	-	-	-	-	-	-	-	5,322
Window Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals (Poolsure)	1,454	1,454	-	-	-	-	-	-	-	-	-	-	2,907
Natural Gas	31	31	-	-	-	-	-	-	-	-	-	-	61
Electric	3,290	2,752	-	-	-	-	-	-	-	-	-	-	6,043
Water & Sewer	4,197	4,771	-	-	-	-	-	-	-	-	-	-	8,968
Repair and Replacements	9,749	5,860	-	-	-	-	-	-	-	-	-	-	15,609
Refuse	3,533	3,832	-	-	-	-	-	-	-	-	-	-	7,364
Pest Control	576	691	-	-	-	-	-	-	-	-	-	-	1,267
Fire Alarm System Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
License/Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current	871	-	-	-	-	-	-	-	-	-	-	-	871
Special Events	6,271	1,103	-	-	-	-	-	-	-	-	-	-	7,374
Holiday Decorations	-	12,575	-	-	-	-	-	-	-	-	-	-	12,575
Office Supplies/Postage	1,951	-	-	-	-	-	-	-	-	-	-	-	1,951
Capital Expenditure	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Garden	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center - River House	\$ 163,015	\$ 70,614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	233,629
Total Operations & Maintenance	\$ 306,563	\$ 245,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	552,476
Reserves													
General Reserve - Grounds Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Reserve - Amenity Center	-	-	-	-	-	-	-	-	-	-	-	-	-
Additional Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 343,277	\$ 256,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	599,657
Excess (Deficiency) of Revenues over Expenditures	\$ (244,705)	\$ 378,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	134,290
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (244,705)	\$ 378,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	134,290

River Edge
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 710,248	\$ 156,206	\$ 156,206	\$ -
Interest Income	7,500	1,250	4,644	3,394
Total Revenues	\$ 717,748	\$ 157,456	\$ 160,850	\$ 3,394
Expenditures:				
Interest 11/1	\$ 244,595	\$ 244,595	\$ 244,595	\$ -
Special Call 11/1	-	-	10,000	(10,000)
Interest 5/1	244,595	-	-	-
Principal 5/1	220,000	-	-	-
Total Expenditures	\$ 709,190	\$ 244,595	\$ 254,595	\$ (10,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,558	\$ (87,139)	\$ (93,745)	\$ (6,606)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,558	\$ (87,139)	\$ (93,745)	\$ (6,606)
Fund Balance - Beginning	\$ 308,145		\$ 540,445	
Fund Balance - Ending	\$ 316,703		\$ 446,700	

River Edge
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 468,918	\$ 100,320	\$ 100,320	\$ -
Interest Income	5,000	833	2,773	1,940
Total Revenues	\$ 473,918	\$ 101,154	\$ 103,094	\$ 1,940
Expenditures:				
Interest 11/1	\$ 172,085	\$ 172,085	\$ 172,085	\$ -
Interest 5/1	172,085	-	-	-
Principal 5/1	125,000	-	-	-
Total Expenditures	\$ 469,170	\$ 172,085	\$ 172,085	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,748	\$ (70,931)	\$ (68,991)	\$ 1,940
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,748	\$ (70,931)	\$ (68,991)	\$ 1,940
Fund Balance - Beginning	\$ 199,095		\$ 321,601	
Fund Balance - Ending	\$ 203,843		\$ 252,609	

River Edge
Community Development District
Debt Service Fund Series 2018 A-1/A-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 444,981	\$ 97,833	\$ 97,833	\$ -
Interest Income	5,000	833	2,410	1,577
Total Revenues	\$ 449,981	\$ 98,666	\$ 100,243	\$ 1,577
Expenditures:				
Series 2018A-1				
Interest 11/1	\$ 52,214	\$ 52,214	\$ 52,214	\$ -
Interest 5/1	52,214	-	-	-
Principal 5/1	160,000	-	-	-
Series 2018A-2				
Interest 11/1	44,516	44,516	44,641	(125)
Special Call 11/1	-		5,000	(5,000)
Interest 5/1	44,516	-	-	-
Principal 5/1	85,000	-	-	-
Total Expenditures	\$ 438,460	\$ 96,730	\$ 101,855	\$ (5,125)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,521	\$ 1,936	\$ (1,612)	\$ (3,548)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 11,521	\$ 1,936	\$ (1,612)	\$ (3,548)
Fund Balance - Beginning	\$ 117,816		\$ 281,452	
Fund Balance - Ending	\$ 129,336		\$ 279,840	

River Edge
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
<u>Revenues</u>				
Interest	\$ 5,000	\$ 833	\$ 1,288	\$ 454
General Reserve - Grounds Maintenance	100,000	-	-	-
General Reserve - Amenity Center	175,000	-	-	-
Additional Reserves	150,000	-	-	-
Total Revenues	\$ 430,000	\$ 833	\$ 1,288	\$ 454
<u>Expenditures:</u>				
Repair and Replacements	\$ 100,000	\$ 16,667	\$ 1,375	\$ 15,292
Capital Outlay	150,000	25,000	-	25,000
Other Current Charges	1,000	167	-	167
Total Expenditures	\$ 251,000	\$ 41,833	\$ 1,375	\$ 40,458
Excess (Deficiency) of Revenues over Expenditures	\$ 179,000		\$ (87)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 179,000		\$ (87)	
Fund Balance - Beginning	\$ 808,528		\$ 828,240	
Fund Balance - Ending	\$ 987,528		\$ 828,153	

River Edge
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Actual	
	Thru 11/30/23	
<u>Revenues</u>		
Interest Income	\$	34
Total Revenues	\$	34
<u>Expenditures:</u>		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	34
<u>Other Financing Sources/(Uses)</u>		
Transfer In/(Out)	\$	-
Total Other Financing Sources (Uses)	\$	-
Net Change in Fund Balance	\$	34
Fund Balance - Beginning	\$	3,886
Fund Balance - Ending	\$	3,920

River Edge
Community Development District
Long Term Debt Report

Series 2016, Capital Improvement Revenue Bonds and Refunding Bonds		
Interest Rate:	4.5% - 5.3%	
Maturity Date:	5/1/2046	
Reserve Fund Definition	30% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$	227,742
Reserve Fund Balance		227,742
Bonds outstanding - 10/19/2016	\$	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)
Less: November 1, 2023 (Optional)		(10,000)
Current Bonds Outstanding	\$	9,385,000

Series 2018, Capital Improvement Revenue Bonds		
Interest Rate:	4.1% - 5.3%	
Maturity Date:	5/1/2049	
Reserve Fund Definition	25% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$	117,126
Reserve Fund Balance		117,126
Bonds outstanding - 9/30/2018	\$	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

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 - 9/30/2018	\$	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

River Edge
Community Development District
Long Term Debt Report

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	\$	87,898
Reserve Fund Balance		87,898
Bonds outstanding - 9/30/2018	\$	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)
Less: November 1, 2023 (Optional)		(5,000)
Current Bonds Outstanding	\$	1,840,000
Total Bonds Outstanding	\$	20,825,000

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT SUMMARY OF FISCAL YEAR 2024 ASSESSMENTS

		ASSESSED				
ASSESSED TO	# UNITS	SERIES 2018A1-2 DEBT INVOICED NET	SERIES 2016 DEBT INVOICED NET	SERIES 2018 DEBT INVOICED NET	FY24 O&M	TOTAL TAX ROLL NET
NET REVENUE TAX ROLL	1,518	444,980.69	710,483.29	456,295.34	2,402,150.27	4,013,909.59

		RECEIVED				
ST JOHNS COUNT DIST.	DATE	SERIES 2018A1- 2 DEBT	SERIES 2016 DEBT	SERIES 2018 DEBT	O&M	TOTAL RECEIVED
1	11/3/2023	1,242.87	1,984.44	1,274.47	6,709.42	11,211.20
2	11/17/2023	10,326.39	16,487.75	10,588.96	55,745.21	93,148.31
3	11/23/2023	16,257.86	25,958.28	16,671.25	87,765.19	146,652.58
4	12/14/2023	27,610.18	44,084.10	28,312.23	149,048.73	249,055.24
5	12/21/2023	42,395.48	67,691.21	43,473.48	228,864.58	382,424.75
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL TAX ROLL RECEIPTS		97,832.78	156,205.78	100,320.39	528,133.13	882,492.08
BALANCE DUE		347,147.91	554,277.51	355,974.95	1,874,017.14	3,131,417.51
PERCENT COLLECTED		78.01%	78.01%	78.01%	78.01%	78.01%

C.

Rivers Edge

Community Development District

Check Run Summary

November 30, 2023

Fund	Date	Check No.	Amount
General Fund			
Payroll			\$ -
Sub-Total			\$ -
Accounts Payable	11/3/23	5942-5952	\$ 9,367.19
	11/14/23	5953-5957	6,091.39
	11/17/23	5958-5959	105,065.00
	11/30/23	5960-5986	135,728.29
Sub-Total			\$ 256,251.87
Capital Fund			
Accounts Payable	11/30/23	25	\$ 2,750.00
Sub-Total			\$ 2,750.00
Total			\$ 259,001.87

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 1/08/24		PAGE 1		
*** CHECK NOS. 005942-005986		RIVERS EDGE - GENERAL					BANK A RIVERS EDGE GENERAL				
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	.....	#
11/03/23	00076	10/23/23 41716071	202310 330-57200-45700		FIRST AID SUPPLIES	*	97.38				
					CINTAS FIRE 636525			97.38	005942		
11/03/23	00076	9/11/23 41673585	202309 330-57200-45700		FIRST AID SUPPLIES	*	97.38				
					CINTAS FIRE 636525			97.38	005943		
11/03/23	00076	9/25/23 41687760	202309 330-57200-45700		FIRST AID SUPPLIES	*	97.38				
					CINTAS FIRE 636525			97.38	005944		
11/03/23	00278	10/26/23 422289	202310 330-57200-45700		MAINTENANCE SUPPLIES	*	62.15				
					HAGAN ACE HARDWARE OF MANDARIN			62.15	005945		
11/03/23	00362	10/12/23 1	202310 320-57200-49400		MASQUERADE PARTY BALLOONS	*	390.00				
					LEXXIE JONES			390.00	005946		
11/03/23	00269	6/20/23 873916	202306 330-57200-45700		POOL SUPPLIES	*	68.96				
					PINCH A PENNY 148			68.96	005947		
11/27/23	00269	6/20/23 873916	202306 330-57200-45700		POOL SUPPLIES	V	68.96-				
					PINCH A PENNY 148			68.96-	005947		
11/03/23	00014	10/25/23 7099902	202310 310-51300-32300		FY24 DS SE2018A1/A2	*	3,750.00				
		10/25/23 7099902	202310 310-51300-32300		INCIDENTAL EXPENSES	*	290.63				
					U.S. BANK			4,040.63	005948		
11/03/23	00116	10/27/23 73986	202310 330-57200-45700		WTC 3.0 DTS PRO NET	*	600.27				
					WELCH TENNIS COURTS INC			600.27	005949		
11/03/23	00334	10/16/23 607756	202310 320-57200-46102		PLANT/SOD NORTH LAKE PLAY	*	2,730.00				
					YELLOWSTONE LANDSCAPE			2,730.00	005950		
11/03/23	00334	10/16/23 607757	202310 320-57200-46102		JP BB TREES 130 RUSKIN	*	705.00				
					YELLOWSTONE LANDSCAPE			705.00	005951		
					REDG RIVERS EDGE	OKUZMUK					

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
11/03/23	00334	10/16/23	607758 OCT IRRIGATION REPAIRS	202310	320	57200	-46000			*	547.00		
YELLOWSTONE LANDSCAPE												547.00	005952
11/14/23	00003	11/01/23	257 NOV MANAGEMENT FEES	202311	310	51300	-34000			*	4,405.67		
		11/01/23	257 NOV WEBSITE ADMIN	202311	310	51300	-35100			*	131.42		
		11/01/23	257 NOV INFO TECH	202311	310	51300	-35100			*	255.08		
		11/01/23	257 NOV DISSEM AGENT SRVCS	202311	310	51300	-32400			*	538.83		
		11/01/23	257 OFFICE SUPPLIES	202311	310	51300	-51000			*	1.17		
		11/01/23	257 POSTAGE	202311	310	51300	-42000			*	27.78		
		11/01/23	257 COPIES	202311	310	51300	-42500			*	81.75		
		11/01/23	257 TELEPHONE	202311	310	51300	-41000			*	49.34		
GOVERNMENTAL MANAGEMENT SERVICES												5,491.04	005953
11/14/23	00278	10/19/23	422232 MAINTENANCE SUPPLIES	202310	330	57200	-45700			*	26.98		
HAGAN ACE HARDWARE OF MANDARIN												26.98	005954
11/14/23	00278	11/02/23	422338 MAINTENANCE SUPPLIES	202311	330	57200	-45700			*	55.34		
HAGAN ACE HARDWARE OF MANDARIN												55.34	005955
11/14/23	00278	9/11/23	421974 MAINTENANCE SUPPLIES	202309	330	57200	-45700			*	103.03		
HAGAN ACE HARDWARE OF MANDARIN												103.03	005956
11/14/23	00362	2/16/23	1A MASQUERADE PARTY 2/16/23	202311	320	57200	-49400			*	415.00		
LEXXIE JONES												415.00	005957
11/17/23	00021	9/28/23	20330 FY24 GEN LIAB/PUBLIC OFFI	202310	310	51300	-45000			*	9,626.00		
		9/28/23	20330 FY24 PROPERTY INSURANCE	202310	330	57200	-45000			*	94,495.00		
EGIS INSURANCE ADVISORS LLC												104,121.00	005958
11/17/23	00021	11/02/23	20659 ADDT'L WORKERS COMP CCSO	202310	310	51300	-45000			*	944.00		
EGIS INSURANCE ADVISORS LLC												944.00	005959
REDG RIVERS EDGE OKUZMUK													

AP300R
*** CHECK NOS. 005942-005986

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RIVERS EDGE - GENERAL
BANK A RIVERS EDGE GENERAL

RUN 1/08/24

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/30/23	00103	11/05/23 14845635	202310 330-57200-50000	5G SPRING WATER 16X	*	221.83	
		11/05/23 14845635	202310 330-57200-50000	HOT & COLD COOLER W/SMART	*	6.99	
		11/05/23 14845635	202310 330-57200-50000	5G SPRING WATER 10X	*	266.81	
		11/05/23 14845635	202310 330-57200-50000	HOT & COLD COOLER W/SMART	*	4.99	
				CRYSTAL SPRINGS			500.62 005960
11/30/23	00365	11/01/23 21772	202311 320-57200-46800	NOV LAKE MAINTENANCE	*	4,470.00	
				FLORIDA WATERWAYS INC			4,470.00 005961
11/30/23	00261	1/10/23 1576	202311 320-57200-49400	12/2/23 HOLIDAY ELVES	*	400.00	
				GIRLY-GIRL PARTEA' INC			400.00 005962
11/30/23	00328	11/01/23 INV-2318	202311 320-57200-46102	6 PALM 1 PINE/HOLLY TREES	*	1,500.00	
		11/01/23 INV-2318	202311 320-57200-46102	6 PALM 1 PINE/HOLLY TREES	V	1,500.00-	
				LIVING GREEN TREE SERVICES			.00 005963
11/30/23	00073	11/01/23 13129561	202311 330-57200-45210	NOV POOL CHEMICALS	*	1,453.58	
				POOLSURE			1,453.58 005964
11/30/23	00058	11/01/23 4493	202311 330-57200-34500	NOV CLUBHOUSE MONITOR	*	122.40	
		11/01/23 4493	202311 330-57200-34500	NOV FITNESS CNTR MONITOR	*	32.40	
		11/01/23 4493	202311 330-57200-34500	NOV PARK MONITOR	*	43.92	
				SONITROL OF NORTH CENTRAL FLORIDA			198.72 005965
11/30/23	00340	10/30/23 1039	202310 320-57200-60000	RMV FLUORESCENT LIGHTS	*	152.00	
				TMT ELECTRIC LLC			152.00 005966
11/30/23	00340	10/30/23 1040	202310 320-57200-60000	INSPECT PANEL METER #25	*	90.00	
				TMT ELECTRIC LLC			90.00 005967
11/30/23	00340	11/02/23 1042	202311 320-57200-60000	STEP LIGHTS RIVERHSE POOL	*	4,550.00	
				TMT ELECTRIC LLC			4,550.00 005968
				REDG RIVERS EDGE OKUZMUK			

AP300R
*** CHECK NOS. 005942-005986

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RIVERS EDGE - GENERAL
BANK A RIVERS EDGE GENERAL

RUN 1/08/24

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/30/23	00340	8/25/23 1028	202308 320-57200-60000	RPR BROKEN CONDUIT	*	165.00	
				TMT ELECTRIC LLC			165.00 005969
11/30/23	00340	9/11/23 1031	202309 320-57200-60000	REMOVED VFD FROM LAP POOL	*	310.00	
				TMT ELECTRIC LLC			310.00 005970
11/30/23	00156	10/04/23 61781663	202310 330-57200-45900	OCT FLEA/TICK	*	363.83	
				TURNER PEST CONTROL			363.83 005971
11/30/23	00156	10/30/23 61781646	202310 330-57200-45900	OCT PEST CONTROL	*	212.23	
				TURNER PEST CONTROL			212.23 005972
11/30/23	00156	8/31/23 61760386	202308 330-57200-45900	AUG PEST CONTROL	*	212.23	
				TURNER PEST CONTROL			212.23 005973
11/30/23	00156	9/28/23 61770751	202309 330-57200-45900	SEP PEST CONTROL	*	212.23	
				TURNER PEST CONTROL			212.23 005974
11/30/23	00155	10/31/23 414576	202310 330-57200-34000	OCT BILLABLE MILEAGE 1/3	*	88.98	
				VESTA PROPERTY SERVICES, INC.			88.98 005975
11/30/23	00155	10/31/23 415000	202310 320-57200-49400	PUMPKIN PATCH EVENT	*	1,586.20	
				VESTA PROPERTY SERVICES, INC.			1,586.20 005976
11/30/23	00155	11/01/23 414416	202311 330-57200-34000	NOV GENERAL MANAGER SRVCS	*	4,014.34	
		11/01/23 414416	202311 320-57200-46001	NOV FIELD OPS MANAGEMENT	*	3,104.42	
		11/01/23 414416	202311 330-57200-34000	NOV LIFESTYLE SERVICES	*	3,178.02	
		11/01/23 414416	202311 330-57200-45200	NOV POOL SERVICES	*	859.34	
		11/01/23 414416	202311 330-57200-45300	NOV JANITORIAL MAINT	*	2,661.09	
		11/01/23 414416	202311 330-57200-34100	NOV MAINTENANCE SERVICES	*	6,569.79	
		11/01/23 414416	202311 330-57200-34400	NOV ATTENDANT/HOSPITALITY	*	5,274.26	

REDG RIVERS EDGE OKUZMUK

AP300R
*** CHECK NOS. 005942-005986

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RIVERS EDGE - GENERAL
BANK A RIVERS EDGE GENERAL

RUN 1/08/24

PAGE 5

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/23 414416	202311 330-57200-34402		*	1,623.20	
		NOV AADMINISTRATIVE SRVCS					
				VESTA PROPERTY SERVICES, INC.			27,284.46 005977
11/30/23 00174		10/29/23 1084382	202310 330-57200-45700		*	100.00	
		QRTLY SPRINKLER INSPECT					
				WAYNE AUTOMATIC FIRE SPRINKLERS, INC			100.00 005978
11/30/23 00255		11/02/23 15764	202311 330-57200-45700		*	331.99	
		DISINFECTANT WIPES CASE					
				WIPES.COM			331.99 005979
11/30/23 00334		10/09/23 606332	202310 320-57200-46000		*	632.00	
		VALVE RPLC STERNWHEEL DR					
				YELLOWSTONE LANDSCAPE			632.00 005980
11/30/23 00334		10/09/23 606333	202310 320-57200-46000		*	546.00	
		OCT IRRIGATION REPAIRS					
				YELLOWSTONE LANDSCAPE			546.00 005981
11/30/23 00334		10/31/23 612184	202310 320-57200-46000		*	166.00	
		OCT IRRIG RPR THE LAKES					
				YELLOWSTONE LANDSCAPE			166.00 005982
11/30/23 00334		10/31/23 612185	202310 320-57200-46000		*	988.00	
		OCT IRR RPR THE HOMESTEAD					
				YELLOWSTONE LANDSCAPE			988.00 005983
11/30/23 00334		11/01/23 616682	202311 320-57200-46100		*	88,042.82	
		NOV LANDSCAPE MAINTENANCE					
				YELLOWSTONE LANDSCAPE			88,042.82 005984
11/30/23 00334		11/02/23 617482	202311 320-57200-46000		*	1,027.80	
		VALVE RPLC THE ARBORS					
				YELLOWSTONE LANDSCAPE			1,027.80 005985
11/30/23 00334		11/02/23 617483	202310 320-57200-46000		*	1,643.60	
		OCT IRRIG RPR HOMESTEAD					
				YELLOWSTONE LANDSCAPE			1,643.60 005986
TOTAL FOR BANK A						256,251.87	
TOTAL FOR REGISTER						256,251.87	

REDG RIVERS EDGE OKUZMUK



REMIT PAYMENT TO:
CINTAS CORP
P O BOX 620710
CINCINNATI, OH 45263-0710

VIEW & PAY YOUR BILLS ONLINE:
WWW.CINTAS.COM/RYACCOUNT

CUSTOMER SVC/BILLING : 833-290-0514
CINTAS FAX # 904-741-6116

INVOICE

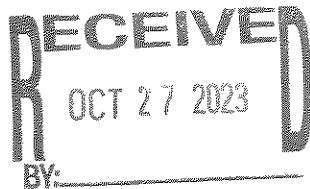
SHIP TO: RIVERS EDGE CDD
140 LADDING ST
SAINT JOHNS, FL 32259

INVOICE # 4171407197
INVOICE DATE 10/23/2023
STORE # 1

BILL TO: RIVERS EDGE CDD
475 N HUNN PL STE 114
ST AUGUSTINE, FL 32092-2649

SOLD TO # 21060308
PAYER # 21049176
PAYMENT TERMS NET 10 EOM
SORT # 02800012730
CINTAS ROUTE 22 / DAY 1 / STOP 006

EMPS/LOCKS	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE	TOTAL	TAX
	X10124	3X5 ACTIVE SCRAPER	02	F	3	6.960		20.88	N
	X10186	4X6 ACTIVE SCRAPER	02	F	2	8.120		16.24	N
	X10189	3X5 XTRAC MAT DRYX	02	F	2	11.020		22.04	N
	X10192	4X6 XTRAC MAT DRYX	02	F	1	13.920		13.92	N
	X10202	3X10 XTRAC MAT DRYX	02	F	1	17.400		17.40	N
		SUBTOTAL						90.48	
		SERVICE CHARGE						6.90	N
		SUBTOTAL						97.38	
		TAX						(0.00)	
		TOTAL USD						97.38	



TOTAL ADJUST.

TAX ADJUST.

NET TOTAL

97.38

Approved RECDD I
Submitted to AP on 10-27-2023
by Jason Davidson

Jason Davidson

CUSTOMER TOTAL CURRENT 777.90 PREP DUE 174.76 30 DAYS: 174.76 60 DAYS: 0.00 90+ DAYS: 0.00

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE CINTAS CORPORATION 80700 / 1595 TRANSPORT CT, JACKSONVILLE, FL 32218



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

PAYMENT INQUIRY # 833-290-0514

SERVICE QUESTIONS # 833-290-0514

ACCOUNT STATEMENT

TO VIEW AND PAY YOUR BILLS
ONLINE VISIT:
WWW.CINTAS.COM/MYACCOUNT

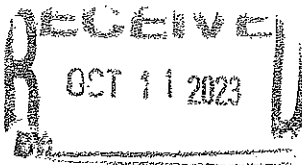
2119257 01 AB 0.537 **AUTO T2 0 8809 32092-364939 -C02-P19386- 2



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

PAYER # 21049176
STATEMENT DATE 09/30/2023

DATE	SOLD TO	DESCRIPTION	REFERENCE	AMOUNT DUE	DUE DATE
✓ 08/14/2023	21060308		4164538529	\$ 97.38	09/10/2023
✓ 08/28/2023	21060308		4165956475	\$ 97.38	09/10/2023
09/11/2023	21060308		4167358586	\$ 97.38	10/10/2023
09/12/2023	21060308		9239261807	\$ -83.95	
09/12/2023	21060308		9239261816	\$ -83.95	
09/12/2023	21060308		9239261825	\$ -83.95	
09/12/2023	21060308		9239261844	\$ -83.95	
09/12/2023	21060308		9239261858	\$ -83.95	



Page 1 of 2

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

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

TOTAL DUE	PAYMENT AMOUNT
\$ -487.76	

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

DATE	DUE DATE	REFERENCE	AMOUNT
08/14/2023	09/10/2023	4164538529	\$ 97.38
08/28/2023	09/10/2023	4165956475	\$ 97.38
09/11/2023	10/10/2023	4167358586	\$ 97.38
09/12/2023		9239261807	\$ -83.95
09/12/2023		9239261816	\$ -83.95
09/12/2023		9239261825	\$ -83.95
09/12/2023		9239261844	\$ -83.95
09/12/2023		9239261858	\$ -83.95

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



22CIN104687
8809-02-61-2119257-0001-0155152



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

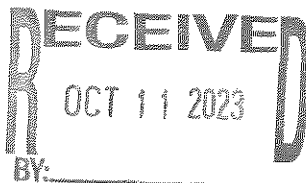
PAYMENT INQUIRY # 833-290-0514

SERVICE QUESTIONS # 833-290-0514

ACCOUNT STATEMENT

TO VIEW AND PAY YOUR BILLS
ONLINE VISIT:
WWW.CINTAS.COM/MYACCOUNT

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



PAYER # 21049176

STATEMENT DATE 09/30/2023

DATE	BOLD TO	DESCRIPTION	REFERENCE	AMOUNT DUE	DUE DATE
09/12/2023	21060308		9239261871	\$ -83.95	
09/12/2023	21060308		9239261890	\$ -89.41	
09/12/2023	21060308		9239261908	\$ -89.41	
09/12/2023	21060308		9239261794	\$ -97.38	
09/12/2023	21060308		9239261935	\$ -97.38	
09/25/2023	21060308		4168776065	\$ 97.38	10/10/2023
CURRENT	1 - 30 DAYS	31 - 60 DAYS	61 - 90 DAYS	91+ DAYS	TOTAL DUE
\$-682.52	\$194.76	\$0.00	\$0.00	\$0.00	\$-487.76

Page 2 of 2

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

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

TOTAL DUE	PAYMENT AMOUNT
\$ -487.76	

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

DATE	DUE DATE	REFERENCE	AMOUNT
09/12/2023		9239261871	\$ -83.95
09/12/2023		9239261890	\$ -89.41
09/12/2023		9239261908	\$ -89.41
09/12/2023		9239261794	\$ -97.38
09/12/2023		9239261935	\$ -97.38
09/25/2023	10/10/2023	4168776065	\$ 97.38

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

22CIN104687
8809-02-51-2119257-0002-0155153

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

PAGE NO: 1

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

CUSTOMER NO: 365050 JOB NO: 000 PURCHASE ORDER: 10262005 REFERENCE: PO # 10262005 TERMS: NET 15TH CLERK: FSW3 DATE / TIME: 10/26/23 12:06

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

SHIP TO:

TERMINAL: 604

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

REWARD NO:19820227380

INVOICE: 422289/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	2802833	STRAIGHT JW PLIER SET 2P	26.99	1	26.99 /EA	26.99 N
2	2	EA	3014000	LED B10 E26 40W SW 2PK	11.99	2	11.99 /EA	23.98 N
2	2	EA	5290739	CORNER BRACE 6X1-1/8"AN	5.59	2	5.59 /EA	11.18 N

RECEIVED
OCT 27 2023
BY: _____

** AMOUNT CHARGED TO STORE ACCOUNT **

62.15

TAXABLE 0.00
NON-TAXABLE 62.15
SUB-TOTAL 62.15

TAX AMOUNT 0.00
TOTAL AMOUNT 62.15

Approved RECDD I
Submitted to AP on 10-27-2023
by Jason Davidson
(DAVIDSON, JASON)

Jason Davidson

X 
Received By

Pinch A Penny 148

625 State Road 13
St. Johns, FL 32259

Account Number:

9044405668

Statement



Account Summary

JASON-DAVIDSON
475 WEST TOWN PLACE, SUITE
114
ST. AUGUSTINE, FL 32092
RIVERTOWN:RIVERS EDGE CDD

Statement Number:

Closing Date:

7/6/2023

Balance:

\$305.35

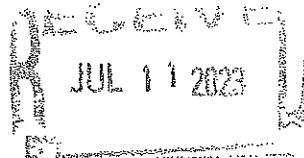
1-30 Days	31-60 Days	61-90 Days	Over 90 Days	Balance Due
\$145.91	\$0.00	\$92.94	\$0.00	\$305.35

New Activity

Date	Type	Reference	Amount	Balance
6/20/2023	Invoice	TR:873916	\$68.96	\$68.96
09921073	Qty: 2	TAYLOR RGT. #2 DPD 2 OZ	\$17.99	
09922006	Qty: 2	TAYLOR RGT. #1 DPD 2 OZ	\$16.49	
6/23/2023	Invoice	TR:874484	\$76.95	\$76.95
LB	Qty: 1	2.5 Gal Bleach	\$0.00	
LB	Qty: 9	2.5 Gal Bleach	\$8.55	
7/5/2023	Invoice	TR:877243	\$66.50	\$66.50
LB	Qty: 7	2.5 Gal Bleach	\$9.50	

Account Activity

Date	Due Date	Type	Reference	Description	Amount	Balance
4/4/2023	4/30/2023	Invoice	TR:861757 ✓		\$92.94	\$92.94
6/20/2023	6/30/2023	Invoice	TR:873916		\$68.96	\$68.96
6/23/2023	6/30/2023	Invoice	TR:874484 ✓		\$76.95	\$76.95





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

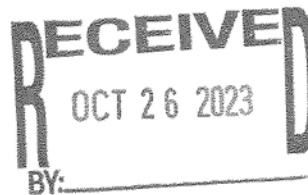
Invoice Number: 7099902
Invoice Date: 10/25/2023

Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

RIVERS EDGE CDD SERIES 2018A1/A2

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 10/01/2023 - 09/30/2024				\$3,750.00
Incidental Expenses 10/01/2023 to 09/30/2024	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7099902
Invoice Date: 10/25/2023
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Rivers Edge CDD
ATTN District Manager
475 West Town Place Suite 114
St Augustine, FL 32092
United States

RIVERS EDGE CDD SERIES 2018A1/A2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

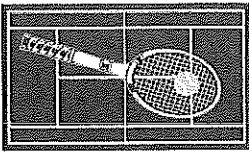
Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

RIVERS EDGE CDD SERIES 2018A1/A2

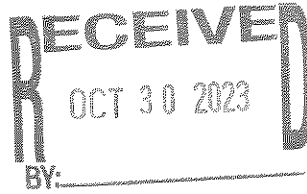
Invoice Number: 7099902
Current Due: \$4,040.63
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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



Invoice

Date	Invoice #
10/27/2023	73986

Bill To	Ship To
Rivers Edge CDD 475 West Town Place Suite 114 World Golf Village St Augustine FL 32092	RiverTown Amenity Center 140 Landing St St Johns FL 32259

Terms	PO #	Due Date
Net 30	Kevin McKendree	11/26/2023
Sales Rep	Ship Via	Ship Date
Kimberly Valencia	FedEx Ground	10/27/2023

Notes

In Stock

Quantity	Units	Description	Options	Unit Price	Amount
3	ea	WTC 3.0 DTS Professional Net "Regular Price \$183.99"		173.99	521.97

Thank you for your business.	Subtotal	521.97
	Shipping Cost (FedEx Ground)	78.30
	Total	\$600.27

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.

Approved RECDD
Submitted to AP 10.30.23
By Kevin McKendree

Kevin McKendree



YELLOWSTONE
LANDSCAPE

Bill To:

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
607756	10/16/2023
TERMS	PO NUMBER
Net 30	

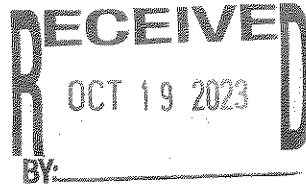
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 15, 2023

Invoice Amount: \$2,730.00

Description	Current Amount
Install Jack frost Ligustrum and Zoysia Sod at North Lake Play Park	
Landscape Enhancement CORE	\$2,730.00



Invoice Total **\$2,730.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 10-19-2023

Jason Davidson

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
607757	10/16/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

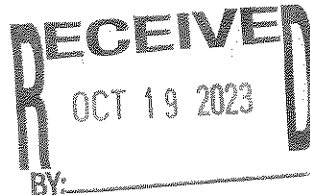
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 15, 2023

Invoice Amount: \$705.00

Description	Current Amount
Install Japanese Blueberry Trees at 130 Ruskin	
Landscape Enhancement CORE	\$705.00

Invoice Total **\$705.00**



IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 10-1-2023
by Jason Davidson

Jason Davidson

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
607758	10/16/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

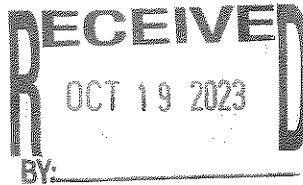
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 15, 2023

Invoice Amount: \$547.00

Description	Current Amount
October irrigation repairs	
Irrigation Repairs	\$547.00



Invoice Total **\$547.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to aP on 10-19-2023
by Jason Davidson

Jason Davidson

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



COMPLETED WORK

W. O. # _____
 NAME RIVER TOWN
 ADDRESS ccd1
 DATE 10/11/2012
 CDD1

#			EXTENTION
2	broken 6" sprays + nozzles main st pass the grove	\$ 16.00	\$ 32.00
1	broken 12" spray on indaln grass dr	\$ 23.00	\$ 23.00
1	broken 1" lateral between keystone an long leafplne fitting 1" coupling		\$ -
1	pipe an 1" slip fix	\$ 15.00	\$ 15.00
2	broken rotor maybeck dr	\$ 25.00	\$ 50.00
2	broken 6" sprays + nozzles on maybeck dr	\$ 16.00	\$ 32.00
1	broken 12" spray + nozzles on maybeck dr	\$ 23.00	\$ 23.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 175.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
10/11/2023	tech	4	\$ 93.00	\$ 372.00
				\$ -
				\$ -
				\$ -
				\$ 372.00

COMMENTS :work oder

Aspico # 2925227

	MATERIALS	\$ 175.00
	LABOR & RENTAL	\$ 372.00
	TOTAL	\$ 547.00

DATE COMPLETED 10/11/23 TECHNICIAN davon albert CLIENT

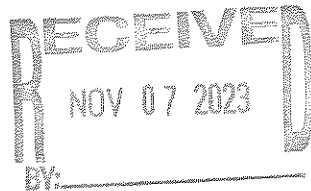
Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 257**Invoice Date:** 11/1/23**Due Date:** 11/1/23**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 - November 2023		4,405.67	4,405.67
Website Administration - November 2023		131.42	131.42
Information Technology - November 2023		255.08	255.08
Dissemination Agent Services - November 2023		538.83	538.83
Office Supplies		1.17	1.17
Postage		27.78	27.78
Copies		81.75	81.75
Telephone		49.34	49.34



Total	\$5,491.04
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$5,491.04
--------------------	-------------------

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

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050 JOB NO: 000 PURCHASE ORDER: 101923 REFERENCE: PO # 101923 TERMS: NET 15TH CLERK: JT3 DATE / TIME: 10/19/23 7:59

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

SHIP TO:

TERMINAL: 601

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

REWARD NO:19820227380

INVOICE: 422232/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	1001510D	STIHL BAR & CHAIN OIL QUARTS	12.99	1	12.99 /EA	12.99 N
1	1	EA	8209256	PRO CHLORINE TAB FEEDER	13.99	1	13.99 /EA	13.99 N

RECEIVED
OCT 31 2023
BY: _____


Approved RECDD
Submitted to AP 10.31.23
By Kevin McKendree

** AMOUNT CHARGED TO STORE ACCOUNT **

26.98

TAXABLE 0.00
NON-TAXABLE 26.98
SUB-TOTAL 26.98

TAX AMOUNT 0.00
TOTAL AMOUNT 26.98

X 
Received By

(DAVIDSON, JASON)

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

PAGE NO: 1

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

CUSTOMER NO: 365050 JOB NO: 000 PURCHASE ORDER: 11223 REFERENCE: PO # 11223 TERMS: NET 15TH CLERK: JT3 DATE / TIME: 11/2/23 1:46

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

SHIP TO:

TERMINAL: 601

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

REWARD NO:19820227380

INVOICE: 422338/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	500	MISC SCREWS NUTS OR BOLTS	0.59	1	0.59 /EA	.59 N
1	1	EA	500	MISC SCREWS NUTS OR BOLTS	1.79	1	1.79 /EA	1.79 N
2	2	EA	00009550801	STIHL HEX NUT FOR CHAIN SAW	2.99	2	2.99 /EA	5.98 N
1	1	EA	H48416	DCK SCREW 10X2.5" TAN 5#	36.99	1	36.99 /EA	36.99 N
1	1	EA	8309676	GREASE MULTI-PURP MARINE	9.99	1	9.99 /EA	9.99 N

RECEIVED
 NOV 03 2023
 BY: _____


Approved RECDD
 Submitted to AP 11.3.23
 By Kevin McKendree

** AMOUNT CHARGED TO STORE ACCOUNT **

55.34

TAXABLE 0.00
 NON-TAXABLE 55.34
 SUB-TOTAL 55.34

TAX AMOUNT 0.00
TOTAL AMOUNT 55.34

X 
 Received By

(DAVIDSON, JASON)

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

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962
 THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	91123	PO # 91123	NET 15TH	JT3	9/11/23 1:59

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

SHIP TO:

TERMINAL: 601

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

REWARD NO:19820227380


INVOICE: 421974/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
2	2	EA	1590801	GORILLA HD CONST ADH 9OZ	11.99	2	11.99 /EA	23.98 N
1	1	EA	41822	STRAP HANGR GLV 3/4X10'	4.99	1	4.99 /EA	4.99 N
1	1	EA	H48415	1LB-TAN STR DECK PLUS 10X2-1/2	12.49	1	12.49 /EA	12.49 N
2	2	EA	52548	PADLOCK COMB 2-1/4"RESET	26.99	2	26.99 /EA	53.98 N
1	1	EA	5286711	GATE LATCH AUTO-IN BLK	7.59	1	7.59 /EA	7.59 N
<div> <div>RECEIVED</div> <div>NOV 08 2023</div> <div>BY: _____</div> </div>								
							TAXABLE	0.00
							NON-TAXABLE	103.03
							SUB-TOTAL	103.03
							TAX AMOUNT	0.00
							TOTAL AMOUNT	103.03

** AMOUNT CHARGED TO STORE ACCOUNT **

103.03

Approved RECDD
 Submitted to AP 11.8.23
 By Kevin McKendree

X 
 Received By

(DAVIDSON, ZACHARY)



Invoice

Xfa
Creations

To: RiverHouse at Rivertown
Date: February 16th 2023

Invoice #1
"Masquerade Party"


DESCRIPTION	PRICE	TOTAL
Black Balloons 5in.12in.24in		
Metallic Gold Balloons 5in.12in.24in		
Pink Balloons 5in.12in.24in		
Gold star foil balloons		
Masquerade Mask foil balloons		
15ft balloon Garland		
	TOTAL	\$415



Pay to: Lexxie Jones
Final Total is included with Balloons, Labor,
Delivery and Decor! Deposit is half your total of
balance and the rest is due the day of your event
or you can pay all upfront. For any cancellation
on your part your deposit is none refundable.
Thank you!

Pay to
Cash App:\$joneslexxie
Apple Pay:(904)327-7616
Venmo:@Lexxie-jones

Thank you!



Approved RECDD I
Submitted to AP on 11-9-23
by Jason Davidson
Jason Davidson



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

STATEMENT

Customer	Rivers Edge Community Development District 292
Date	11/17/2023
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Statement Total	105,065.00
Payment Amount	
Payment For:	

Thank You

Please detach and return with payment

Customer: Rivers Edge Community Development District

Invoice	Transaction Date	Description	Amount	Sub-Total
20330	09/28/2023	Policy #100123551 10/01/2023 - 10/01/2024 Florida Insurance Alliance Effective: 10/01/2023 Package - Renew policy Invoice Balance	104,121.00	104,121.00
20659	11/02/2023	Policy #WC100123551 10/01/2023 - 06/01/2024 FIA WC Effective: 10/01/2023 Workers Compensation - Add7720ClassCode OffDutyOffice Invoice Balance	944.00	944.00
				Statement Total
				105,065.00

Thank you

Less than 0	0 to 30 Days	31 to 60 Days	61 to 90 Days	Over 90 Days
0.00	944.00	104,121.00	0.00	0.00
Egis Insurance & Risk Advisors 250 International Parkway Suite 260 Lake Mary, FL 32746				(888)232-3971
				Date 11/17/2023

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
SPRINGS

Bottled Water * Filtration * Coffee

Sip more, spend less. Get K-Cup(R) pods delivered
to your door with a special offer of 10% off select
flavors including coffee, hot chocolate, and lattes.
Visit us at www.water.com/selfserve and stock up now!

Customer Account#: 662311414845635

RIVERTOWN FITNESS CENTER
See Account Summary Details

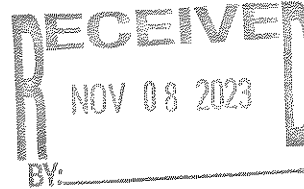
Invoice Date: 11-05-23
Invoice #: 14845635 110523
Purchase Order #: See Details Below

Date	Transaction #	Details	Qt y.	Each	Amount
10-27-23		Previous Balance			370.71
		Payment - Thank You			-370.71
		Remaining Balance			0.00

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

0.00
464.64
464.64

Summary continued on next page...



Approved RECDD I
Submitted to AP on 11-8-2023
by Jason Davidson

Jason Davidson

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
\$370.71
Payment
\$370.71
Total New Charges
\$500.62
Pay This Amount
\$500.62

30556-P-0040

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


Crystal
SPRINGS

200 Eagles Landing Blvd
Lakeland, FL 33810

Customer Account#: 662311414845635
Due By: Upon Receipt
Late Fees May Apply After: 11-28-23
Total Amount Due: \$500.62

Check here and see reverse for
address and phone corrections.

\$

Mail Remittance With Payment To:

|||||
RIVERTOWN FITNESS CENTER
kenneth coucil
475 W TOWN PL
STE 114
ST AUGUSTINE, FL 32092

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

Invoice #:14845635 110523

Page 2 of 5

Invoice #:14845635 110523

Page 3 of 5

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
10-11-23	T232846970021			
	CRYSTAL SPRINGS 5G SPRING WATER	16	12.99	207.84
	5.0 GALLON BOTTLE DEPOSIT	16	6.00	96.00
	5.0 GALLON BOTTLE RETURN	-16	6.00	-96.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	Total			221.83
	Rec'd By:			
	R2328912623891			
	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	6.99	6.99
	Sales Tax			0.00
	Total			6.99
	Rec'd By:			
10-25-23	T232986970033			
	CRYSTAL SPRINGS 5G PURIFIED WATER	10	12.49	124.90
	CRYSTAL SPRINGS 5G SPRING WATER	8	12.99	103.92
	5.0 GALLON BOTTLE DEPOSIT	8	6.00	48.00
	5.0 GALLON BOTTLE DEPOSIT	10	6.00	60.00
	5.0 GALLON BOTTLE RETURN	-14	6.00	-84.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	Total			266.81
	Rec'd By:			
	R2330712623891			
	TOP LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL	1	4.99	4.99
	Sales Tax			0.00
	Total			4.99
	Rec'd By:			
	Total for Location			500.62

How to Read Your Bill

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

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

Summary:
Previous balance and posted payments since last bill.

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

Important Monthly Message

Bottle Mailer (1-800-457-8177)		www.CrystalSpring.com	
<p>Important Monthly Promotions: Register online for access to your account. You can view and pay your bill, check delivery schedule and order products all online.</p>			
<p>Delivery Calendar: Your scheduled deliveries for the next three months.</p>		<p>Customer Account Number: For prompt service, please use this number when referring to your account.</p>	
<p>Summary: Previous balance and posted payments since last bill.</p>			
<p>Total New Charges: This information provides totals for various products and transactions.</p>			
<p>Important Monthly Message</p>			

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

Bottle Deposits:
Highlights bottle deposits and returns.

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

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

Billing Rights Summary

In case of Errors or Questions About Your Bill:

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

In your letter, give us the following information:

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

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

Electronic Funds Transfer Notice

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

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

Insufficient Funds Notice

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

We appreciate your business.

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

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

Address Changes

Mailing address only ☐ Mailing and delivery address ☐

Name

Address

City

()

State

Zip Code

Phone Number

E-mail Address

Customer Account Number

Do Not Forget To:

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

FLORIDA WATERWAYS INC.

3832-010 Baymeadows Road
PMB 379
Jacksonville, FL 32217
Phone: 904.801.LAKE (5253)
Website: www.FloridaLake.com

Invoice

DATE	11/1/2023
INVOICE #	21772
CUSTOMER ID	J19302
DUE DATE	12/1/2023

BILL TO

Rivers Edge CDD
c/o Vesta Property Services
475 West Town Place
Suite 114
St. Augustine, FL 32092

Client Reference #: -
Attention: Jason Davidson
General Manager

DESCRIPTION	Amount Due
Aquatic Weed and Algae Control Treatment - Monthly Service 1/11 - November Treatment	\$4,470.00

OTHER COMMENTS

Subtotal	\$4,470.00
Other	-
TOTAL	\$ 4,470.00

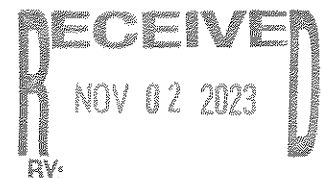
Make all checks payable to
Florida Waterways, Inc.
3832-010 Baymeadows Road
PMB 379
Jacksonville, FL 32217

If you have any questions about this invoice, please contact
Melissa Schwartz at melissa@floridapond.com or 904.801.LAKE (5253), Ext. 2

Thank You For Your Business!

Approved RECDD I
Submitted to AP on 11-2-2023
by Jason Davidson

Jason Davidson



INVOICE

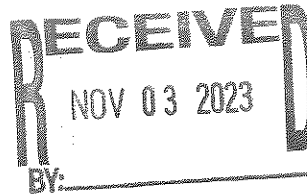
Girly-Girl Partea' Inc

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

Tax ID: 26-3162426

girlygirlpartea@gmail.com; Website:

www.girlygirlparteas.com



Invoice No#: 1576

Invoice Date: Nov 2, 2023

Due Date: Nov 25, 2023

\$400.00
AMOUNT DUE

BILL TO

Vesta Property Services
kfatuch@vestapropertyservices.com

SHIP TO

Vesta Property Services

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Holiday Elves at RiverTown, Saturday, Dec 2 - 6-8 PM 160 Riverglade Run St Johns, FL 32259, USA	\$400.00	\$400.00
		Subtotal	\$400.00
		Shipping	\$0.00
		TOTAL	\$400.00 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 Partea's 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
Gym Wipes
Submitted to AP on 11-3-2023

Jason Davidson



LIVING GREEN TREE SERVICES

5870 Capo Island Rd, Lot C, St. Augustine, FL 32095

INVOICE

BILL TO

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

Invoice Date

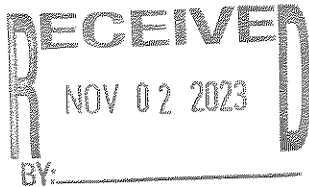
Nov 01 2023

Invoice Number

INV-23186 concerning tree
work in the Riversedge CDD 1.

Account Number**Reference**

	Quantity	Unit Price	Tax	Amount USD
Description				
Removal of six dead palm trees, one small dead pine tree, and one small dead holly tree.	1.00	1,500.00	Tax Exempt	1,500.00
Subtotal				1,500.00
Total No Tax 0%				0.00
Invoice Total				1,500.00
Total Net Payments				0.00
Amount Due				1,500.00



Due Date: Nov 08 2023

PAYMENT ADVICE

Please make checks payable to:

Living Green Tree Services
5870 Capo Island Rd, Lot C
ST. AUGUSTINE FL 32095
UNITED STATES

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

Customer

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

Invoice Number

INV-23186 concerning tree work in the
Riversedge CDD 1.

Amount Due

1,500.00

Due Date

Nov 08 2023

Amount Enclosed



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

Invoice

Date 11/1/2023

Invoice # 131295618345

Terms	Net 20
Due Date	11/21/2023
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,403.58
WM-XPC Upgrade	XPC System Upgrade	1	ea	50.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
<div style="text-align: center;"> Approved RECDD I Submitted to AP on 10-27-2023 by Jason Davidson <i>Jason Davidson</i></div>				

Subtotal 1,453.58
Shipping Cost (FEDEX GROUND) 0.00
Total 1,453.58
Amount Due \$1,453.58

Remittance Slip

Customer
13RIV125
Invoice #
131295618345

Amount Due \$1,453.58

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295618345

Invoice #4493

SONITROL OF NORTH CENTRAL FLORIDA

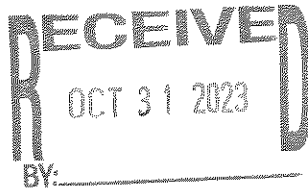


RIVERTOWN

Access Code



055040GFEG4U



Due Date: Nov 1st 2023

Balance (USD): \$198.72

SELECT YOUR PAYMENT METHOD:

Pay with card



Return Policy:

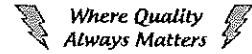
MERCHANT DISCRETION

INVOICE

TMT Electric, LLC
290 Circle Dr S
Saint Augustine, FL 32084

tmtelectricllc@gmail.com
+1 (904) 315-1248

TMT ELECTRIC



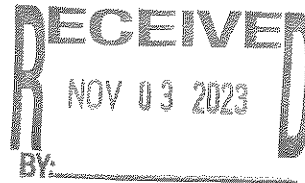
904-789-0193

Veteran Owned

Rivers Edge CDD 1

Bill to

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



Invoice details

Invoice no.: 1039
Invoice date: 10/30/2023
Due date: 11/15/2023

#	Product or service	Qty	Rate	Amount
1.	Services Removed non working fluorescent light in men's shower at the Riverhouse, Provided and installed new LED light fixture.	1	\$152.00	\$152.00

Total **\$152.00**

Please make check payable to TMT Electric LLC.

Note to customer

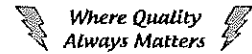
Thank you for your business

INVOICE

TMT Electric, LLC
290 Circle Dr S
Saint Augustine, FL 32084

lntelectricllc@gmail.com
+1 (904) 315-1248

TMT ELECTRIC



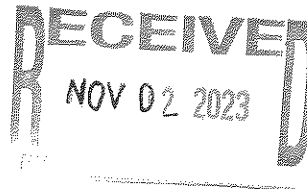
904-789-0193

Veteran Owned

Rivers Edge CDD 1

Bill to

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



Invoice details

Invoice no.: 1040
Invoice date: 10/30/2023
Due date: 11/15/2023

#	Product or service	Qty	Rate	Amount
1.	Services Half of the lighting not working at the roundabout at Rafter Tail Lane and RiverPlace entrance. Inspected panel and measured 25VAC on the "A" phase and 124VAC on the "B" phase of the panel fed from meter #25. Determined low voltage coming from electric meter #25 on the "A" phase is the issue. Recommend calling JEA for further investigation.	1	\$90.00	\$90.00
Total				\$90.00

Please make check payable to TMT Electric LLC

Note to customer

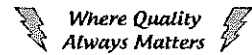
Thank you for your business

INVOICE

TMT Electric, LLC
290 Circle Dr S
Saint Augustine, FL 32084

tmelectricllc@gmail.com
+1 (904) 315-1248

TMT ELECTRIC



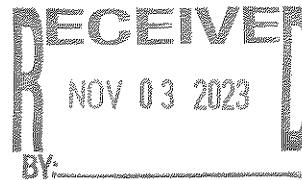
904-789-0193

Veteran Owned

Rivers Edge CDD 1

Bill to

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



Invoice details

Invoice no.: 1042
Invoice date: 11/02/2023
Due date: 12/02/2023

#	Product or service	Qty	Rate	Amount
1.	Services Step lights not working at the Riverhouse pool. Chipped out and removed deteriorated electrical boxes from the brick above the steps. Installed new boxes with mortar. Caulked inside boxes and installed eighteen new LED step lights. Verified proper operation upon completion.	1	\$4,550.00	\$4,550.00

Total **\$4,550.00**

Please make check payable to TMT Electric LLC

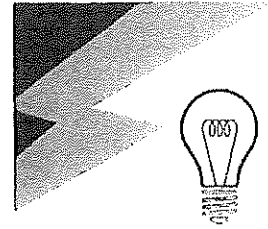
Note to customer

Thank you for your business!

INVOICE

TMT Electric, LLC
290 Circle Dr S
Saint Augustine, FL 32084

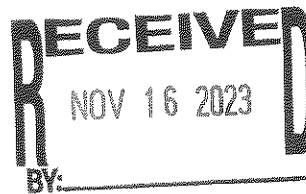
tmtelectricllc@gmail.com
+1 (904) 315-1248



Rivers Edge CDD 1

Bill to

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



Invoice details

Invoice no.: 1028
Invoice date: 08/25/2023
Due date: 09/24/2023

Product or service		Amount
1. Services	1 unit x \$165.00	\$165.00
This work was done behind the mailboxes on Narrowleaf Drive and the end of Cherry Laurel Place.		
Repaired broken conduit, added straps, and reterminated wires for rainbird control box. Replaced broken 120v receptacle with code compliant GFCI receptacle.		
Total	\$165.00	

Please make check payable to TMT Electric, LLC.

Note to customer

Thank you for your business

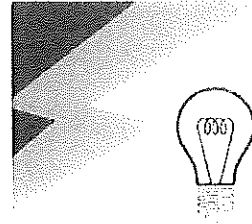
Approved RECDD
Submitted to AP 8.28.23
By Kevin McKendree

Kevin McKendree

INVOICE

TMT Electric, LLC
290 Circle Dr S
Saint Augustine, FL 32084

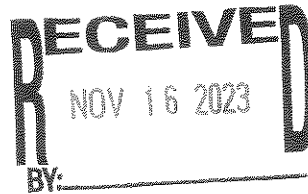
tmtelectricllc@gmail.com
+1 (904) 315-1248



Rivers Edge CDD 1

Bill to

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



Invoice details

Invoice no.: 1031
Invoice date: 09/11/2023
Due date: 09/25/2023

Production service		Amount
1. Services	1 unit x \$310.00	\$310.00
Lap pool pump not working. After diagnostic testing, determined the variable frequency drive (VFD) will not function as it should, and needs replacement. Removed VFD from circuit and rewired pump to continue flowing water through the lap pool		
Total		\$310.00

Please make check payable to TMT Electric LLC

Note to customer

Thank you for your business

Approved RECDD
Submitted to AP 11.16.23
By Kevin McKendree

Kevin McKendree



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-356-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 617816635
DATE: 10/4/2023
ORDER: 617816635

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	Time In
10/4/2023	07:46 AM			07:46 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/21/2023		08:51 AM

Service	Description	Price
CPCM	Commercial Pest - Flea/Tick Monthly Service	\$363.83
		SUBTOTAL \$363.83
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$363.83
		AMOUNT DUE \$363.83

Approved RECDD I
Submitted to aP on
11.22.2023 by Jason Davidson

Jason Davidson

RECEIVED
NOV 22 2023
BY: _____

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1489 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 617816469
DATE: 10/30/2023
ORDER: 617816469

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	Time In
10/30/2023	07:52 AM			07:52 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/21/2023		08:39 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$212.23
		SUBTOTAL \$212.23
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$212.23
		AMOUNT DUE \$212.23

Approved RECDD I
Submitted to aP on
11.22.2023 by Jason Davidson

Jason Davidson

RECEIVED
NOV 22 2023
BY: _____

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



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

Service Slip/Invoice

INVOICE: 617603863
DATE: 8/31/2023
ORDER: 617603863

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	Time In
8/31/2023	10:35 AM			10:35 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/21/2023		10:56 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$212.23
		SUBTOTAL \$212.23
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$212.23
		AMOUNT DUE \$212.23

Approved RECDD I
Submitted to aP on
11.22.2023 by Jason Davidson
Jason Davidson

RECEIVED
NOV 22 2023
BY: _____

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

PLEASE PAY FROM THIS INVOICE



Turner Pest Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-366-5306 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 617707517
DATE: 9/28/2023
ORDER: 617707517

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	Time In
9/28/2023	11:50 AM			11:50 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/21/2023		12:07 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$212.23
		SUBTOTAL \$212.23
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$212.23
		AMOUNT DUE \$212.23

Approved RECDD I
Submitted to aP on
11.22.2023 by Jason Davidson

Jason Davidson

RECEIVED
NOV 22 2023
BY: _____

[Signature]
TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



Invoice

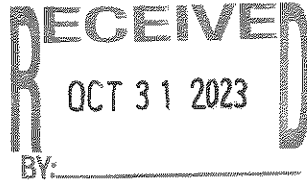
Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 414576
Date 10/31/2023

Terms Net 30
Due Date 11/30/2023
Memo Billable Mileage split

Bill To

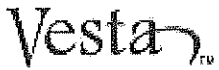
Rivers Edge C.D.D.
c/o GMS, LLC
475 West Town Place
Suite 114
St. Augustine FL 32092



Description	Quantity	Rate	Amount
Billable Mileage Oct. split in 3	1	88.98	88.98
Total			88.98

Vesta Mileage Report

Name: Kevin McKendree		Month		Sep-23			
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
10/2	Daily mileage	Rivertown	Rivertown	43.7	Riversedge CDD		43.7
10/3	Daily mileage	Rivertown	Rivertown	23.5	iversedge CDD		23.5
10/4	Daily mileage	Rivertown	Rivertown	36.4	iversedge CDD		36.4
10/5	Daily mileage	Rivertown	Rivertown	13.9	Riversedge CDD		13.9
10/6	Daily mileage	Rivertown	Rivertown	19.2	iversedge CDD		19.2
10/9	Daily mileage	Rivertown	Rivertown	46.3	iversedge CDD		46.3
10/10	Daily mileage	Rivertown	Rivertown	23.9	iversedge CDD		23.9
10/11	Daily mileage	Rivertown	Rivertown	20	iversedge CDD		20
10/12	Daily mileage	Rivertown	Rivertown	11.2	iversedge CDD		11.2
10/13	Daily mileage	Rivertown	Rivertown	10.6	iversedge CDD		10.6
10/17	Daily mileage	Rivertown	Rivertown	47.8	iversedge CDD		47.8
10/18	Daily mileage	Rivertown	Rivertown	27.3	iversedge CDD		27.3
10/19	Daily mileage	Rivertown	Rivertown	19.7	iversedge CDD		19.7
10/20	Daily mileage	Rivertown	Rivertown	7.4	iversedge CDD		7.4
10/30	Daily mileage	Rivertown	Rivertown	40.5	iversedge CDD		40.5
10/31	Daily mileage	Rivertown	Rivertown	35.7	iversedge CDD		35.7
						Total Mileage	427
						Reimbursement Rate	\$0.625
						Total Reimbursement	\$266.94
						Date Submitted in Paycom	11/1/23



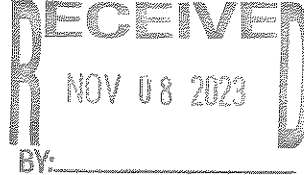
Invoice

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

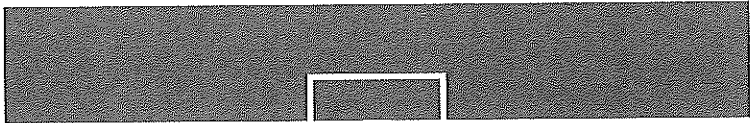
Invoice # 415000
Date 10/31/2023
Terms Net 30
Due Date 11/30/2023
Memo

Bill To

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



Description	Quantity	Rate	Amount
Billable Expenses			1,586.20
K.MCKENDREE - THE PUMPKIN PATCH - Pumpin patch event			1,586.20
Total Billable Expenses			
Total			1,586.20



The Pumpkin Patch



Let The Pumpkin Patch know how your
experience was

\$1,586.20

Custom Amount	\$1,586.20
Total	\$1,586.20

The Pumpkin Patch

AMEX 1146 (Keyed)



Oct 13
2023
at
10:58
AM
#r3Ra
Auth
code:
267796

Square Just Got More Rewarding
Your favorite businesses may send you news and rewards via
Square. [Learn more and update preferences.](#)



Receipt Settings

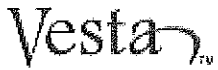
[Not your receipt?](#)

[Manage preferences](#)

© 2023 Square [Privacy Policy](#)

1955 Broadway, Suite 600

Oakland, CA 94612



Invoice

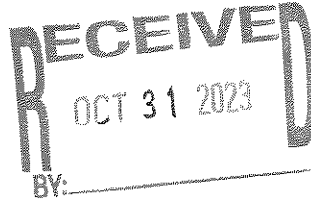
Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 414416
Date 11/01/2023

Terms Net 30
Due Date 11/20/2023
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



Description	Quantity	Rate	Amount
General Manager Services	1	4,014.34	4,014.34
Field operations Management	1	3,104.42	3,104.42
Lifestyle Services	1	3,178.02	3,178.02
Pool Service	1	859.34	859.34
Janitorial Maintenance	1	2,661.09	2,661.09
Maintenance Services	1	6,569.79	6,569.79
Facility Attendant /Hospitality Services	1	5,274.26	5,274.26
Administrative Services	1	1,623.20	1,623.20

Thank you for your business.

Total 27,284.46



Automatic Fire Sprinklers, Inc.®

INVOICE

1084382

INVOICE DATE

10/29/2023

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
701919	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 10/25/2023	\$100.00	\$100.00

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: Holly B Bartle

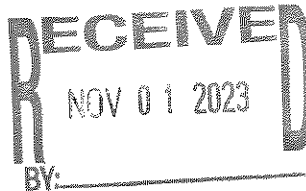
Phone: 9042683030

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 11-1-2023
by Jason Davidson

Jason Davidson

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

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

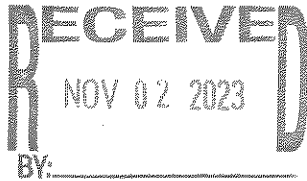
SHIP DATE 11/02/2023
SHIP VIA UPS

INVOICE 15764
DATE 11/02/2023
TERMS Net 30
DUE DATE 12/02/2023

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	3	98.96	296.88T
Shipping	Freight Cost	1	35.11	35.11
Sales Tax	Sales Tax calculated by AvaTax on Thu 02 Nov 13:14:05 UTC 2023	1	0.00	0.00

SUBTOTAL	331.99
TAX	0.00
TOTAL	331.99

BALANCE DUE	\$331.99
-------------	-----------------



Approved RECDD I
Submitted to AP on 11-2-2023
by Jason Davidson

Jason Davidson

**Bill To:**

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
606332	10/9/2023
TERMS	PO NUMBER
Net 30	

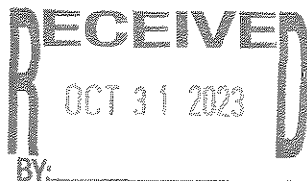
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 8, 2023

Invoice Amount: \$632.00

Description	Current Amount
Valve replacement*****Sternwheel Dr.*****	
Irrigation Repairs	\$632.00



Invoice Total \$632.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 10-31-2023
by Jason Davidson

Jason Davidson

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

**COMPLETED
WORK**

W. O. #

NAME

ADDRESS

DATE _____

RIVER TOWN

STERNWHEEL DR

9/29/2023

CDD1

#			EXTENTION
1	REPLACE STOCK ON 2" PEB VALVE AT STERNWHEEL DR PLAY PARK	\$ 440.00	\$ 440.00
2	DBY	\$ 3.00	\$ 6.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
		PARTS TOTAL	\$ 446.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
9/29/2023	tech	2	\$ 93.00	\$ 186.00
				\$ -
				\$ -
				\$ -
				\$ 186.00

COMMENTS :REPLACE STOCK ON 2" VALVE AT STERNWHEEL DR IN PLAY PARK

Aspire # 2915879

	MATERIALS	\$	446.00
	LABOR & RENTAL	\$	186.00
	TOTAL	\$	632.00

DATE COMPLETED 9/29/23

TECHNICIAN davon albert

CLIENT



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
606333	10/9/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

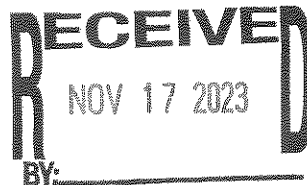
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 8, 2023

Invoice Amount: \$546.00

Description	Current Amount
October irrigation repairs	
Irrigation Repairs	\$546.00



Invoice Total \$546.00

Approved RECDD I
Submitted to AP on 11-17-2023
by Jason Davidson

Jason Davidson

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



COMPLETED WORK

W. O. # _____
 NAME RIVER TOWN
 ADDRESS cdd 1
 DATE 10/6/2023

#	work order		EXTENTION
3	broken 6" sprays + nozzles before main st round about	\$ 16.00	\$ 48.00
1	broken 6" spray + nozzles on indian grass dr an orange branch trail	\$ 16.00	\$ 16.00
1	broken 6" spray + nozzles on rawlings dr an orange branch trail	\$ 16.00	\$ 16.00
1	broken 6" spray + nozzles on river walk dr	\$ 16.00	\$ 16.00
2	broken 6" spray + nozzles entrance to the abors	\$ 16.00	\$ 32.00
2	broken 12" spray + nozzles at the abors play park	\$ 23.00	\$ 46.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 174.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
10/6/2023	tech	4	\$ 93.00	\$ 372.00
				\$ -
				\$ -
				\$ -
				\$ 372.00

COMMENTS : work oders *Aspines # 2921685*

	MATERIALS	\$ 174.00
	LABOR & RENTAL	\$ 372.00
	TOTAL	\$ 546.00

DATE COMPLETED 10/6/23 TECHNICIAN davon albert CLIENT _____



YELLOWSTONE
LANDSCAPE

Bill To:

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
612184	10/31/2023
TERMS	PO NUMBER
Net 30	

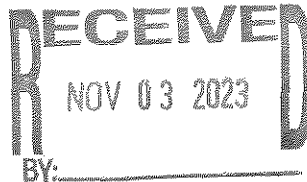
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 30, 2023

Invoice Amount: \$166.00

Description	Current Amount
October irrigation repairs*****The Lakes*****	
Irrigation Repairs	\$166.00



Invoice Total \$166.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 11-3-2023
by Jason Davidson

Jason Davidson

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



W. O. #	
NAME	RIVER TOWN
ADDRESS	THE LAKES
DATE	9/25/2023
	CDD1

DATE	DESCRIPTION	HOURS	RATE	TOTAL
9/25/2023	tech	1	\$ 93.00	\$ 93.00
				\$ -
				\$ -
				\$ -
				\$ 93.00

Aspirin # 2929298

DATE COMPLETED 9/25/23 TECHNICIAN davon albert CLIENT



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
612185	10/31/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

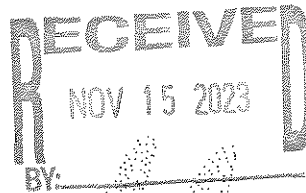
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 30, 2023

Invoice Amount: \$988.00

Description	Current Amount
October irrigation repairs*****The Homestead*****	
Irrigation Repairs	\$988.00



Approved RECDD I
Submitted to AP on 11-15-2023
by Jason Davidson

Jason Davidson

Invoice Total \$988.00

IN COMMERCIAL LANDSCAPING

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

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

**COMPLETED
WORK**

W. O. # THE HOMESTEAD
NAME RIVER TOWN
ADDRESS 25 RAFTER TAIL LANE
DATE 10/16/2023
CDU

#			EXTENTION
4	broken 6" sprays + nozzles	\$ 16.00	\$ 64.00
4	broken rotor	\$ 25.00	\$ 100.00
1	broken 1/2 lne fitting mlsc	\$ 7.00	\$ 7.00
7	nozzzles	\$ 3.00	\$ 21.00
1	decoder	\$ 407.00	\$ 407.00
2	DBY	\$ 2.50	\$ 5.00
2	DBR/Y	\$ 6.00	\$ 12.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 616.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
10/16/2023	tech	4	\$ 93.00	\$ 372.00
				\$ -
				\$ -
				\$ -
				\$ 372.00

COMMENTS :

Asme # 295 2847

	MATERIALS	\$	616.00
	LABOR & RENTAL	\$	372.00
	TOTAL	\$	988.00

DATE COMPLETED 10/16/23

TECHNICIAN davon albert

CLIENT



INVOICE

INVOICE #	INVOICE DATE
616682	11/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

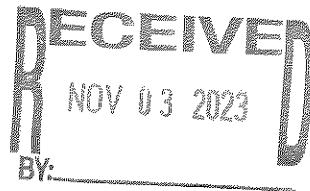
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 1, 2023

Invoice Amount: \$88,042.82

Description	Current Amount
Monthly Landscape Maintenance November 2023	\$88,042.82



Invoice Total \$88,042.82

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 11-3-2023
by Jason Davidson

Jason Davidson

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
617482	11/2/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

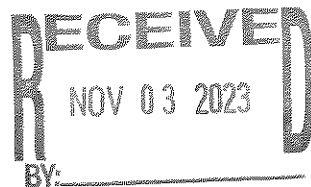
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 2, 2023

Invoice Amount: \$1,027.80

Description	Current Amount
Valve replacement *****The Arbors***** Irrigation Repairs	\$1,027.80



Invoice Total \$1,027.80

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 11-3-2023
by Jason Davidson

Jason Davidson

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

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



completed

W. O. #
NAME
ADDRESS
DATE

River Town
Arbors CDD #1
10/25/2023 PG OF

#		EACH	EXTNSN
1	valve 2"	\$430.00	\$430.00
4	splice kits	\$9.95	\$39.80
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 469.80

Please stamp here

DESCRIPTION	HOURS	RATE	TOTAL
Tech	6	\$93.00	\$558.00
			\$ -
			\$ -
			\$ -
LABOR & RENTAL TOTAL			\$ 558.00

Approved

Aspre # 2951807

new valve 2"

Comments:

PROPOSED WORK

	MATERIALS	\$ 469.80
	LABOR & RENTAL	\$ 558.00
	TOTAL	\$ 1,027.80

Earl

CLIENT



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
617483	11/2/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

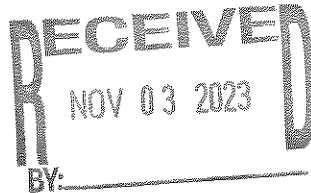
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 2, 2023

Invoice Amount: \$1,643.60

Description	Current Amount
October irrigation repairs*****Homestead*****	
Irrigation Repairs	\$1,643.60



Invoice Total \$1,643.60

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 11-3-2023
by Jason Davidson

Jason Davidson

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

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



W. O. #	NAME	ADDRESS	DATE
---------	------	---------	------

10/18/2023

PG OF

\$899.60

\$ 744.00

Asphalt # 295 2144

Not Approved

PROPOSED WORK

Replaced Decoders on zones #16 and #8	MATERIALS	\$ 899.60
	LABOR & RENTAL	\$ 744.00
	TOTAL	\$ 1,643.60

CLIENT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/30/23	00013	10/25/23 58319	202310 600-53800-60000	PICKLEBALL COURTS SURVEY	*	1,375.00	
		10/25/23 58319	202310 600-13100-10200	PICKLEBALL COURTS SURVEY	*	687.50	
		10/25/23 58319	202310 600-13100-10300	PICKLEBALL COURTS SURVEY	*	687.50	
-----A&J LAND SURVEYORS INC-----						2,750.00	000025
TOTAL FOR BANK B						2,750.00	
TOTAL FOR REGISTER						2,750.00	



5847 Luella Street
Jacksonville, Florida 32207

904-346-1733

Invoice

Date	Invoice #
10/25/2023	58319

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

Description	Amount
RIVERS EDGE CDD- PICKLE BALL COURTS	
1. TOPOGRAPHIC AND TREE SURVEY	2,750.00
<div>RECEIVED OCT 31 2023 BY: _____</div> <div>Capital Outlay \$1,375.00 34.600.53800.60000 Due from REII \$687.50 34.600.13100.10200 Due from REIII \$687.50 34.600.13100.10300</div>	
	Total \$2,750.00

D.

**AQUATIC MANAGEMENT AND FOUNTAIN MAINTENANCE AGREEMENT
BETWEEN RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
AND FLORIDA WATERWAYS, INC.**

This Agreement is made and entered into effective the 1st day of November, 2023, by and between:

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida and having offices at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 (the “**District**”); and

FLORIDA WATERWAYS, INC., a Florida corporation, with a mailing address of 3832-010 Baymeadows Road, PMB 379, Jacksonville, FL 32217 (the “**Contractor**”, and together, the “**Parties**”).

RECITALS

WHEREAS, the District is a special unit of local purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purposes, among others, of planning, constructing, installing, acquiring, financing, managing and operating public improvements and community facilities, including stormwater facilities; and

WHEREAS, the District has a need to retain an independent contractor to provide professional stormwater management services for certain stormwater ponds within and around the District, which are herein after collectively referred to as the “Lakes” and which are identified in **Exhibit A**, attached hereto and incorporated herein by this reference, and to provide fountain and aeration cleaning services (together, the “**Services**”); and

WHEREAS, the Contractor is qualified to provide such Services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES.

A. The duties, obligations, and responsibilities of the Contractor are to provide lake management services at forty-three (43) Lakes as more specifically identified in **Exhibit A**. The Contractor shall provide a minimum of twelve (12) service visits each month for the term of this Agreement. The Services shall include, but are not limited to the provision of Services identified in **Exhibit B** (to the extent the exhibit and this Agreement conflict, this Agreement shall control) attached hereto, including the following:

- a. Algae and aquatic vegetation control (including floating vegetation)

- b. Shoreline grass control
- c. Debris removal
- d. Management reporting & attendance at board meetings
- e. Routine fountain maintenance
- f. Water quality and chemistry monitoring
- g. Florida Waterways 100% control guarantee (free callback and additional treatments, if required)
- h. Triploid grass carp stocking with included permitting assistance (services performed at Contractor's sole discretion for the success of the services under this Agreement). Grass carp stocking shall be billed at the unit prices set forth at **Exhibit B**, and shall be performed only after written authorization from the District.

B. Additionally, the Contractor shall perform the following annual fountain and aeration cleaning services as described at **Exhibit C**:

- a. Crane Boat Floating Fountain Service Includes:
 - i. Submersible Pump: Pump intake and screens cleaned.
 - ii. Lights & Lenses: Clean and polish.
 - iii. The Float: Clean all surfaces of the float.
 - iv. Display Heads, Jets & Rings: Clean each part and disassemble as needed to clean orifice impediments.
 - v. Bulb Replacement: If required, during or scheduled cleaning, Contractor will automatically replace the bulb and charge District for parts only.
 - vi. Control Panel: Adjust timers. Test control circuits. Meg motor. Record amperage and voltage. Tighten all electrical connections in control panel.
 - vii. Anchor Points: Adjust mooring lines and anchor points as needed.
 - viii. Diagnostics: Troubleshooting and diagnostic of faults, including routine action items such as GFCI reset and timer setting.
- b. Aerator Service Includes:
 - i. Cabinet: Clean and remove debris from both exterior & interior.
 - ii. Compressor: Clean air inlet and replace filter as needed (replacement filters included).

C. The Contractor shall:

- a. Be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District;
- b. Report directly to the District Manager or his designee;
- c. Use all due care to protect the property of the District, its residents, and landowners from damage;

- d. Promptly repair any damage or harm resulting from the Contractor's activities and work; and
- e. Promptly provide a full written report as to all accidents or claims for damage occurring on property within the District, including any damage or destruction of the property, and shall cooperate and make any and all reports required by any insurance company or the District in connection therewith.

D. The Contractor shall provide all aquatics maintenance services within presently accepted standards and shall ensure that all services are sufficient to maintain the applicable properties consistent with the District's applicable permits and/or conservation easements, as well as applicable federal, state, and local laws. While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services. Contractor shall solely be responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. At no time shall the Contractor use any products, compounds, or materials that contain copper in any form in any of the water bodies within the project area unless such products, compounds, or materials are specifically approved for usage in water bodies by both the U.S. Environmental Protection Agency and the State of Florida. Usage of such products, compounds, or materials must also be in compliance with applicable St. Johns River Water Management District ("SJRWMD") rules and any and all SJRWMD permits issued to the District.

3. ACCEPTANCE OF THE SITE. By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the Lakes prior to the time of the execution of this Agreement, and that the Contractor agrees to be responsible for the care, health, and maintenance of the existing Lakes, regardless of the current condition of the Lakes and at no additional charge to the District unless specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing Lakes were not in good condition or otherwise differ materially from conditions ordinarily encountered.

4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. The Contractor agrees to meet with the District's representative, who shall be the District's General Manager and Operations Manager, to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. The Contractor shall attend the District's monthly meetings and be prepared to report to the District's Board of Supervisors regarding the aquatics maintenance services upon request of the District's Designee. Further, the Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor agrees to commence repair any damage resulting from the Contractor's activities and work

within twenty-four (24) hours.

5. COMPENSATION.

- a. As compensation for Services described in this Agreement, the District agrees to pay the Contractor **Four Thousand, Four Hundred Seventy Dollars (\$4,470)** per month for all Services described herein, consistent with the specifications set forth at **Exhibit B** and **Exhibit C**. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, the District's *Prompt Payment Policies and Procedures*, and the District's *Policy on Aged Invoices*, all of which are incorporated herein by reference.
- b. Any price increases proposed to apply to any renewal term must be submitted for Board approval no later than the February Board meeting preceding the renewal, to allow for planning and incorporation into the District's budget.

6. TERM AND RENEWAL. The initial term of this Agreement shall be from November 1, 2023, to September 30, 2024. Thereafter, this Agreement shall automatically renew for additional one (1)-year terms each October 1, unless terminated in accordance with the provisions of this Agreement.

7. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (I) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insureds on each policy (with the exception of the Professional Liability Insurance and Worker's Compensation Insurance). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If any such policy of insurance is a "claims made" policy, and not an "occurrence" policy, the Contractor shall, without interruption, maintain the insurance for at least four (4) years after the completion or termination of this Agreement.

8. INDEMNIFICATION; LIMITATION OF LIABILITY.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

C. Nothing herein shall be construed to be a waiver of the District's sovereign

immunity or limitation of liability granted by Section 768.28, *Florida Statutes*, or other statute or law.

9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

13. SUCCESSORS AND ASSIGNS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement. Notwithstanding the foregoing, neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such written consent shall be void.

14. TERMINATION. The District may terminate this Agreement with or without cause at any time by providing written notice of termination to the Contractor. Contractor may terminate this Agreement without cause upon thirty (30) days written notice of termination to the District. Upon termination, Contractor shall be entitled to payment for all work and/or services completely and satisfactorily rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

22. NOTICES. All notices, requests, consents, and other communications under this

Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Rivers Edge Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, FL 32301
Attn: District Counsel

B. If to the Contractor: Florida Waterways, Inc.
3832-010 Baymeadows Road
PMB 379
Jacksonville, FL 32217
Attn: Jim Schwartz

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

23. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

24. CONTROLLING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Should a lawsuit be necessary to enforce any of the provisions of this Agreement, the parties hereto agree that such action shall be brought in St. Johns County, Florida.

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 904-940-5850, OR BY EMAIL AT HMCGAFFNEY@GMSNF.COM, OR BY REGULAR MAIL AT THE ADDRESS SET FORTH HEREIN.

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

27. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.


28. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may

terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

5F58873323B84CB...

Chairman, Board of Supervisors

FLORIDA WATERWAYS, INC.

DocuSigned by:

91D31CC353184C6...

By: _____
Melissa Schwartz

Its: _____
Corporate Secretary

Exhibit A: Map for Scope of Services
Exhibit B: Proposal for Aquatic Management Services
Exhibit C: Proposal for Fountain and Aeration Cleaning

Exhibit A Map for Scope of Services

WATERWAY MAP

RECD 1

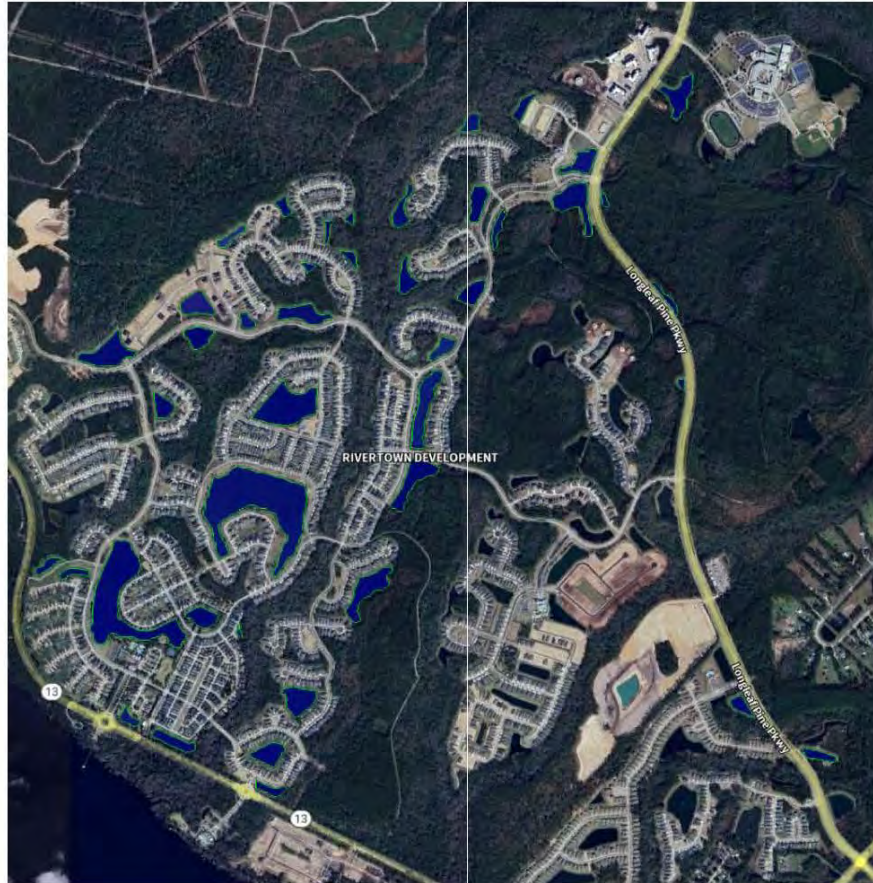


Exhibit B
Proposal for Aquatic Management Services



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 Biologists 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 4th 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.



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**

*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

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.

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. Class I Prohibited Aquatic Plants listed by the Florida Department of Agriculture and Consumer Services as cited Rule 5B-64.011, F.A.C.
 - b. Category I & II Invasive Plant Species 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.
- 3) 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 re-negotiation 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.
- 5) 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.
- 6) 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.
- 12) 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.
- 13) 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.



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

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.



www.FloridaLake.com

(904) 801-LAKE (5253)



Customer Service Report

Customer: Indian Trails Middle School
 Customer ID: TB #18-06
 Field Biologist: Jim Schwartz

Date of Visit: 9/12/2020
 Weather: 86 °F High
50% ☁

Waterway and Ditch Treatments

Site	1	2	3	4	5										
Algae															
Submersed Weeds															
Shoreline Grasses & Brush															
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection	X	X	X	X	X										
Debris Removal															

Comments: Inspected all ponds.

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☐ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☐ 2-4'
☒ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

_____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | |
| <input type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|---|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input checked="" type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input checked="" type="checkbox"/> Pondweed |

Did you know? The gopher tortoise is the only Florida turtle that digs a burrow. Burrow entrances are shaped just like a tortoise's shell: round on the top and flat on the bottom (floor).

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



Pond 1



Pond 2



Pond 3



Pond 4



Pond 5

WATER CHEMISTRY ANALYSIS



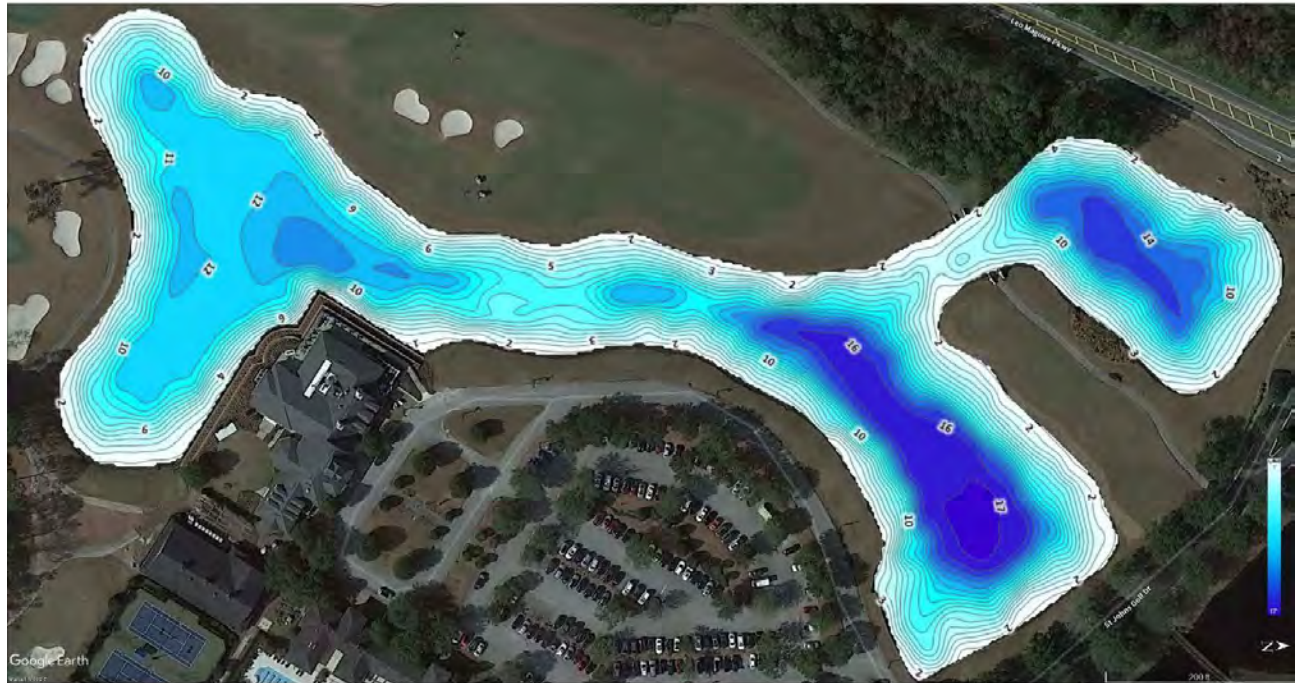
WATERWAY INFORMATION		
Site Name	Golf & Country Club Pond	
County	St. Johns	
Waterway System	Stormwater Pond	
Surface Area:	6.771	Acres
Perimeter Length:	3,116	LF
Maximum Depth:	17.45	Feet
Average Depth:	8.488	Feet
Total Acre Feet:	57.20	ac-ft
Volume:	18,639,981	gal
SURVEY INFORMATION		
Date:	7/20/2021	
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 (<i>Utricularia</i> spp.) were observed. This pond exhibited secchi disk depth (clarity) to 8'.		

WATER QUALITY MEASUREMENTS			
TEST	VALUE	RANGE	DESIRED RANGE
pH	8.3		6.5 - 8.0
RESULT	Basic		
Alkalinity (ppm as CaCO ₃)	21		> 20 ppm
RESULT	Low		
Hardness (ppm as CaCO ₃)	32		60 - 120 ppm
RESULT	Soft		
TDS (Total Dissolved Solids)	155		< 1,000 ppm
RESULT	Low		
Salinity (ppt)	0.11		0.0 - 5.0 ppt
RESULT	Fresh Water		
Conductivity (uS/cm)	222		50 - 1,500 uS/cm
RESULT	Low		
Total Phosphorus (µg/L as P)	90		< 30 µg/L
RESULT	Very High		
Reactive Phosphorus (µg/L)	14		< 30 µg/L
RESULT	Normal		
Total Nitrogen (µg/L)	300		< 1,200 µg/L
RESULT	Normal		
Ammonia (µg/L)	40		< 100 µg/L
RESULT	Normal		
TN:TP	3.3		> 75
RESULT	Water Column Phosphorus Needs To Be Reduced		

Florida Waterways, Inc.

www.FloridaLake.com

BATHYMETRIC MAP



Florida Waterways, Inc.

www.FloridaLake.com

BOTTOM HARDNESS



Florida Waterways, Inc.

www.FloridaLake.com

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

pH

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

Exhibit C

Proposal for Fountain and Aeration Cleaning



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.

By:
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.

www.FloridaLake.com

904.801.LAKE (5253)

FOUNTAIN & AERATION CLEANING TERMS & CONDITIONS

- 1) CUSTOMER agrees to provide adequate access to the SWMF, including boat access. Failure to provide boat access may require re-negotiation 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.
- 4) 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.
- 10) 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.
- 11) 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.

E.

**AMENDMENT TO LICENSE AGREEMENT BY AND BETWEEN THE
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
AND UNITED PARCEL SERVICE, INC. REGARDING THE USE OF CERTAIN
DISTRICT PROPERTY**

THIS AMENDMENT is made and entered into this 6th day of November 2023, by and between:

Rivers Edge Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida with a mailing address of 475 West Town Place, Suite 114, Suite 200, St. Augustine, Florida 32092 (the “District”), and

United Parcel Service, Inc., an Ohio corporation, with an address of 2855 Industry Center Road, St. Augustine, Florida 32084 (the “Licensee”, together with the District, the “Parties”).

RECITALS

WHEREAS, the District and the Licensee previously entered into that certain *License Agreement By and Between the Rivers Edge Community Development District and United Parcel Service, Inc. Regarding the Use of Certain District Property*, dated October 26, 2022, as amended from time to time (the “Agreement”); and

WHEREAS, pursuant to Section 14 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the Parties now desire to amend the Agreement to authorize an additional term for use of the POD Location identified in **Exhibit A** to the Agreement for purposes of transporting, storing and delivering packages to residents within the District; and

WHEREAS, the District and Licensee warrant and agree that they have all right, power, and authority to enter into and be bound by this Amendment.

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 Licensee hereby agree as follows:

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

2. ADDITIONAL TERM. The Agreement is hereby amended to allow for an additional term beginning November 1, 2023, and ending January 15, 2023, unless revoked, suspended, or terminated earlier in accordance with Paragraph 6 of the Agreement.


3. COMPENSATION. In return for the License, the Licensee agrees to pay the District a sum totaling **One Thousand Dollars and Zero Cents (\$1,000.00)**, payable prior to the Licensee's exercise of the License granted herein.

4. AUTHORITY. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Amendment, and that the respective parties have complied with all requirements of law and have full power and authority to comply with the terms and provisions of this Amendment.

5. CONFLICTS. The Agreement remains in full force and effect, except to the extent expressly amended pursuant to this Amendment.

IN WITNESS WHEREOF, the Parties execute this Amendment the day and year first written above.

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

5F58873323B84CB...

Chairperson/Vice Chairperson,
Board of Supervisors

UNITED PARCEL SERVICE, INC.


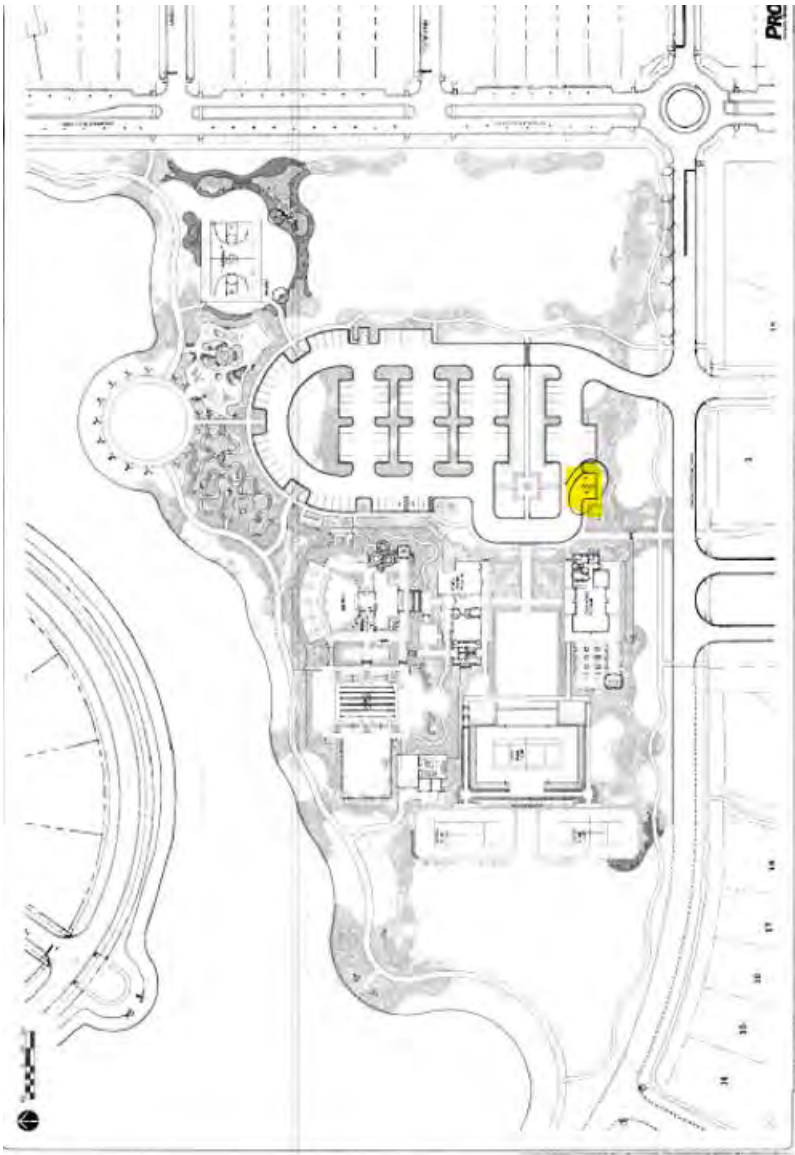
DocuSigned by:

A14DD5CAA7814D5
By: _____
Print: Zack Addair
Its: Business manager

Exhibit A: POD Location

Exhibit A
POD Location



FOURTH ORDER OF BUSINESS

A.



Rivers Edge CDD – I, II, and III

Landscape Update for January 2024

- **General Maintenance**

- Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds.
- We have set the clock to run twice a week with the turf going dormant and cold temperatures
- We have Detailed and Cleaned up the Riverhouse and Riverclub.
- We have completed Renderings for the front entrance of Main Street, Roundabouts on SR 13, and The River House.
- Team is spraying for weeds throughout the community and trimming shrubs.
- Teams will work on grass cutbacks and removing moss from trees
- We will insure that all tree suckers are removed from the base of the trees
- Teams will dead wood oaks throughout as we go through each section this winter season
- 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.
- Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on status of concerned areas and the overall appearance of the community.
- Annual flowers will be installed on December 15th along with fresh and rich soil. We raised the beds for a better show. We have installed red and white Snap Dragons in the back and Dusty Miller in the front. This will give the Christmas/winter feel and look amazing. The next rotation will be in March.
 - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
 - This is caused by the flowers staying too saturated which causes the roots to rot.

- Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.
 - Because of this you will see scalping occasionally until the proper height is achieved.
 - Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so that the new green growth is what is showing after each mowing occurrence moving forward.
- **Irrigation**
 - Techs have been running through system and making repairs as we go.
 - All clocks are being set to run two times a week due to amount of rain we have had
 - 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.
- **Fert/Chem**
 - Our techs will be treating for turf weeds throughout the community.
 - The turf is starting to go completely dormant. The color will change due to this but will pop and push back come spring time.
 - 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.
 - We will complete the palm trimming throughout the community next week. There are over 1,200 Palm trees In Rivertown

B.

1.



1. FITS ON SAME SIZE AS PROPOSED TENNIS COURTS.
2. POTENTIALLY UTILIZE LIGHT POLE FROM EXISTING TENNIS ON 1 SIDE.
3. DOES NOT MEET RECOMMENDED 8' OUTSIDE ALL COURTS.
4. PROPOSED LIGHTING IS SCHEMATIC.



DATE : 11/17/2023
PROJECT NO. : 113094.90
DESIGNED BY : RPS
DRAWN BY : CA
SCALE : AS NOTED

[illegible]

THIS DRAWING NOT RELEASED FOR
CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

OVERALL SITE PLAN

C-2.01

RYAN P. STILWELL, P.E.
FL Lic. No. 66526
DATE:

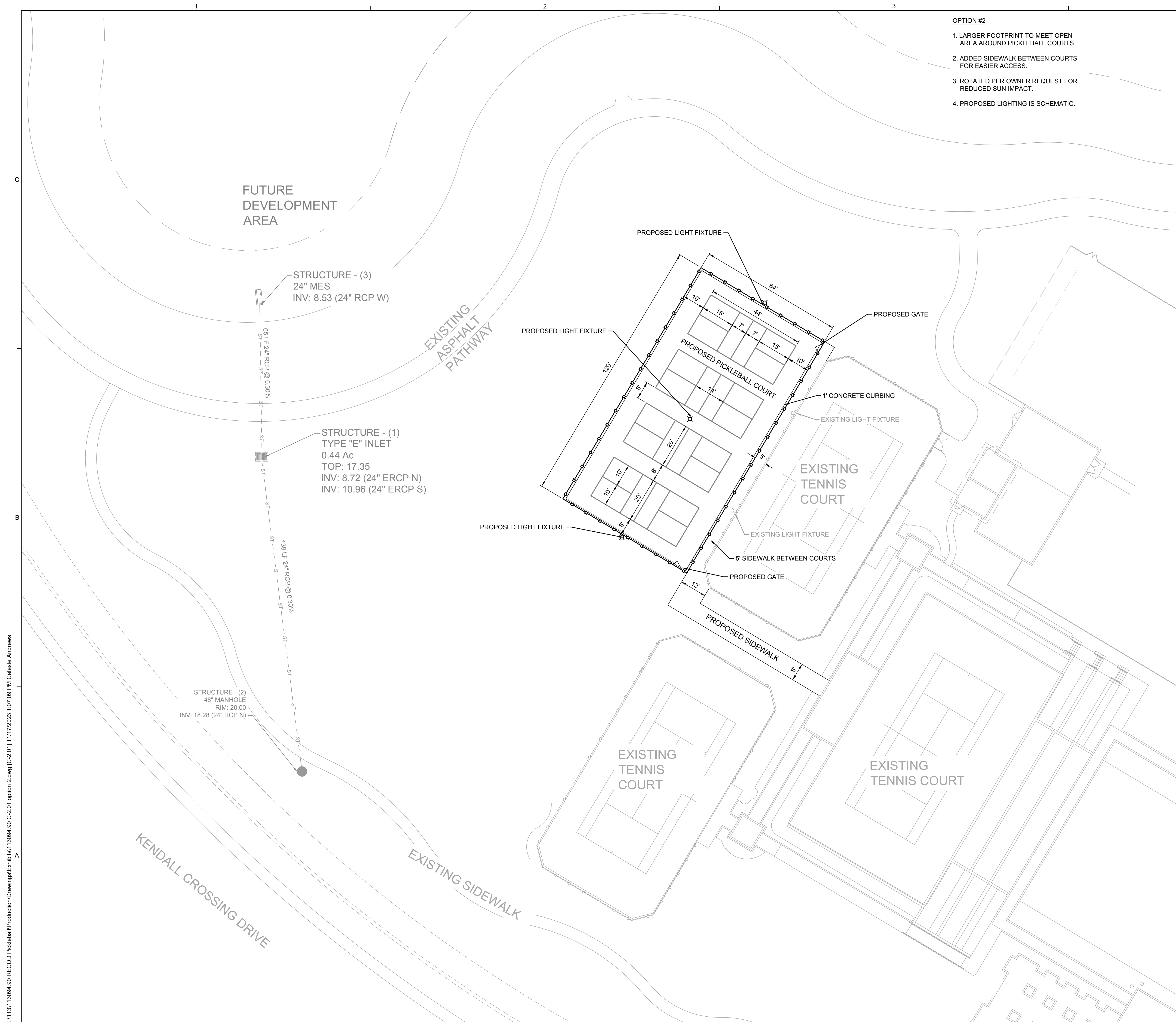
SHEET



1. ALL INTERSECTIONS TO BE PROVIDED WITH D-3 STREET SIGNS.
2. ALL BLUE RPMs ARE TO BE PLACED AT FIRE HYDRANT LOCATIONS PER TRAFFIC ENGINEERING MANUAL, TOPIC NO. 750-000-005.
3. ALL STRIPING WITHIN THE PUBLIC R/W SHALL BE 6" WIDE THERMOPLASTIC UNLESS OTHERWISE NOTED. ONSITE STRIPING MAY BE PAINTED.
4. ALL PATHS AND SIDEWALKS WITHIN COMMON AREAS AND WITH R/W NOT FRONTING LOTS TO BE CONSTRUCTED WITH INFRASTRUCTURE.
5. ALL CURB-CUT RAMPs ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE AND SHOWN ON THE AS-BUILT SURVEY.
6. ALL SIGNING SHALL HAVE DIAMOND GRADE HIGH REFLECTIVITY SHEETING.
7. ALL CROSSWALKS SHALL BE "SPECIAL EMPHASIS" IN ACCORDANCE WITH FDOT INDEX 711 SHEET 10 OF 14, INDEX 1734C, SCHEME 1 AS WELL AS SECTION 3B.18 OF THE MUTCD.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UNAUTHORIZED/UNINTENDED IMPACTS TO JURISDICTIONAL WETLANDS OR BUFFERS AND SHALL TAKE IMMEDIATE MEASURES TO RESTORE THESE AREAS TO THEIR ORIGINAL CONDITION.
9. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT. WHEN APPLICABLE, LONGITUDINAL SLOPES SHALL NOT EXCEED 5% AND CROSS SLOPES SHALL NOT EXCEED 2%. IF CONTRACTOR CAN NOT ACHIEVE IN FIELD THEY SHALL NOTIFY ENGINEER PRIOR TO CONSTRUCTION.

OPTION #2

1. LARGER FOOTPRINT TO MEET OPEN AREA AROUND PICKLEBALL COURTS.
2. ADDED SIDEWALK BETWEEN COURTS FOR EASIER ACCESS.
3. ROTATED PER OWNER REQUEST FOR REDUCED SUN IMPACT.
4. PROPOSED LIGHTING IS SCHEMATIC.



L:\1131\13094.90 RECDD Pickleball\Production\Drawings\Exhibits\113094.90 C-2.01 option 2.dwg [C-2.01] 11/17/2023 1:07:09 PM Celeste Andrews

2023-10-02 prsr_plan-ArchD-br
2020-03-17 prsr_plan-ArchD-tbl

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: **01/17/2024**

Submitted by: **Jason Davidson & Kevin McKendree**

RECDD I

RiverHouse Light Pole:

The timeline to get the parts to fix this light has taken longer than expected. We are expecting the replacement light fixture to be here within 2-4 weeks and installation will begin as soon as it arrives.

Encroachment Audit:

In the July BOS meeting it was requested that our team audit all fence encroachments and for legal to draft a formal letter to issue to violators. This will be an offseason task (winter sometime Nov. through Feb).

Splash Pad:

We have ordered a new chemical controller for the splash pad and will install it upon arrival.

Alley Way Parking:

We have received numerous complaints about residents parking on the paver areas in the alleyways around the original Mainstreet district. We installed "No Parking" signage on these paved areas last week. It appears residents removed the signage and have begun parking there again. This will be a topic of discussion in our upcoming CDD meeting.

Pond K Fish Restocking:

After the fish kill situation in May of this year, restocking pond K has been a discussion. We are working with Florida Waterways on permitting with FWC so that we may proceed forward.

Fountain Maintenance:

The fountain service agreement with Florida Waterways has been finalized and initiated.

Longleaf Pine Entry Decorative Lighting:

We had floodlights installed around the palms at the main entrance off longleaf. This is in lieu of the Christmas light strands that we removed. We purchased color changing lenses for these to use during holidays i.e during December they were red and green.

Northern Most Round About on 13 Entry Point:

The RiverTown entry sign on the northern most entry point on state road 13 was vandalized on the weekend of 9/29-10/1. We worked with BNS signs to manufacture a new sign. Our team painted the white wall before installation to freshen it up and the sign was installed 11/9. This is now closed.

Southern Most Roundabout on 13 Entry Point:

When entering the neighborhood, the sign on the left-hand side was vandalized over the weekend of 10/6-10/7. The letter "N" was ripped off and destroyed. The sheriff's office documented and attached this to the case file from the other sign vandalism. We worked with BNS signs to engineer a replacement, and this was installed on 11/15. This is now closed.

Flint Road inlet repair:

We located a large sinkhole that was consistent with other previous inlet issues in the Main Street area on Flint Rd. We had HEB Services investigate the area, and they found no leaks or issues and our team was able to locate some leftover sod to repair the grass. We will continue to monitor the area.

RiverHouse Family Pool Sump Pump:

The sump pump in the coffin of the family pool was leaking water from the bottom as it was cracked. We bought a replacement and installed it.

RiverHouse Lap Pool Motor:

The lap pool motor was making a high pitch sound that we believe to be the bearings going bad. It is tripping the thermal overload protection in the process, likely indicating that it's pulling higher amps than usual. St. Augustine Motor Works installed a replacement motor that we had on hand to get us back up and running. We also were able to have the old motor bearings rebuilt so that we could retain the old motor as a backup.

RiverHouse Family Pool Motor:

The seals began leaking between the family pool's motor and pump. While we already had St. Augustine Motor Works on site for the lap pool, we had them take out the family pool motor as well. The windings in the motor were found to have corrosion affecting its performance. We were able to rebuild the old motor and had it reinstalled last week to regain operation. We are also ordering a new replacement and seals to keep on hand as a backup.

Basketball Court RiverHouse:

We were made aware by some residents in our CDD meeting that the height of one rim at the basketball court is shorter than the others. Upon review one is 6 inches shorter than the rest and the backboards are adjustable. The problem is we are only able to lift it higher by 2 inches due to the fact of the pole itself being too deep in the ground. We are exploring adding a sleeve to extend the height of the pole which would allow us to raise the rim to the proper height.

Stop Sign at Kendall Crossing near Riverclub Entrance:

The stop sign at this corner was taken out by a tractor trailer. We were able to have that sign repaired rather than replaced. This is now closed.

Sidewalks on Riverwalk Blvd:

The team identified 7 sidewalk joints that were raised up causing a trip hazard. We were able to grind them down evenly to alleviate the hazard but will continue to monitor the area as the Drake elms planted nearby continue to cause issues.

Tennis Court Nets:

We ordered and replaced all three nets on the tennis courts as the old ones had holes in them inhibiting play.

Arbors Pothole:

There is a large pothole in the Arbors in front of 157 Silkgrass that we have cold patched previously but has gotten worse. We have coordinated a repair with Burnham Construction with the help of Mattamy. They cut out the area to investigate a possible root cause of the pothole and found nothing. This has been asphalted over and is now completed.

SR13 Entrance Lights:

We identified numerous up lights along the strip in front of the Riverhouse at the SR13 entrance that were inoperable. Our in-house team repaired what we could and replaced 20 of them and the mighty post caps that hold them in place. This area is now fully operational.

Main Entrance Waterfall:

We identified 4 non operable lights on the main entrance's waterfall. These light bars were custom made for Rivertown and we ordered replacements that were installed this week. Unfortunately, during the time we ordered these lights we identified 4 more lights on the waterfalls that are inoperable and need to be repaired. We also replaced plant material that was removed long ago with plants that can survive the wet conditions of the surrounding planter beds. Pressure washing of the waterfall was also performed.

Fitness Room Mirror:

Someone broke the mirror in the Fitness Room between 11/9 and 11/10. We reviewed camera footage, but the area is not visible. We are acquiring quotes to have the mirror replaced.

Southern Roundabout lights:

The FPL meter that runs our lighting at the southern roundabout was dropping a leg and not receiving full power. This is causing the lighting to be intermittent. FPL came out to diagnose and made us replace the wire going from the meter to the closest handhole connection stating it was bad, we own the wire therefore we had to contract that out separately as FPL won't handle that. This did not fix the issue. We

had FPL out again and we located an underground wire that was heavily frayed under the street. FPL had Mastek pull new wire here and all is functioning properly now.

RiverFront Park:

Our in-house team has been busy cleaning up tree debris at the park and removing trees that have fallen on the trails. We have also been busy painting the dock railings, pillars, and entry sign to freshen them up and have plans to repaint the restroom building this month.

Cabana Pergola:

There are a couple of rotten beams on the pergola in between the two pools at the Riverhouse. We also found some rotten wood on the top caps of the exposed pillars. We are acquiring quotes to have this replaced and exploring adding a shade sail over the pergola which will shed water somewhat to protect the grill's components.

Pond Washout along Waterfall at Main Entrance:

While out inspecting Christmas lights we discovered a very large washout trench that formed at the top of the retaining wall and traveled about 20 feet to the pond's edge. Our maintenance team was able to locate recycled concrete material to stabilize the trench and we were gifted a large amount of dirt by Mattamy to fill it in from there. By performing this in-house with free materials it saved a little over two thousand dollars.

Lounge Chairs at RiverHouse:

Many of the original lounge chairs are broken beyond repair as the welds have broken apart. We would like to order new chairs for the family pool and relocate the old ones that are still usable to the lap pool area. We will be presenting quotes in this month's meeting for this.

RECDD II

Kayak Launch:

The kayak launch unattached itself from the dock due to the rough waters of the St. Johns. This has been an ongoing battle for years and the existing launch was financially beyond repair. We contacted EZ Dock to replace it with a different style launch that has more flexibility. We also moved the launch to the side rather than out front so that wakes can roll through it rather than pound against it. The last part of this repair is the removal of one pylon, of which we got in contact with the dock builder of The Shores neighborhood who will bring their barge over to remove it when the construction starts. This will save a few thousand dollars. With these fixes we believe the new launch will last much longer than the previous one.

Adirondack Chairs:

Multiple chairs around the firepits have begun to split in areas making them unrepairable. We were able to scab pieces together to repair some of them. We purchased new chairs to replace one of the pits' complete set of chairs and relocated all the older ones to the opposite pit to remain uniform.

Fountain in Front of Watersong on Mistflower:

It was found that the large fountain in front of Watersong, on Mistflower, was not functioning properly. We had a general maintenance service perform an inspection and found algae clogging the strainer basket. Unfortunately, when cleared this did not resolve the issue at hand. The fountain's plumbing has damage as does the motor therefore it is more cost effective to fully replace the fountain entirely. Solitude Lake Management is performing this replacement, and we are awaiting its arrival.

LongLeaf and Keystone Corners Entrance:

We replaced rose bush material from two separate hit and run accidents this year, one involving a golf cart and the other a vehicle.

RiverClub Railings:

Multiple railings and fencing at the RiverClub pool deck have become loose over time. We have come up with a method in-house to anchor them much deeper than before so that they will remain secure. We removed and reinstalled all the pool's fencing and multiple handicap rails. This project is now complete.

Outside Patio TV 4:

This TV was not connecting to the network. Five Smooth Stones replaced the home screen tablet as it had a glitch in it effecting connectivity.

RiverClub Painting:

We are acquiring quotes to paint the entirety of the club's exterior, kayak shed and pump room fence. We are still awaiting one quote so we will be presenting this in Februarys meeting.

RiverClub Parking Lot:

Our in-house team has been busy this week repainting the parking lot striping of the RiverClub to freshen up the appearance.

RECDD III**Dog Park:**

The new dog park gate lock handle was broken due to misuse. We were able to locate a replacement handle and replace the broken part at minimal cost. We also received reports of people driving over the curb and parking their cars in the parking lot. The parking lot is for golf carts only so we ordered signage and installed it. We are also exploring installing a bollard at the top of the parking lot that will allow golf carts by and not cars.

All Districts

Pine Tree Issues:

It has been brought to our attention 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 trees. 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 a bout and CDD 2 is concentrated in Highpoint.

Monument Signs:

Our in-house team will be painting the neighborhood monument signs in all districts directly after the holiday season due to decorations that currently are on them from residents.

Playground Mulch:

Our playgrounds throughout the community are due for a fresh layer of mulch to bring them up to safety standards and aid in their appearance. We are awaiting one more quote and will present it to the boards next month.

Buffer Trimming:

Proposals for the trimming of the buffers along the RiverClub and the Riverfront Park will be presented in the meeting and work will commence upon their approval.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: 1/17/24

Submitted by: Kim Fatuch

Ongoing Projects

- Working with Kevin to update the Garden area and ready it for the next growing season.
- Requisitions have been made, just waiting for HR approval then we will advertise the Job Fair for Feb. 17th.
- Began finding and booking musicians for First Friday Music Events.
- Working with café staff for Football menus and new additions.

October Events

- **October 20th – Oktoberfest at the Café**
 - Hungry Five German Band got Rave reviews.
 - Had food and drink specials that went very well. We ran out of both Oktoberfest beers.
 - Roughly 150 people attended.
- **October 26th – FL/ GA Trivia with DJ Ross**
 - DJ Ross will be adding in some trivia questions about both teams to get residents in the spirit for the game on Saturday.
- **October 27th – FL/GA Tailgate party at RiverClub Amphitheater**
 - Lawn games, inflatable football pass station, and Retro Party Machine band.
 - BBQ food truck and Grab n Go Café options along with a Beer Tent near the Amphitheater.
 - Retro Party Machine to play from 6:30pm – 8:30pm.

November Events

- 11.9.23 – Chocolate Workshop.
 - Crème de la Cocoa instructed 30 people how to make chocolate truffles.
 - Cost: \$15, registration opened at 3pm on 11.1 and 20 minutes later it was sold out.
 - Attendees said they had a blast!



-
- 11.11.23 – Vendor Fair
 - Will be in between the Riverhouse and Pool entrance. 36 vendors showed up. Signage will be up to show vendors where to setup. Food truck vendors have been solidified through Perrin
 - Great event, vendors really love the more contained area. Moving forward small fairs will be held here and larger events (Spring Fling) will be held at Soccer Field.
- 11.16.23 – Trivia
 - Weather kept some people away but there were still roughly 50 people in attendance.
- 11.17.23 – Davis Cook Music
 - Great reviews from residents. Roughly 80 people attended.
 - Have been asked many times to bring him back. He will be here Feb. 9.
- 11.19.23 – Jax Symphony
 - Great turnout with roughly 150 people.
 - The Symphony was a bit unorganized and hard to work with but overall went well. (See full debrief).

December Events

- 12.1.23 – Jeremy Weinglass
 - Roughly 45 people attended. Has a decent following but residents have asked for something a bit more upbeat with some vocals.
- 12.2.23 – Golf Cart Parade, Gingerbread Tree Lighting Event at RiverClub
 - 150 golf carts attended the parade, roughly 600 attended the tree lighting event
 - We had elves, face painting, balloon twisting, gingerbread houses, free cookies, drink specials and holiday music.
 - Tons of great reviews from the evening
 - Unfortunately, we did miss a section of the golf cart parade. An apology letter has been sent out to the community.



- 12.3.23 – Pictures with Santa at RiverHouse
 - 123 families took pictures with Santa & Mrs. Claus.
 - We had coloring pages, letters to Santa and Christmas cornhole kids could play.
 - Unfortunately, the weather took the event indoors, but it came out well. The ticket system worked to let families enjoy festivities instead of trying to keep little ones entertained while waiting in line for 1+ hours to see Santa.



- 12.9.23 – Winter Festival Vendor Fair
 - 38 vendors/food trucks are signed up for this event. It will take place on the RH Soccer Field.
 - We have face painting, bounce house, train, dj, craft zone and tons of vendors.



- 12.15.23 – Murder Mystery Dinner
 - 150 people registered for this event. 168 showed up.
 - Olive Garden and the Daquiri truck along with the ability to BYOB went over very well.
 - Tons of compliments and requests for more events like this.
 - Murder Mystery Co did a great job and the attendees all got very involved.




January Events

- 1.5.24 – Jeremy Weinglass
- 1.11.24 – Music Bingo
- 1.12.24 – Game Night
- 1.13.24 – Vendor Fair
- 1.20.24 – Penguin Plunge
- 1.21.24 – Big Engine Concert
- 1.25.24 - Trivia

Customer Service Report

Customer: Rivertown1 IS-6
 Customer ID: J19302
 Field Biologist: Isaiah Sanders

Date of Visit: 12/6/2023
 Weather: 62 °F High


Waterway and Ditch Treatments

Site	A	B	E	W	X											
Algae				X												
Submersed Weeds																
Shoreline Grasses & Brush																
Floating Weeds																
Mosquito Larvicide																
Pond Dye	X															
Inspection																
Debris Removal		X	X		X											

Comments: For today's service report I treated ponds for filamentous algae, shoreline grasses, removed debris from in and around the ponds, and put in pond dye to prevent future algae growth. Thank you for choosing Florida Waterways Inc. and have a blessed day!

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☒ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☒ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|------------------------------------|---|------------------------------------|--|
| <input checked="" type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

_____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | |
| <input checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | |


Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|-----------------------------------|---|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input checked="" type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

Did you know? Atlantic stingrays can be found more than 200 miles up the St. Johns River and have been known to pup as far upstream as Lake Harney.

Customer Service Report

Customer: Rivertown1 IS-6
Customer ID: J19302
Field Biologist: Isaiah Sanders

Date of Visit: 12/6/2023
Weather: 62 °F High




Pond A



Pond B



Pond E



Pond W




Pond X

Did you know? Atlantic stingrays can be found more than 200 miles up the St. Johns River and have been known to pup as far upstream as Lake Harney.

Customer Service Report

Customer: Rivertown1 IS-7
 Customer ID: J19302
 Field Biologist: Isaiah Sanders

Date of Visit: 12/7/2023
 Weather: 66 °F High


Waterway and Ditch Treatments

Site	CR7	GG	HH	II	LL	Z										
Algae	X		X			X										
Submersed Weeds																
Shoreline Grasses & Brush	X															
Floating Weeds																
Mosquito Larvicide																
Pond Dye	X		X													
Inspection																
Debris Removal		X	X	X	X											

Comments: For today's service report I treated the ponds listed for filamentous algae, sprayed the shoreline grasses, removed debris from in and around the ponds, as well as adding pond dye to prevent future algae growth. Thank you for choosing Florida Waterways Inc. and have a blessed day!

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☒ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☐ 2-4'
☒ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|--|---|------------------------------------|--|
| <input checked="" type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

_____ |
| <input checked="" type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input checked="" type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | |
| <input checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input checked="" type="checkbox"/> Pondweed |

Did you know? Atlantic stingrays can be found more than 200 miles up the St. Johns River and have been known to pup as far upstream as Lake Harney.

Customer Service Report

Customer: Rivertown1 IS-7
Customer ID: J19302
Field Biologist: Isaiah Sanders

Date of Visit: 12/7/2023
Weather: 66 °F High
☁



Pond CR7



Pond GG



Pond HH



Pond II



Pond LL




Pond Z

Did you know? Atlantic stingrays can be found more than 200 miles up the St. Johns River and have been known to pup as far upstream as Lake Harney.

Customer Service Report

Customer: Rivertown 1 IS-13
 Customer ID: J19302
 Field Biologist: Isaiah Sanders

Date of Visit: 12/13/2023
 Weather: 63 °F High


Waterway and Ditch Treatments

Site	CC	DD	EE	FF	MM	WW	Y									
Algae	x	x					x									
Submersed Weeds	x															
Shoreline Grasses & Brush																
Floating Weeds					x											
Mosquito Larvicide																
Pond Dye			x				x									
Inspection																
Debris Removal				x		x										

Comments: For today's service report I treated the ponds for filamentous algae, submersed weeds, floatiing weeds, removed debri from in and around the ponds, and put dye in the pond to help prevent fiuture algae growth. Thank you for choosing Florida Waterways Inc. and have a blessed day!

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☐ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☐ 2-4'
☒ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|--|------------------------------------|------------------------------------|---|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input type="checkbox"/> Turtles | <input type="checkbox"/> Other Species: |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input checked="" type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | |
| <input checked="" type="checkbox"/> Gambusia | <input checked="" type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | |


Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|---|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input checked="" type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spadderdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

Did you know? Atlantic stingrays can be found more than 200 miles up the St. Johns River and have been known to pup as far upstream as Lake Harney.

Customer Service Report

Customer: Rivertown 1 IS-13
 Customer ID: J19302
 Field Biologist: Isaiah Sanders

Date of Visit: 12/13/2023
 Weather: 63 °F High




Pond CC



Pond DD



Pond EE



Pond FF



Pond MM



Pond WW

Did you know? Atlantic stingrays can be found more than 200 miles up the St. Johns River and have been known to pup as far upstream as Lake Harney.

Customer Service Report

Customer: Rivertown 1 IS-13
Customer ID: J19302
Field Biologist: Isaiah Sanders

Date of Visit: 12/13/2023
Weather: 63 °F High
☁



Pond Y

Did you know? Atlantic stingrays can be found more than 200 miles up the St. Johns River and have been known to pup as far upstream as Lake Harney.

CUSTOMER SERVICE REPORT

Customer: Rivertown 1
 Customer ID: J19302
 Field Biologist: Paul Mosteller

Date of Visit: 12/19/2023
 Weather: 53 °F High
0% ☁

WATERWAY AND DITCH TREATMENTS

Site	CR7	I	J	L	M	R	S	T	U							
Algae																
Submersed Weeds																
Shoreline Grasses & Brush																
Floating Weeds																
Mosquito Larvicide																
Pond Dye																
Inspection																
Debris Removal																
Barrier/Outfall Inspection	x	x	x	x	x	x	x	x	x	x						

COMMENTS: The December 19 visit consisted of inspecting the carp barriers and outfalls on ponds CR7, I, J, L, M, R, S, T, and U.

CARP PROGRAM

- ☐ Carp Observed
☒ Barriers Inspected

FLOW

- ☐ None
☐ Slight
☒ Visible

WATER CLARITY

- ☐ < 1' ☒ 2-4'
☐ 1-2' ☐ >4'

WATER LEVELS

- ☒ High
☐ Normal
☐ Low

FISH/WILDLIFE OBSERVATIONS

- | | | | | |
|---|---|---|---|---|
| <input checked="" type="checkbox"/> Bass | <input checked="" type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species: |
| <input checked="" type="checkbox"/> Bream | <input checked="" type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | _____ |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | _____ |
| <input type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | _____ |

NATIVE/BENEFICIAL VEGETATION NOTED

- | | | | |
|---|---------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input checked="" type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

DID YOU KNOW? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

CUSTOMER SERVICE REPORT

Customer: Rivertown 1
Customer ID: J19302
Field Biologist: Paul Mosteller

Date of Visit: 12/19/2023
Weather: 53 °F High
0% ☁



Pond CR7



Pond G



Pond I



Pond J



Pond L



Pond M

DID YOU KNOW? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

CUSTOMER SERVICE REPORT

Customer: Rivertown 1
Customer ID: J19302
Field Biologist: Paul Mosteller

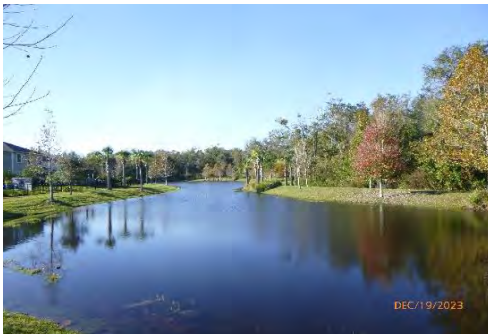
Date of Visit: 12/19/2023
Weather: 53 °F High
0% ☁



Pond Q



Pond R



Pond S



Pond T




Pond U

DID YOU KNOW? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Rivertown 1
 Customer ID: J19302
 Field Biologist: Isaiah Sanders

Date of Visit: 12/20/2023
 Weather: 61 °F High


Waterway and Ditch Treatments

Site	G	H	J	R	T	U	V									
Algae																
Submersed Weeds																
Shoreline Grasses & Brush						x										
Floating Weeds																
Mosquito Larvicide																
Pond Dye																
Inspection																
Debris Removal	x	x	x	x	x		x									

Comments: For today's service report I sprayed the ponds for shoreline grasses and removed debris from in and around the ponds. Thank you for choosing Florida Waterways Inc. and have a blessed day!

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☒ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☐ 2-4'
☒ 1-2' ☐ >4'

Water Levels

- ☒ High
☐ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|------------------------------------|---|---|---|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species: |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | _____ |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | _____ |
| <input checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | _____ |

Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input checked="" type="checkbox"/> Pondweed |

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

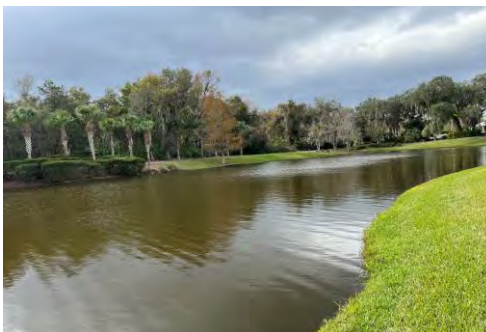
Customer: Rivertown 1
Customer ID: J19302
Field Biologist: Isaiah Sanders

Date of Visit: 12/20/2023

Weather: 61 °F High



Pond G



Pond H



Pond J



Pond R



Pond T



Pond U

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Rivertown 1
Customer ID: J19302
Field Biologist: Isaiah Sanders

Date of Visit: 12/20/2023
Weather: 61 °F High
☁



Pond V

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: RiverTown1
 Customer ID: J19302
 Field Biologist: Jim Schwartz

Date of Visit: 12/28/2023
 Weather: 59 °F High
0% ☁

Waterway and Ditch Treatments

Site															
Algae															
Submersed Weeds															
Shoreline Grasses & Brush															
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection															
Debris Removal															

Comments: I visited the account on 12/8, 12/13, 12/20, 12/21 and 12/28 to follow up on prior treatments to monitor, plan future treatments, and check on the condition of the ponds. I've also been coordinating with FWC to get a copy of the prior grass carp permit and field locating and inspecting grass carp barriers.

Carp Program

- ☐ Carp Observed
☐ Barriers Inspected

Flow

- ☐ None
☒ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☒ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☒ High
☐ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|-----------------------------------|--|---|---|--|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input checked="" type="checkbox"/> Other Species: |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | <u>Mergansers</u> |
| <input type="checkbox"/> Catfish | <input checked="" type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | <u> </u> |
| <input type="checkbox"/> Gambusia | <input checked="" type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | <u> </u> |


Native/Beneficial Vegetation Noted

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input checked="" type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input checked="" type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Rivertown 1
 Customer ID: J19302
 Field Biologist: Isaiah Sanders

Date of Visit: 12/28/2023
 Weather: 63 °F High


Waterway and Ditch Treatments

Site	CR1	CR2	CR4	CR5	CR6	CR8	OO								
Algae		X				X									
Submersed Weeds		X				X									
Shoreline Grasses & Brush				X	X	X									
Floating Weeds															
Mosquito Larvicide															
Pond Dye		X													
Inspection															
Debris Removal	X		X				X								

Comments: For today's service report I treated the ponds for filamentous algae, submerged weeds, shoreline grasses, remove debris from in and around the ponds, & put dye into the ponds to prevent future algae growth. Thank you for choosing Florida Waterways Inc. and have a blessed day!

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☒ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☐ 2-4'
☒ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|------------------------------------|---|---|---|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species: |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | _____ |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | _____ |
| <input checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | _____ |

Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|---|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input checked="" type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input checked="" type="checkbox"/> Pondweed |

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Rivertown 1
Customer ID: J19302
Field Biologist: Isaiah Sanders

Date of Visit: 12/28/2023

Weather: 63 °F High



Pond CR1



Pond CR2



Pond CR4



Pond CR5



Pond CR6



Pond CR8

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Rivertown 1
Customer ID: J19302
Field Biologist: Isaiah Sanders

Date of Visit: 12/28/2023
Weather: 63 °F High
☁




Pond OO

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Rivertown 1
 Customer ID: J19302
 Field Biologist: Isaiah Sanders

Date of Visit: 12/29/2023
 Weather: 55 °F High


Waterway and Ditch Treatments

Site	AA	BB	C	D	K	V										
Algae		x														
Submersed Weeds		x														
Shoreline Grasses & Brush		x														
Floating Weeds																
Mosquito Larvicide																
Pond Dye																
Inspection																
Debris Removal	x		x	x	x	x										

Comments: For today's service report I treated ponds for filamentous algae, submerged weeds, shoreline grasses, and removed debris from in and around the ponds. Thanks for choosing Florida Waterways Inc. and have blessed day!

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☒ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☐ 2-4'
☒ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|------------------------------------|---|---|---|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species: |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | _____ |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | _____ |
| <input checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | _____ |


Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input checked="" type="checkbox"/> Pondweed |

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Rivertown 1
Customer ID: J19302
Field Biologist: Isaiah Sanders

Date of Visit: 12/29/2023
Weather: 55 °F High




Pond AA



Pond BB



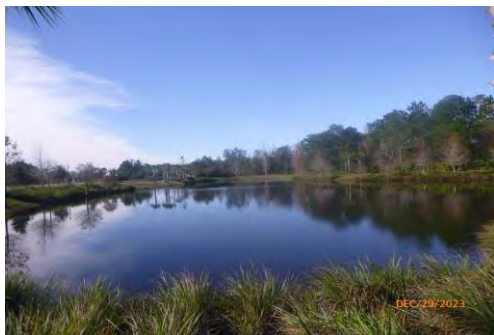
Pond C



Pond D



Pond K




Pond V

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

CUSTOMER SERVICE REPORT

Customer: Rivertown 1
 Customer ID: J19302
 Field Biologist: Isaiah Sanders + JT Condon

Date of Visit: 1/2/2024
 Weather: 58 °F High


WATERWAY AND DITCH TREATMENTS

Site	A	D	E	G	W											
Algae																
Submersed Weeds																
Shoreline Grasses & Brush																
Floating Weeds																
Mosquito Larvicide																
Pond Dye																
Inspection																
Debris Removal	X	X	X	X	X											

COMMENTS: For today's service report we removed debris from in and around the ponds. Thank you for choosing Florida Waterways Inc. and have a blessed day!

CARP PROGRAM

- ☐ Carp Observed
☒ Barriers Inspected

FLOW

- ☐ None
☒ Slight
☐ Visible

WATER CLARITY

- ☐ < 1' ☒ 2-4'
☐ 1-2' ☐ >4'

WATER LEVELS

- ☐ High
☒ Normal
☐ Low

FISH/WILDLIFE OBSERVATIONS

- | | | | | |
|--|---|------------------------------------|------------------------------------|---|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input type="checkbox"/> Turtles | <input type="checkbox"/> Other Species: |
| <input type="checkbox"/> Bream | <input checked="" type="checkbox"/> Cormorant | <input type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | _____ |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | _____ |
| <input checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | _____ |

NATIVE/BENEFICIAL VEGETATION NOTED

- | | | | |
|---------------------------------------|--|---|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input checked="" type="checkbox"/> Lily | <input checked="" type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

DID YOU KNOW? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

CUSTOMER SERVICE REPORT

Customer: Rivertown 1
 Customer ID: J19302
 Field Biologist: Isaiah Sanders + JT Condon

Date of Visit: 1/2/2024
 Weather: 58 °F High
 ☁



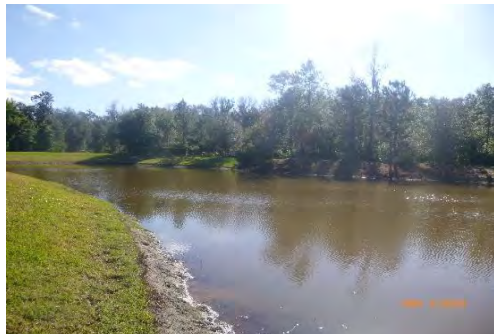
Pond A



Pond D



Pond E



Pond G




Pond W

DID YOU KNOW? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Rivertown 1
 Customer ID: J19302
 Field Biologist: Isaiah Sanders, J.T. Condon

Date of Visit: 1/3/2024
 Weather: 66 F High


Waterway and Ditch Treatments

Site	CR7	FF	HH	MM	WW	Y										
Algae			X			X										
Submersed Weeds																
Shoreline Grasses & Brush		X				X										
Floating Weeds																
Mosquito Larvicide																
Pond Dye																
Inspection																
Debris Removal	X			X	X											

Comments: For todays service report we removed algae, and shoreline weeds from two ponds and removed debris from in and around ponds. Thanks for choosing Florida Waterways INC.

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☒ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☒ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|------------------------------------|---|---|--|
| <input checked="" type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

_____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | |
| <input checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | |


Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|---|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input checked="" type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Rivertown 1
Customer ID: J19302
Field Biologist: Isaiah Sanders, J.T. Condon

Date of Visit: 1/3/2024
Weather: 66 F High




Pond CR7



Pond FF



Pond HH



Pond MM



Pond WW



Pond Y

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Rivertown 1
 Customer ID: J19302
 Field Biologist: Isaiah Sanders, J.T. Condon

Date of Visit: 1/5/2024
 Weather: 60 F High
0% ☁

Waterway and Ditch Treatments

Site	B	C	Z	BB	MM	CC	GG	M							
Algae															
Submersed Weeds															
Shoreline Grasses & Brush	X							X							
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection															
Debris Removal		X	X	X		X	X								
Inspection					X										

Comments: For today's treatment we went to 8 ponds and inspected them for plant and algae growth. In ponds B and M we used the boat to treat shoreline grasses and brush. For the rest of the inspected ponds debris was collected in and around the pond due to lack of harmful plant growth. Thank you for choosing Florida Waterways INC.

Carp Program

- ☐ Carp Observed
☒ Barriers Inspected

Flow

- ☐ None
☒ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☒ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☐ Normal
☒ Low

Fish/Wildlife Observations

- | | | | | |
|--|---|---|---|--|
| <input checked="" type="checkbox"/> Bass | <input checked="" type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

_____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input checked="" type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | |
| <input checked="" type="checkbox"/> Gambusia | <input checked="" type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input checked="" type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input checked="" type="checkbox"/> Pondweed |

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Rivertown 1
Customer ID: J19302
Field Biologist: Isaiah Sanders, J.T. Condon

Date of Visit: 1/5/2024
Weather: 60 F High
0% ☁



Pond B



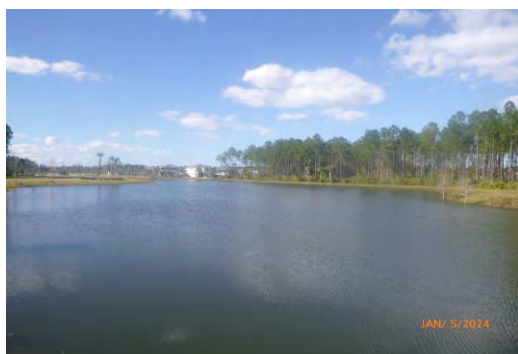
Pond BB



Pond C



Pond CC



Pond GG



Pond M

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Rivertown 1
Customer ID: J19302
Field Biologist: Isaiah Sanders, J.T. Condon

Date of Visit: 1/5/2024
Weather: 60 F High
0% ☁



Pond MM



Pond Z

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Howard "Mac" McGaffney
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092



NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
				3

ACTIVITY / COMMENTS:

Total Contacts:4 Citations:3 Warnings:4 Top speed measured by radar was; ***38MPH on Keystone Corners***, **38MPH on Rivertown Main S of Round-a-bout**

Multiple traffic stops conducted, one of which on a female with no license who was speeding in the neighborhood. The female had previously been stopped by me for speeding and driving without a license. I placed the driver under arrest and in the process she resisted by pulling away multiple times.

(SJSO23OFF011112)

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#:561924



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Howard "Mac" McGaffney
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
				3

ACTIVITY / COMMENTS:

Total Contacts:3 Citations:0 Warnings:3 Top speed measured by Radar was,, **37 MPH on Orange Branch Trail

Handled a parking complaint on Fawnwood Street.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1973703



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Howard "Mac" McGaffney
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
				3

ACTIVITY / COMMENTS:

Total Contacts:5 Citations:3 Warnings:2 Top speed meaused by radar was; ***45MPH on Keystone
Corners***, **38MPH on Rivertown Main S of Round-a-bout**

** Spoke with resident in reference to issues with parking on Dahlia Falls / Kendall Crossing during bus stop
times. Suggestion of No Parking signs made **

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#:561924



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Howard "Mac" McGaffney
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
				3

ACTIVITY / COMMENTS:

Total Contacts:4 Citations:4 Warnings: Top speed measured by radar was; ***41MPH on Keystone Corners(Commercial Dump Truck)***, **38MPH on Rivertown Main S of Round-a-bout**

Routine Patrolled Bus Stop, observed subject run school bus stop sign while dropping off children, citation issued

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#:599843



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Howard "Mac" McGaffney
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
				6

ACTIVITY / COMMENTS:

Total Contacts:3 Citations:0 Warnings:3 Top speed measured by Radar was,, **37 MPH on RiverTown Main Street

Spoke to the trailer owner on Sydney Cove and informed them about the FSS in reference to parking.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 2768924



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

Rivertown CDD
Howard "Mac" McGaffney
GMS Services LLC
475 W. Town Place, Suite 114
Saint Augustine, FL 32092

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
				3

ACTIVITY / COMMENTS:

Total Contacts:4 Citations:3 Warnings: Top speed meaused by radar was; ***42MPH on Keystone Corners***, **38MPH on Orange Branch Trail near Round-a-bout**

** Responded to gas leak in community, assited with minor evacuation of a residence and conducted traffic control for Fire Rescue**(SJSO23CAD299539)

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#:608564

FIFTH ORDER OF BUSINESS

A.

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 III CDD

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

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:
Main Street Phase 4 Addendum from Yellowstone for services.

Total Proposed
Compensation: \$ 88,980.00

Cost Share		
Calculation:	<u>\$29,212.13</u>	Rivers Edge
	<u>\$27,477.02</u>	Rivers Edge II
	<u>\$32,290.85</u>	Rivers Edge III

Methodology
Consultant Approval: _____
(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval: _____
(Signature)

(Date)

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

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

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

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

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

Date: _____

RIVERS EDGE III CDD

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

Date: _____

COST-SHARE STATUS COVER SHEET

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

Proposal: _____

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

☐ Yes (Please proceed to question 2)

☐ No, the entire cost will be paid by: _____
(Please leave remainder of form blank)

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

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

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

[End of Cover Sheet]

EXHIBIT "A"

LANDSCAPE MANAGEMENT SERVICES

PRICING SHEET

RIVERS EDGE III- MAIN STREET ADDENDUM

Core Maintenance Services	
Maintenance	\$75,390
Includes Mowing, Edging, String Trimming, Shrub Pruning, Tree Pruning, Weeding & Cleanup	
IPM	\$9,600
Includes Fertilization & Pest Control Applications	
Irrigation Inspections	\$2,730
Palm Pruning	\$1,260
Prune 42 Palms 1 Time Per Year	
Total	\$88,980

Grand Total Annual:	\$88,980.00
Grand Total Monthly:	\$7,415.00

RIVERTOWN
MAIN STREET
PHASE 4



DATE : 06/07/2021
PROJECT NO. : 118094.33
DESIGNED BY : RPS
DRAWN BY : MAR
SCALE : AS NOTED

THIS DRAWING NOT RELEASED FOR
CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

C-2.01

C-2.01

SHEET

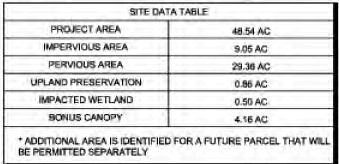


EXHIBIT "B"

PERFORMANCE STANDARDS

RIVERS EDGE III- MAIN STREET ADDENDUM

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

Service	Visits
Site Visits	52
Maintenance	42
Detailing	12
IPM - Fertilization & Pest Control	6-Blanket Turf Applicatons 2-Blanket Shrub Applications
Irrigation Inspections	12
Mulch	Per Request
Tree Pruning	1
Palm Pruning	1

B.

Summary of Rivers Edge CDD Policy Relating to Overnight Parking and Parking Enforcement

*Note: This chart is intended as a simplified summary for ease of reference only. Please see the adopted *Policy Relating to Overnight Parking and Parking Enforcement* for details.

	Non-Oversized Vehicles and Vessels	Oversized Vehicles and Vessels
Designated Amenity Parking Areas	Daytime: Yes Overnight: With a permit	Daytime: Only when loading or unloading, or with a permit Overnight: With a permit
Designated On-Street Parking Areas (District Roads and Dog Park)	Daytime: Yes Overnight: Yes	Daytime: Only when loading or unloading Overnight: No
Undesignated On-Street Parking Areas (District Roads)	Not included in this Policy. Subject to St. Johns County Parking Ordinance.	Not included in this Policy. Subject to St. Johns County Parking Ordinance.
On-Street Parking (County Roads)	Not included in this Policy. Subject to St. Johns County Parking Ordinance.	Not included in this Policy. Subject to St. Johns County Parking Ordinance.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
POLICY RELATING TO PARKING AND PARKING ENFORCEMENT

On October 21, 2020, at a duly noticed public meeting, the Board of Supervisors of the Rivers Edge Community Development District (“District”) adopted the following policies to govern parking and parking enforcement. This policy repeals and supersedes all prior District rules or policies governing the same subject matter.

SECTION 1. INTRODUCTION AND APPLICATION. The District finds that Vehicles and Vessels (hereinafter defined) Parked (hereinafter defined) in certain of the District’s designated Parking areas on an overnight basis, and/or Parking of any Vehicles and Vessels on other grounds of the District, causes hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide a means by which the District may tow any such Parked Vehicles and Vessels, subject to certain exceptions.

This Policy addresses the District’s designated Parking areas as identified in **Exhibit A** only and does not apply to private residential lots or lands owned by any other private or governmental entity. On-street parking in areas not specifically designated for Parking or on roadways owned by St. Johns County are not addressed by the Policy and shall be subject to the St. Johns County Parking Ordinance. This Policy does not supersede the St. Johns County Parking Ordinance. For information on parking and use of St. Johns County roadways, please refer to the St. Johns County Parking Ordinance, which may change from time to time.

SECTION 2. DEFINITIONS.

- A. *Vehicle*. Any mobile item which normally uses wheels.
- B. *Vessel*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C. *Park*. To leave a Vehicle or Vessel unattended by its owner or user.
- D. *Overnight*. Between the hours of 12:00 a.m. and 7:00 a.m. daily.
- E. *Oversized Vehicles and Vessels*. As used herein, “Oversized Vehicles and Vessels” shall mean the following:
 - a. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
 - b. Motor Vehicles with a trailer attached;
 - c. Motor coaches;
 - d. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
 - e. Mobile homes or manufactured homes.

- F. *Designated On-Street Parking.* Areas designated for Parking along District-owned roadways, identified on **Exhibit A**.
- G. *Designated Amenity Parking.* Areas designated for Parking at the District's amenity and recreational facilities, identified on **Exhibit A**.

SECTION 3. PARKING ALLOWED ON LIMITED BASIS; PROHIBITION; EXCEPTIONS.

A. Daytime Parking.

- a. Non-Oversized Vehicles and Vessels. Non-Oversized Vehicles and Vessels may be Parked during daytime hours in any District designated Parking area.
- b. Oversized Vehicles and Vessels. Oversized Vehicles and Vessels may Park on District property when actively engaged in loading or unloading. Oversized Vehicles and Vessels may Park in Designated Amenity Parking areas if a Parking permit is obtained from staff. Oversized Vehicles and Vessels may not Park in Designated On-Street Parking.

B. Overnight Parking.

- a. Non-Oversized Vehicles and Vessels. Non-Oversized Vehicles and Vessels may Park Overnight in Designated On-Street Parking Areas. Non-Oversized Vehicles and Vessels may Park Overnight in Designated Amenity Parking areas only if a Parking permit is obtained from staff.
- b. Oversized Vehicles. Oversized Vehicles and Vessels may not Park Overnight in Designated On-Street Parking areas. Oversized Vehicles and Vessels may Park Overnight in Designated Amenity Parking areas if a Parking permit is obtained from staff.

C. Designated Areas Only. Vehicles and Vessels may park only in areas designated for Parking subject to this Policy, and in certain undesignated on-street parking areas subject to the St. Johns County Parking Ordinance. Vehicles and Vessels may not Park on other grounds of the District, including grassy areas near the ponds, at any time, unless an exception is granted by the District. Any Vehicle or Vessel may not be improperly Parked such that it utilizes additional spaces or impedes the flow of traffic in any way.

D. Exceptions. The District Manager and/or General Manager may issue a Parking permit to authorize an exception to this Policy for special events or as necessitated by special circumstances, in which case the Parking permit shall be for a limited time, and shall be posted in the windshield of the Vehicle or Vessel. Food Trucks invited to special District events are exempt from this Policy.

SECTION 4. ENFORCEMENT.

- A. *First Offense: Written Warning.* The District will attempt to place a written warning on the windshield of the improperly Parked Vehicle or Vessel providing notification that such Vehicle or Vessel is improperly Parked and that, if it is not moved within a certain period of time, the Vehicle or Vessel may be towed.
- B. *Second Offense: Towing.* If the Vehicle or Vessel is not moved after issuance of a warning, is improperly Parked on another occasion after prior issuance of a warning, or if other special circumstances apply as set forth herein, such Vehicle or Vessel may be towed in the District's sole discretion and in accordance with the requirements and procedures set forth at Section 5 herein.
- C. *Special Circumstances:* In the event that the Vessel or Vehicle is Parked in such a manner that blocks access to District property, prevents the safe and orderly flow of traffic through the District, obstructs the ability of emergency vehicles to access roadways or property, causes damage to the District's property, restricts the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same, the District reserves the right to immediately tow such Vehicle or Vessel without first issuing a warning.

SECTION 5. TOWING/REMOVAL PROCEDURES.

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Signage providing notice shall be approved by the District's Board of Supervisors and shall be posted on District property in conspicuous locations and in a manner consistent with the requirements of section 715.07, *Florida Statutes*.
- B. **TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a vehicle or vessel, the District Manager, Amenity Manager, or his/her designee must verify that the subject Vehicle or Vessel was not authorized to Park under this Policy and then must contact a firm authorized by Florida law to tow/remove Vehicles and Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 6. PARKING AT YOUR OWN RISK. Vehicles or Vessels may be Parked on District property in designated Parking areas and Parking spots pursuant to this Policy, provided however that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or Vehicles or Vessels. Parking is subject to all applicable St. Johns

County ordinances and regulations, including but not limited to the St. Johns County Parking Ordinance.

Exhibit A: Designated Parking Areas

Specific Authority: §§ 190.011(5), and 190.041, *Fla. Stat.*




Effective date: October 21, 2020

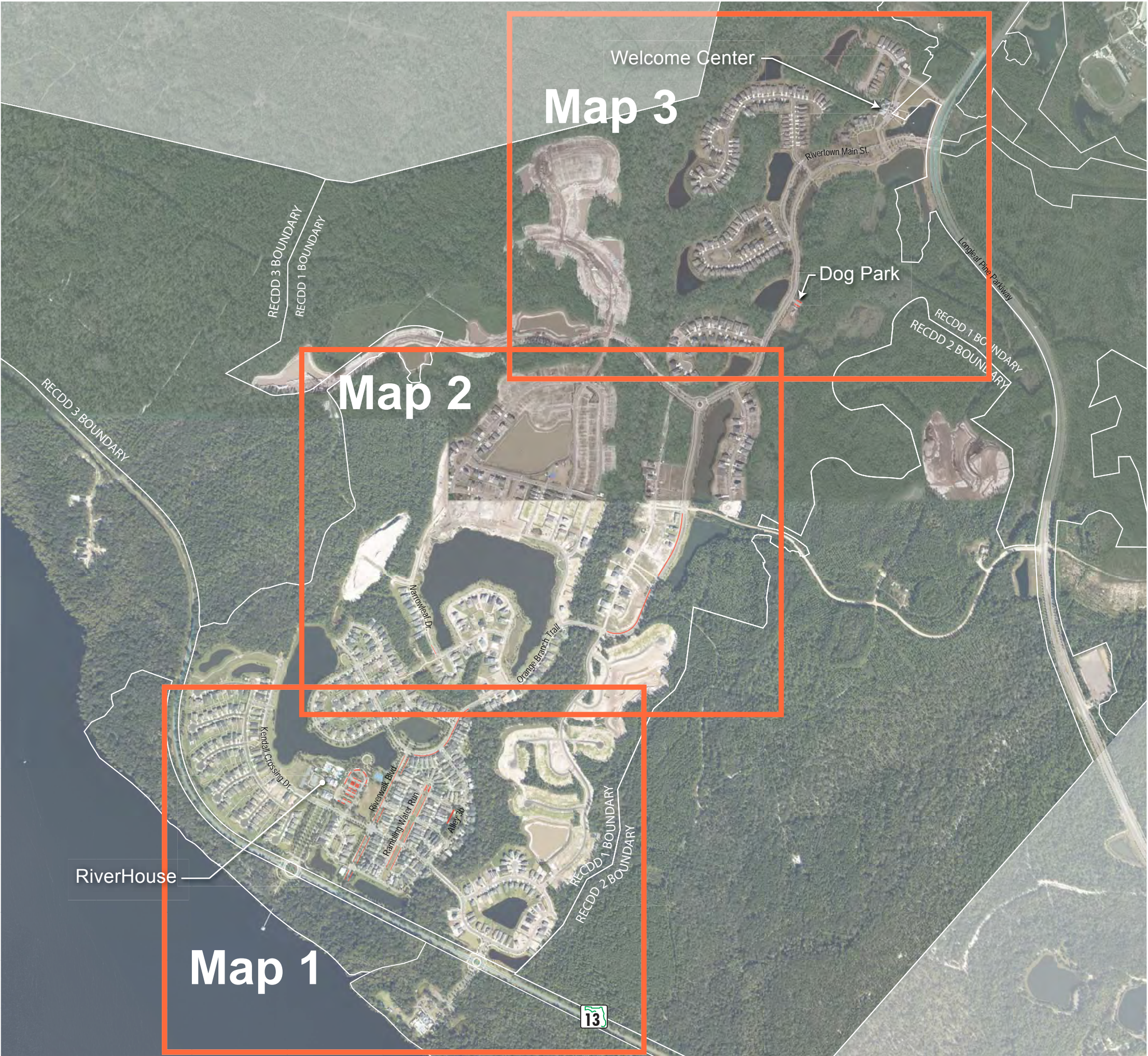
Exhibit A

RIVERTOWN

RECDD PARKING MAP

Key Map

-  Designated Amenity Parking Areas
-  Designated On-Street Parking Areas
-  RECDD Boundary



PROSSER


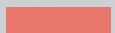

October 12, 2020 113094.09

This map is a general concept of the proposed RiverTown plan.
Mattamy RiverTown, LLC reserves the right to make changes as needed.

Exhibit A

RIVERTOWN

RECDD
PARKING MAP
Map 1

-  Designated Amenity Parking Areas
-  Designated On-Street Parking Areas
-  RECDD Boundary

RiverHouse

13




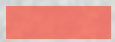
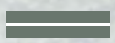
PROSSER

October 12, 2020 113094.09
This map is a general concept of the proposed RiverTown plan.
Mattamy RiverTown, LLC reserves the right to make changes as needed.

Exhibit A

RIVERTOWN

RECDD PARKING MAP *Map 2*

-  Designated Amenity Parking Areas
-  Designated On-Street Parking Areas
-  RECDD Boundary




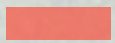
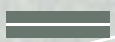
PROSSER

October 12, 2020 113094.09
This map is a general concept of the proposed RiverTown plan.
Mattamy RiverTown, LLC reserves the right to make changes as needed.

Exhibit A

RIVERTOWN

RECDD PARKING MAP *Map 3*

-  Designated Amenity Parking Areas
-  Designated On-Street Parking Areas
-  RECDD Boundary

Welcome Center

Rivertown Main St.

Longleaf Pine Parkway

RECDD 1 BOUNDARY

RECDD 1 BOUNDARY
RECDD 2 BOUNDARY



PROSSER

October 12, 2020 113094.09
This map is a general concept of the proposed Rivertown plan.
Mattamy Rivertown, LLC reserves the right to make changes as needed.

C.

PROJECT MANUAL

FOR THE

PICKLEBALL COURT CONSTRUCTION

PROJECT

RIVERS EDGE

COMMUNITY DEVELOPMENT DISTRICT

_____, 2023

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
PICKLEBALL COURT CONSTRUCTION**

TABLE OF CONTENTS

- I. Proposal Package
 - A. Request for Proposals
 - B. Instructions to Proposers
 - C. Evaluation Criteria
- II. Proposal Documents
 - A. Official Proposal Form
 - B. Proposal Summary
 - C. Organizational Information of Proposer
 - D. Sworn Statement on Public Entity Crimes
 - E. Affidavit of Non-Collusion
 - F. Sworn Statement Regarding Scrutinized Companies
 - G. Trench Safety Affidavit
- III. Form of Agreement
 - A. Standard Form of Agreement between Owner and Contractor and Amendments Thereto
 - B. Standard General Conditions of Construction Contract
 - C. Supplementary Conditions to General Conditions
 - D. Price Escalation Addendum
- IV. Form of Performance Bond and Payment Bond
- V. List of Drawings and Permits
 - A. Index of Sheets (See Exhibit 1)

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL FOR
PICKLEBALL COURT CONSTRUCTION PROJECT**

Notice is hereby given that the Rivers Edge Community Development District (“District”) will receive proposals for the following District project: **PICKLEBALL COURT CONSTRUCTION PROJECT**

The contract will require contractors to provide for the construction, labor, materials and equipment necessary to perform roadway milling and construct earthwork, roadway and other associated scopes necessary to complete roadway milling and resurfacing, as more particularly described in the Project Manual and in accordance with the plans and specifications.

The Project Manual, consisting of the proposal package, contract, proposal form, plans, and other materials, will be available and may be obtained beginning _____, 2023 at ____ from _____. Plans may be obtained electronically.

There will be a **pre-bid proposal conference**, on _____ at ____ a.m./p.m., at _____. The conference will be held using Microsoft Teams. The pre-bid conference is not mandatory.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. **The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District’s best interests to do so.** Any protest of the Project Manual, including the terms and specifications, must be filed with the District within 72 hours of pickup of the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of \$10,000.00. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District’s costs, expenses and attorney’s fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of proceedings under Chapter 190, *Florida Statutes*, and other law.

Firms desiring to provide construction services for the referenced project must submit one original and one electronic copy of the required proposal no later than ____ a.m./p.m. on _____ at _____. The District’s Engineer will conduct a special public meeting at that place and time to publicly open the proposals. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 190, *Florida Statutes*. A copy of the agenda for the meeting may be obtained from the District Engineer, _____. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting Governmental Management Services – North Florida, LLC, the District Manager, at (904) 940-5850, or at 475 West Town Place, Suite 114, St. Augustine, Florida 32092. If 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.

Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope pursuant to the Instructions to Proposers. The District reserves the right to return unopened to the Proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred and twenty (120) days after the proposal opening.

The successful Proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract, with a Surety acceptable to the District, in accordance with Section 255.05, *Florida Statutes*.

All questions regarding the Project Manual or this project shall be directed in writing via mail or email to _____. No phone inquiries please.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
INSTRUCTIONS TO PROPOSERS
PICKLEBALL COURT CONSTRUCTION
St. Johns County, Florida

Solicitation and Award Process:

DATE	EVENT
	Notice of RFP Published & Posted
	RFP and Drawings/Specifications Available
	Non-mandatory Pre-bid Conference
	Site Available for Inspection
	Deadline for Questions
	Proposals Due / Public Opening
	Board Meeting to Evaluate Proposals & Award Contract

SECTION 1. DUE DATE. Sealed proposals must be received no later than [time], _____, **2023** at the offices of the District Engineer, _____, attention _____. Proposals will be publicly opened at that time.

SECTION 2. PRE-BID CONFERENCE. There will be a pre-bid conference, on _____ at _____. The conference will be held using Microsoft Teams. The pre-bid conference is not mandatory. The pre-bid conference may include, but not be limited to, a discussion of contract requirements, inspections, evaluations and submittal requirements. Attendees will be required to provide contact information so that the District may provide any addenda or other communication throughout the bid process.

SECTION 3. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, or longer period if extended by the District in its sole discretion, the Proposer shall enter into and execute the contract in substantially the form included in the Project Manual, unless requested otherwise by the District. The Proposal shall be submitted with the understanding that the Proposer will not withdraw its Proposal for a period of one hundred and twenty (120) days after proposals are opened. Upon contract award, the successful Proposer will be required to furnish a payment and performance bond in compliance with Section 255.05, *Florida Statutes*, and executed in a form acceptable to the District and in the sum equal to one hundred percent (100%) of the total amount of the contract value concurrent with execution of the contract. **Proposers are advised to carefully review the form contract documents included in this Project Manual prior to submitting a Proposal.**

SECTION 4. SIGNATURE ON PROPOSAL. In addition to executing all forms, affidavits, and acknowledgments for which signature and notary blocks are provided, the Proposer must correctly sign the Acknowledgment of Receipt of Documents, Addendum Acknowledgement Form and Proposal Signature Form. If the Proposal is made by an individual, that person's name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the Proposal should bear the seal of the corporation. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his or her authority to do so.

SECTION 5. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the Proposal in compliance with all such laws, ordinances and regulations.

SECTION 6. QUALIFICATIONS OF THE PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District. Proposer must (1) be able to furnish a payment and performance bond in the full amount of the Project to the District; (2) be authorized to do business in Florida; and (3) hold all necessary certifications or licenses required to perform work in St. Johns County and is a licensed contractor in the State of Florida.

SECTION 7. SUBMISSION OF ONLY ONE PROPOSAL. Proposers may be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among Proposers, the Proposer has defaulted on any previous contract, or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 8. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed by email only to _____, with a copy to Lauren Gentry at Lauren@cddlattorneys.com. No phone inquiries please. All questions must be received no later than _____ on _____, 2024, to be considered. Interpretations or clarifications considered necessary by the District representative in response to such questions will be issued by Addenda e-mailed, faxed or otherwise delivered to all parties recorded as having received the Project Manual. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all Proposers. No inquiries will be accepted from subcontractors – the Proposer shall be responsible for all queries.

An interpretation, correction, or change of the Proposal Documents considered necessary by the Project Architect will be made by Addendum and sent via mail, fax, email or delivery to all parties having received the Proposal Documents. **Prior to submitting its Proposal, each Proposer shall ascertain that it has received all Addenda issued, and it shall acknowledge such receipt in the space provided in the Proposal Form.**

SECTION 9. SUBMISSION OF PROPOSALS. Submit one original and one electronic copy of a completed Project Manual, including any Addenda thereto, either in person or by mail, by _____ on _____, 2024, to the office of the District Engineer, at _____. Proposals shall be enclosed in an opaque, sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation, “RESPONSE TO REQUEST FOR PROPOSALS – RIVERS EDGE CDD –Pickleball Court Construction” on the face of it. Proposer shall assume full responsibility for timely delivery at the location designated for receipts of Proposals. Proposals received after the time and date specified herein will not be accepted and will be returned unopened. Proposers are advised to confirm receipt of the Proposal in advance of the deadline for submission.

SECTION 10. PROPOSAL MODIFICATION; INQUIRIES BY THE DISTRICT. Proposals may be modified by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time Proposals are due. The District reserves the right to ask clarification questions and seek additional information from any of the Proposers at any time. A Proposal may not be modified, withdrawn or canceled by the Proposer for one hundred twenty **(120) calendar days** following the time and date designated for the receipt of Proposals, and Proposer so agrees in submitting his Proposal.

SECTION 11. PROJECT MANUAL. The Project Manual will be available for download beginning _____, at _____. Proposers may email documents requests to _____.

SECTION 12. PROPOSAL FORM. All blanks in the Project Manual must be completed in ink or typewritten. The Proposal shall contain an acknowledgement of receipt of all documents and addenda (the number of which must be filled in on an Acknowledgement Form). In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Any interlineations, alteration or erasure must be initialed by the signer of the Proposal; failure to do so may cause the Proposer's proposal to be considered non-responsive. Proposer shall make no stipulation on the Proposal Form nor qualify his Proposal in any manner; to do so may classify the Proposal as being non-responsive. The Proposal Form shall contain an acknowledgment of receipt of all Addenda (the numbers of which must be filled in on the Proposal Form). Each copy of the Proposal Form shall include the company name, address, telephone number, facsimile number, and legal name of Proposer and a statement whether Proposer is sole proprietor, a partnership, a corporation or any other legal entity, and each copy shall be signed by the person or persons legally authorized to bind the Proposer to a contract. A Proposal submitted by an agent shall have a current Power of Attorney attached certifying agent's authority to bind the Proposer.

SECTION 13. FLORIDA TRENCH SAFETY ACT. Proposers shall complete and submit the Florida Trench Safety Act Statements, in accordance with the requirements of Chapter 553, *Florida Statutes*. If trenching is not required for this Project, state so thereon. Contractor shall be responsible for compliance with all trenching shoring safety requirements. All subcontractors (if any) must complete and sign the Trench Safety Act Statement prior to the Notice to Proceed. Contractor shall maintain a copy of such statement and shall provide said statement to the District upon request.

SECTION 14. INSURANCE. All Proposers shall include as part of their Proposal a current Certificate of Insurance detailing the company's insurance coverage, or some other evidence of insurance or insurability. The form of agreement included herein sets forth certain minimum insurance requirements. In the event the Proposer is notified of award, it shall provide proof of insurance identifying the District, its staff and supervisors, and each of their staff, employees, officers, agents and supervisors as additional insureds, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

SECTION 15. FINANCIALS. The Proposer should as part of its Proposal submit proof of financial capability. In the event the Proposer is notified of award, it shall provide additional proof of financial capability, including, if requested, audited financial statements from the last three years, as required in the sole discretion of the District.

SECTION 16. PERFORMANCE AND PAYMENT BONDS. Each Proposer should submit a Letter of Qualification from an acceptable Surety Company (on Surety letterhead), or an acceptable bank in the form of a demand note or similar bond form, stating that the Proposer is bondable for the amounts required by the Contract Documents. To be responsible to the District as Surety on Section 255 forms of bonds, Surety shall comply with the following provisions:

- A. Surety must be licensed to do business in the State of Florida.
- B. Surety must have been in business and have a record of successful continuous operations for at least three (3) years.
- C. Surety must have fulfilled all of its obligations on all other bonds given to the District, if applicable.
- D. Surety must have good underwriting, economic management, adequate reserves for undisclosed liabilities, and net resources for unusual stock and sound investment.

Upon contract award, the successful Proposer will be required to furnish Payment and Performance Bonds in compliance with section 255.05, *Florida Statutes*, and executed in the form included in the Proposal Documents and in the sum equal to one hundred percent (100%) of the total amount of the contract value concurrent with execution of the contract, with such acceptable sureties, secured through the Proposer's usual sources as may be agreeable to the parties. The Proposer shall require the Attorney-in-Fact who executes the required bonds on behalf of the Surety to affix thereto a certified and current copy of his Power of Attorney authorizing his firm to act as agent for the Surety in issuing the bonds.

Subsequent to the Contract Execution but prior to and as a condition of the issuance of the Notice to Proceed, the Proposer shall have the Payment and Performance Bonds recorded in the St. Johns County Clerk of the Courts Official Records. After the bonds have been recorded and assigned a book and page number, the Proposer shall provide the District and District Engineer with copies of said recorded bonds. No work can commence until the required bonds or other acceptable security have been delivered to the District and the District Engineer. Upon receipt of the bonds or other acceptable security the District may issue a Notice to Proceed.

SECTION 17. SCHEDULE OF VALUES AND PROJECT SCHEDULE. Proposer shall submit a Schedule of Values for the proposed Work for review and approval by the District through the District Engineer. The Schedule of Values for all of the Work will include quantities and prices of items derived by the Proposer aggregating the pricing for each component of the Work. Each section shall contain integral component parts of the Work in sufficient detail to serve as the basis for future progress payments and shall be utilized as the basis for additions and deletions to the Work during construction. Such prices may include an appropriate amount of overhead and profit applicable to each main section. If the Proposer does not provide an acceptable Schedule of Values

to meet the requirements established herein, the District reserves the right to disqualify the Proposal.

An Initial Project Schedule for the Work included in the Proposal shall be submitted with the Proposal in accordance with the Contract Documents and shall not exceed the time stipulated as the Contract Time.

SECTION 18. SPECIAL PROJECT/SITE CONDITIONS. By submitting its Proposal, the Proposer acknowledges that they have visited the project site and have become familiar with the existing site conditions. Proposer agrees to take responsibility for any and all issues arising from unsuitable soils, including but not limited to, varying soil conditions, sinkholes, etc. No additional costs will be charged by Proposer for matters associated with unsuitable soils.

SECTION 19. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its supervisors, officers, agents and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the contract documents that form part of the Project Manual as provided herein.

SECTION 20. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

SECTION 21. MISCELLANEOUS PROPOSAL REQUIREMENTS. All Proposals shall include the following information in addition to any other requirements of the Project Manual:

- A. Completed Proposal Documents section.
- B. Detailed project construction schedule which shall be used in the Proposal evaluation. This must be included as part of the Proposal.
- C. Complete Schedule of Values. This must be included as part of the Proposal and is an important part of the Proposal evaluation.
- D. List position or title and corporate responsibilities of key management or supervisory personnel. Proposer should include resumes for each person listed.
- E. Describe proposed staffing levels. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature. Proposer should include resumes with applicable certifications.
- F. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person. Highlight previous or currently contracted work with other community development districts.

- G. A copy of its insurance certificate indicating the types of coverage and limits for general, property, automobile liability insurance, and worker's compensation insurance.
- H. Letter of Qualification from an acceptable Surety Company (on Surety letterhead), or an acceptable bank in the form of a demand note or similar bond form, stating that the Proposer is bondable for the amounts required by the Contract Documents.
- I. Completed copies of all other forms included within the Project Manual.

SECTION 22. ACKNOWLEDGMENTS. In addition to any other requirements set forth in the Project Manual, and with the signature on the Proposal Form, the Proposer acknowledges the following (as used herein, "Contractor" shall mean the successful Proposer):

- A. All Proposals shall include completed copies of all other forms included within the Project Manual.
- B. The documents contained within the Project Manual, including the Standard Form of Agreement, are complementary; what is called for by one is binding as if called for by all. If the Contractor finds a conflict, error or discrepancy in the Project Manual, he/she shall call it to the District's and/or the District's designees' attention in writing before proceeding with the work affected thereby.
- C. The Contractor is required to perform all testing and retesting, if necessary, and as required by the State of Florida, St. Johns County, and all other regulatory agencies prior to project acceptance. The entire site is available to any Proposer for surface or subsurface investigation.
- D. The Contractor is responsible for visually inspecting the entire site prior to submitting a Proposal and notifying the District and/or its designee of discrepancies that may affect the construction and its costs.
- E. The Contractor shall be responsible for coordinating the work necessary with all utility companies and other on-site contractors or subcontractors performing work for the District and others on site.
- F. The Contractor shall be responsible for coordinating the work necessary to complete and obtain all final approvals and acceptances.
- G. If any are required, Contractor shall secure and pay for all fees associated with, but not limited to, paving and drainage construction permits, right-of-way construction permits, county "clearance sheet" permit, electrical permit, water and electrical meters (if applicable), installation fees, electrical inspection fees, building permit, temporary services and utilities, and other necessary permits or approvals.
- H. The Contractor shall complete the work in a professional and workman like manner typical of the industry. There shall be no sections or parts missing. Furthermore, each portion of the work shall be complete and able to function for its intended use.

The work must be continuous unless otherwise directed by the District. The work, including punch list items, must be acceptable to and accepted by applicable regulatory authorities.

- I. All storm drainage must be maintained to each property adjacent to project during construction. If this does not occur, the Contractor will be responsible for any damage that may result.
- J. Contractor shall be responsible for locating, removing and relocating utilities, both aerial and underground, as required for the performance of the work. This shall also include the coordination of, safety and protection associated with all aerial and underground facilities related to the work.
- K. All existing trees, sod, irrigation and other landscaping to remain must be protected and replaced in the event of damage.
- L. The Contractor's attention is called to the fact that any estimate of quantities of work to be done and materials to be furnished as shown in the Project Manual, or elsewhere, is for illustrative purposes only. The District and/or its designee do not assume any responsibility that the final quantities shall remain in strict accordance with the estimated quantities or of the character, location of the work or other conditions pertaining thereto. The Contractor shall be solely responsible for computing quantities for the preparation of the Project Manual and the execution of the work.
- M. As part of the Project Manual, the Proposer must include a detailed Schedule of Values. Further, the selected Contractor will be required to submit an itemized schedule of values outlining all work items which will be used for monthly pay requests. The schedule of values and proposal must balance, both for purposes of the Proposal and for the pay requests. The Contractor shall also submit a detailed construction schedule with the bid proposal that outlines time frames for major work items. This schedule will be used in proposal evaluation. The Contractor will be required to submit a revised progress schedule monthly with each pay request; the schedule shall show original timeline and progress to date.
- N. The Proposer shall specify subcontractors, if any, to be used for major work items.
- O. Receipt of all final approvals and operating permits from all applicable regulatory authorities is a requirement for final payment.
- P. All work provided for in the Project Manual, including but not limited to Contract Documents and Proposal Documents, as may be amended, shall be warranted from commencement of work until twenty-four (24) months after acceptance by all applicable regulatory authorities.
- Q. All materials and services provided for by the Contractor shall be performed in strict compliance with all applicable governmental regulations, permits required, 2010 American with Disabilities Act ("ADA") Accessibility Guidelines, local, state

and federal laws. By entering into an Agreement, the Contractor will be required to recognize that the indemnification provided for in the Contract Documents additionally extends to any fines, penalties, enforcement actions and claims made regarding the materials, construction and/or installation failing to comply with the ADA.

- R. Plans and drawings can be obtained from _____. Autocad files will be made available via an FTP site. Email _____ to obtain a link to the FTP site. Such documents are provided to the Proposer solely as a point of reference and a courtesy and should in no way be relied on by the Proposer as complete. Such reliance is at the sole and absolute risk of the Proposer.

SECTION 23. PROTESTS. Notice of any protest regarding the Project Manual, including the evaluation criteria, specifications or other requirements contained in the Request for Proposal, must be filed in writing at _____, with a copy to Lauren Gentry at _____ within seventy-two (72) hours after the receipt of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to any provision in any document included in the Project Manual.

Any person who files a notice of protest, related to the Project Manual or otherwise, shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District. For protests other than those related to the Project Manual, the protest bond shall be in an amount equal to 1% of the anticipated total contract award that is the subject of the protest. If the protest relates to the Project Manual, the protest bond shall be in the amount of Ten Thousand Dollars (\$10,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor. No Proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

SECTION 24. EVALUATION OF PROPOSALS. The proposals shall be ranked based on the District's evaluation of the Proposer's ability to perform the services for the project as demonstrated by, among other things, the documentation provided by the Proposer and reference checks of the Proposer's clients. The criteria to be used in the evaluation are presented in the Evaluation Criteria sheet, contained within the Project Manual. Price will be one factor used in determining the Proposal that is in the best interest of the District, but the District explicitly and clearly reserves the right to make such award to other than the lowest priced Proposal. The ranking and evaluation of the Proposals is subject to the individual scorer's discretion and the points ultimately awarded to each Proposal, and corresponding ranking, may differ widely from individual scorer to individual scorer.

SECTION 25. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, all of the requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in

mandatory terms such as “shall,” “will,” “mandatory,” or similar language does not automatically disqualify the Proposer’s Proposal, but instead may be taken into account in the evaluation and scoring of the Proposal.

SECTION 26. DISTRICT’S RIGHT TO TAKE ACTIONS IN ITS BEST INTERESTS. The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District’s best interests to do so.

SECTION 27. GROUNDS FOR REJECTION. Proposers may be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, the Proposer fails to demonstrate proper licensure and business organization, the Proposal identifies a duration of the Work which in the District’s evaluation, is not all inclusive of a complete and functioning Project from beginning to end, within the provided Contract Times of Completion. The District shall also have the right to reject any or all Proposals if the District believes that it would not be in the best interest of the District to make an award to that Proposer, whether because the Proposal is not responsive or the Proposer is unqualified, of doubtful financial ability, or fails to meet any other pertinent standard or criteria established by District. Any or all Proposals in which the prices are obviously unbalanced, nonconforming, or conditional are subject to rejection. A Proposal in any way incomplete or irregular may provide a basis for rejection.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
Request for Proposals – Pickleball Court Construction Project
Evaluation Criteria

1. Personnel. (10 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to appropriately staff and manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the respondent with Rivers Edge CDD; past record and experience in similar projects and with other CDDs and units of government; volume of work previously performed by the firm; character, integrity, reputation, of respondent, etc.)

3. *Understanding of Scope of Work.* (10 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Financial Capability. (10 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity, necessary to complete the services required.

5. Price. (25 Total Points)

Points available for price will be allocated as follows:

15 Points will be awarded to the Proposer submitting the lowest cost proposal , (i.e., the summation of the unit price extensions using quantity estimates provided, the allowances shown, plus the proposal contractor's fee) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's bid and the low bid.

10 Points are allocated for the reasonableness of unit prices and balance of bid.

6. *Schedule.* (25 Points)

Points available for schedule will be allocated as follows:

15 Points will be awarded to the Proposer submitting the proposal with the most expedited construction schedule (i.e. the fewest number of days) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's timeline and the most expedited construction schedule.

10 Points will be allocated based on the Proposer's ability to credibly complete the project within the Proposer's schedule without a premium cost for accelerated work and demonstrate on-time performance. These points will also take into account the demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates and the delivery approach outlined in the Project Manual.

OFFICIAL PROPOSAL FORM
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
CONSTRUCTION SERVICES FOR THE
PICKLEBALL COURT CONSTRUCTION PROJECT
ST. JOHNS COUNTY, FLORIDA

TO BE SUBMITTED TO:
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Attn: _____

Due by [time] EST on [date]

OFFICIAL PROPOSAL FORM
PICKLEBALL COURT CONSTRUCTION PROJECT
ST. JOHNS COUNTY, FL
(Attach as coversheet to detailed bid)

This Proposal has been prepared by:

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Fax: _____

FL License #: _____

Email: _____

The Proposer understands and agrees to all items & requirements listed in the Project Manual, dated _____, 2023 including all addenda issued during the bidding time, and is familiar with the project location and St. Johns County Permitting requirements. In accordance with the Request for Proposals inviting proposals for Rivers Edge Community Development District – Pickleball Court Construction Project, the undersigned proposes to provide all work necessary to install and construct the improvements specified herein as shown on plans dated _____, 2023 prepared by Prosser, Inc. and in accordance with St. Johns County Standards.

DOCUMENTS AND ADDENDA

The Proposer submits that it has carefully examined the site and existing site conditions of the proposed Work, as well as the drawings and specifications. Also, Proposer has thoroughly reviewed the Request for Proposals, Instructions to Proposers, Evaluation Criteria, Standard Form of Agreement, General Conditions, Supplementary Conditions, Specifications and all other components of the Contract Documents and acknowledges that it has received the addenda listed below.

Addendum/RFI # _____	Received (date): _____
Addendum/RFI # _____	Received (date): _____
Addendum/RFI # _____	Received (date): _____
Addendum/RFI # _____	Received (date): _____
Addendum/RFI # _____	Received (date): _____

QUALIFICATIONS

By submitting this Proposal, the Proposer certifies that it satisfies the following qualifications (initial each):

- _____ (1) Proposer is able to furnish a payment and performance bond in the full amount of the Project to the District;
- _____ (2) Proposer is authorized to do business in Florida; and
- _____ (3) Proposer holds all necessary certifications or licenses required to perform work in St. Johns County and is a licensed contractor in the State of Florida.

TOTAL PRICING

Proposer understands that the District may award a contract for all of the Work or any component thereof, to modify the Work, and to complete the work in phases in its discretion. Proposer also understands that pricing shall be based on the unit pricing submitted as part of this Proposal. With that understanding, the Proposer represents that it can complete the Project for the total lump-sum price of: \$_____.

Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor. The Compensation provided for herein shall include all allowances to cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts; Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts; and there shall be no adjustments to allowances if the increase is due to claimed (or proved) escalations in the cost of materials, labor, consultants, equipment rental costs, utilities, or gasoline. The pricing and compensation herein included is a firm lump sum price for the completed Project and this forms a material part of the Agreement.

The undersigned Proposer, having a thorough understanding of the Work required by the Contract Documents, the site and conditions where the Work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the Work, and having knowledge of the expense and difficulties attending performance of the Work, and having fully inspected the site in all particulars, hereby proposes and agrees, if this Proposal is accepted, to enter into the Construction Contract with the Owner to fully perform all Work in strict compliance with the Contract Documents, including the assumption of all obligations, duties and responsibilities necessary to the successful completion of the Project and the furnishing of all materials and equipment required to be incorporated in and form a permanent part of the Work; tools, equipment, supplies, transportation facilities, labor, superintendence and services required to perform the Work; and bonds, insurance, submittals; and all fees including without limitation permits, timber taxes, inspection fees, maintenance bonds, as-builts and plats as needed for dedication, etc., as indicated or specified in the Contract Documents to be performed or furnished by Proposer for the prices as indicated in the Proposal Summary.

TIME

Proposer is available to begin the work described in this Project Manual starting _____, 2023.

Proposer submits that it can reach Substantial Completion of the work described in this Project Manual within _____ (____) days of the issuance of a Notice to Proceed.

Proposer submits that it can reach Final Completion of the work described in this Project Manual within _____ (____) days of the issuance of a Notice to Proceed.

The undersigned Proposer agrees to commence work within fourteen (14) days after the date of a written Notice to Proceed. The undersigned Proposer agrees that this Proposal shall be valid for a period of one hundred twenty (120) days from the date proposals are due. Proposer hereby acknowledges that any work provided and any cost incurred by Proposer prior to receiving both the Notice of Award and the Notice to Proceed will be at Proposer's risk unless specifically agreed to in writing by the District.

(Signed)

(Print Name of Signatory)

This _____ day of _____, 2024.

(Corporate Seal)

Sworn to before me by means of ☐ physical presence or ☐ online notarization
this _____ day of _____, 2024.

(Notary Seal)

Notary Public/ Expiration Date

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
ORGANIZATION INFORMATION OF PROPOSER
RIVERS EDGE PICKLEBALL COURT CONSTRUCTION**

DATE SUBMITTED: _____, 2024

1. Proposer _____ / / A Individual
(Company Name) / / A Partnership
/ / A Limited Liability Company
/ / A Corporation
/ / A Subsidiary Corporation
2. Proposer's Parent Company Name (if applicable) _____
3. Proposer's Parent Company Address (if applicable)
Street Address _____
P.O. Box (if any) _____
City _____ State _____ Zip Code _____
Telephone _____ Fax No. _____
1st Contact Name _____ Title _____
2nd Contact Name _____ Title _____
4. Proposer Company Address (if different)
Street Address _____
P.O. Box (if any) _____
City _____ State _____ Zip Code _____
Telephone _____ Fax No. _____
1st Contact Name _____ Title _____
2nd Contact Name _____ Title _____
5. List the location of Proposer's office that would perform Rivers Edge Community Development District work.
Street Address _____
P.O. Box (if any) _____
City _____ State _____ Zip Code _____
Telephone _____ Fax No. _____
1st Contact Name _____ Title _____
2nd Contact Name _____ Title _____

6. Is the Proposer incorporated in the State of Florida? Yes () No ()

6.1 If yes, provide the following:

Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes () No ()

If no, please explain _____

Date Incorporated _____ Charter No. _____

6.2 If no, provide the following:

The state in which the Proposer company is incorporated _____

Is the company in good standing with the state? Yes () No ()

If no, please explain _____

Date incorporated _____ Charter No. _____

7. Is the Proposer company a registered or licensed contractor with the State of Florida? Yes () No ()

7.1 If yes, provide the following:

Type of registration (i.e. certified general contractor, certified electrical contractor, etc.)

License No. _____ Expiration Date _____

Qualifying Individual _____ Title _____

List company(ies) currently qualified under this license _____

7.2 Is the Proposer company a registered or licensed Contractor with St. Johns County? Yes () No ()

7.3 Has the Proposer company performed work for a community development district previously?
Yes () No ()

If yes, describe: _____

8. Name of Proposer's Bonding Company _____

Address _____

Approved Bonding Capacities:	Aggregate Limit	\$ _____
	Single Project Limit	\$ _____

Total Current Contracts Bonded \$ _____

9. Name of Proposer's Bonding Agency _____

Address _____

Contact Name _____ Telephone _____

10. List the Proper's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year (21) _____,
(22) _____, (23) _____.

11. What are the Proposers' company's current insurance limits? (Please also attach a copy of your current insurance certificate)

General Liability \$ _____

Automobile Liability \$ _____

Workers Compensation \$ _____

Expiration Date _____

12. Has the Proposer company been cited by OSHA for any job site or company office/ shop safety violations in the past two years? Yes () No ()

If yes, please describe each violation fine, and resolution _____

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two (2) years? Yes () No ()

If yes, please describe the incident: _____

13. Please state whether or not your company or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal-aid contracts in any state(s)? Yes () No ()

If so, state the name(s) of the company(ies) _____

The state(s) where barred or suspended _____

State the period(s) of debarment or suspension _____

14. What is the construction experience of the proposed superintendent and project manager?

INDIVIDUAL'S NAME	PRESENT POSITION OR OFFICE	MAGNITUDE AND TYPE OF WORK	YEARS OF CONSTRUCTION EXPERIENCE	YEARS WITH FIRM	IN WHAT CAPACITY?

15. Have you ever failed to complete any work awarded to you? Yes () No ()

If so, where and why? _____

16. Has any officer or partner of your organization ever been an officer, partner, or owner of some other organization that has failed to complete a construction contract? Yes () No ()

If so, state name of individual, other organization and reason therefore _____

17. List any and all litigation to which the organization has been a party in the last five (5) years.

18. Has organization or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No ()

If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.

19. Within the past five (5) years, has organization failed to complete a project within the scheduled contract time? Yes () No ()

If so, discuss the circumstances surrounding such failure to complete a project on time as well as the date thereof.

20. List all projects currently under contract, with a remaining contract amount of over \$100,000.00 (excluding retainage) and with an expected remaining contract duration in excess of 120 days (to substantial completion).

21. Identify all subcontractors Contractor intends on utilizing for the project and describe the portion and percentage of work to be performed by each subcontractor.

[Remainder of Page Left Intentionally Blank]

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Rivers Edge Community Development District or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or necessary to determine whether the Rivers Edge Community Development District should qualify the Proposer for providing a Proposal for its construction projects, including such matters as the Proposer's ability, standing integrity, quality of performance, efficiency and general reputation.

By: _____

(Type Name and Title of Person Signing)

This _____ day of _____, 2024.

(Corporate Seal)

Sworn to by means of ☐ physical presence or ☐ online notarization before me this _____ day of _____, 2024.

(Seal)

Notary Public/ Expiration Date

CORPORATE OFFICERS

Company Name _____

Date _____

Provide the following information for Officers of the Proposer and parent company, if any.

NAME OF PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL

Company Name _____

Date _____

What is the experience of the key management and supervisory personnel of the Proposer company for both administration as well as operations? (Attach resumes of key personnel here)

INDIVIDUAL'S NAME	PRESENT TITLE	DESCRIPTION OF DIRECT JOB RESPONSIBILITIES	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

Company Name _____ Date _____

25

STATUS OF CONTRACTS ON HAND
(Attach additional sheets if necessary)

Company Name _____

Date _____

Furnish requested information about all of Proposer's active contracts, whether as prime or subcontracts; whether in progress or awarded but not yet started; and regardless of with whom contracted. All amounts to be shown to nearest \$1,000. Contractor may consolidate and list as a single item all contracts which individually do not exceed 3% of total active contracts and in total do not exceed 20% of the active total contracts.

				PROPOSER'S UNCOMPLETED AMOUNT AS OF THIS DATE		COMPLETION DATE		
OWNER, LOCATION AND DESCRIPTION OF PROJECT	CURRENT CONTRACT AMOUNT AS PRIME	CURRENT CONTRACT AMOUNT AS SUBCONTRACTOR	CURRENT AMOUNT SUBJECT TO OTHERS	AS PRIME CONTRACTOR	AS SUBCONTRACTOR	ORIGINAL CONTRACT DATE	APPROVED REVISED DATE	CURRENT ESTIMATE DATE
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
Subtotal Uncompleted Work				\$	\$			
Total Uncompleted Work on Hand					\$			

PROJECTS PROPOSER COMPLETED IN THE LAST TWO YEARS

Company Name _____ Date _____

List all projects completed in the last two years for which the contract value individually exceeded 3% of the Proposer's annual total work completed for the year the project was started. Include in the list projects that were started earlier than two years but were completed within the last two years.

[illegible]

¹ 'Prime or Sub' should indicate whether Proposer performed the work as a prime contractor or as a subcontractor.

² 'Owner Name/ Location' should indicate the Owner of the project if the Proposer performed the work as a prime contractor or the general contractor if the Proposer performed the work as a subcontractor.

³ 'Name & Phone Number of Owner's Representative on this Project' should list a reference from the business entity listed in the previous column familiar with Proposer's contract performance.

AFFIDAVIT FOR INDIVIDUAL

STATE OF _____)
COUNTY OF _____) SS

_____, being duly sworn, deposes and says that the statements and answers to the preceding questions are correct and true as of this date; and that he/ she understands that intentional inclusion of false, deceptive or fraudulent statements on this application constitute fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

(Proposer must also sign here)

Sworn to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2024.

Notary Public / Expiration Date:

(SEAL)

AFFIDAVIT FOR PARTNERSHIP

STATE OF _____)
)
COUNTY OF _____) SS

_____, is a member of the firm of _____,
being duly sworn, deposes and says that the statements and answers to the preceding questions are correct and true as
of the date of this affidavit; and, that he/ she understands that intentional inclusion of false, deceptive or fraudulent
statements on this application constitutes fraud; and, that the District considers such action on the part of the Proposer
to constitute good cause for rejecting Proposer's proposal.

(Signature of a General Partner is Required)

Sworn to before me by means of ☐ physical presence or ☐ online notarization this _____ day of
_____, 2024.

Notary Public / Expiration Date:

(SEAL)

AFFIDAVIT FOR CORPORATION

STATE OF _____)
COUNTY OF _____) SS

(title) _____
of the _____,
(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the preceding questions are correct and true as of the date of this affidavit; and, that he/ she understands that intentional inclusion of false, deceptive or fraudulent statements on this application constitutes fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2024.

Notary Public / Expiration Date:

(SEAL)

**SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(N)
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Rivers Edge Community Development District
(print name of the public entity)
- by _____
(print individual's name and title)
- for _____
(print name of entity submitting sworn statement)

whose business address is

and (if applicable) its Federal Employer Identification Number (FEIN) is _____

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with any agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudications of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
1. A predecessor or successor of a person convicted of a public entity crime; or
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes

those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

- ___ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- ___ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees members or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- ___ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees members or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (attach a copy of the final order)

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/VENDOR EXECUTING THIS PUBLIC ENTITY CRIME AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE HAVE BEEN CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME, THE CONTRACTOR/VENDOR SHALL SUBSTITUTE THE SUBCONTRACTOR/ SUPPLIER WITH ANOTHER WHO HAS NOT RECEIVED A CONVICTION. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/VENDOR.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

(signature)

STATE OF FLORIDA)
COUNTY OF _____)

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2024, by_____.

(Official Notary Signature & Seal)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
AFFIDAVIT OF NON-COLLUSION**

STATE OF FLORIDA
COUNTY OF _____

I, _____, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a _____ (officer or principal) in the firm of _____ and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this _____ day of _____, 2024.

Signature by authorized representative of Proposer

STATE OF FLORIDA)
COUNTY OF _____)

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2024, by _____.

(Official Notary Signature & Seal)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

**SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING
SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES
WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR
OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to Rivers Edge Community Development District

by _____
(print individual's name and title)

for _____
(print name of entity submitting sworn statement)

whose business address is _____

2. I understand that, subject to limited exemptions, section 287.135, Florida Statutes, declares a company that at the time of bidding or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, is ineligible for, and may not bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
3. Based on information and belief, at the time the entity submitting this sworn statement submits its proposal to the Rivers Edge Community Development District, neither the entity, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
4. If awarded the Contract, the entity will immediately notify the Rivers Edge Community Development District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Signature by authorized representative of Proposer

STATE OF FLORIDA)
COUNTY OF _____)

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online
notarization, this _____ day of _____, 2024, by _____.

(Official Notary Signature & Seal)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

TRENCH SAFETY ACT COMPLIANCE STATEMENT

INSTRUCTIONS

Because trench excavations on this Project are expected to be in excess of 5 feet, Chapter 90-96 of the Laws of Florida requires that construction on the Project comply with Occupational Safety and Health Administration Standard 29 C.F.R. s. 1926.650 Subpart P. All Proposers are required to execute this Compliance Statement and the Compliance Cost Statement. The costs for complying with the Trench Safety Act must be incorporated into the Project's Proposal.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

CERTIFICATION

1. I understand that Chapter 90.96 of the Laws of Florida (The Trench Safety Act) requires me to comply with OSHA Standard 29 C.F.R. s. 1926.650 Subpart P. I will comply with The Trench Safety Act, and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.
2. The estimated cost imposed by compliance with The Trench Safety Act will be:
_____ Dollars (Written)
\$_____ (Figures).
3. The amount listed above has been included within the Proposal.

Dated this _____ day of _____, 2024.

Proposer:

By: _____

Title: _____

STATE OF FLORIDA

COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2024, by _____, of the _____ who is ☐ personally known to me or ☐ who has produced _____ as identification, and who ☐ did or ☐ did not take an oath.

Signature of Notary Public taking acknowledgement

My Commission Expires: _____

(SEAL)

TRENCH SAFETY ACT COMPLIANCE COST STATEMENT

INSTRUCTIONS

Because trench excavations on this Project are expected to be in excess of 5 feet, Chapter 90-96 of the Laws of Florida requires that all Proposers submit a statement of the costs of complying with the Trench Safety Act. Said costs must also be incorporated into the Proposal.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

By executing this statement, proposer acknowledges that included in the various items of its Proposal and in the total Proposal price are costs for complying with the Florida Trench Safety Act (90-96, Laws of Florida) effective October 1, 1990. The Proposer further identifies the costs as follows:

Type of Trench Safety Mechanism	Quantity	Unit Cost ¹	Item Total Cost
Project Total			

Dated this _____ day of _____, 2024.

Proposer: _____

By: _____

Title: _____

STATE OF FLORIDA

COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2024, by _____, of the _____ who is ☐ personally known to me or ☐ who has produced _____ as identification, and who ☐ did or ☐ did not take an oath.

Signature of Notary Public taking acknowledgement

My Commission Expires: _____

(SEAL)

¹ Use cost per linear square foot of trench excavation used and cost per square foot of shoring used.

Exhibit 1
Index of Sheets

D.

Jason Davidson

E.



Proposal #371919

Date: 12/04/2023

From: Michael Scuncio

Proposal For

Rivers Edge CDD I

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

main: 904-679-5523
mobile:
j davidson@vestapropertyservices.com

Location

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

Property Name: Rivers Edge CDD I

River Front Park Waters Edge Buffer Trimming

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
General Labor	70.00	\$4,900.00

Client Notes

Yellowstone will Trim River Front Park buffer down to 4 Feet in Height. This will allow better view of River

Signature x	SUBTOTAL	\$4,900.00
	SALES TAX	\$0.00
	TOTAL	\$4,900.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Michael Scuncio
Office:
mscuncio@yellowstonelandscape.com

F.

RIVERTOWN

Request for Funds

Date of request: 01/17/24

Submitted by: Kevin McKendree

Patio Furniture:

The chaise lounge chairs at the RiverHouse have seen better days and many are beyond simple fabric repair as the welds have broken. They are original to the building, and we have been able to stretch out their lifespan. Our plan is to move the existing useful chairs to the lap pool and order new chairs to surround the family pool. We have space for 40 loungers around the family pool and still abide by our certificate of occupancy. Please consider the options below.

Vendor	Warranty	Job Scope	Cost
Florida Backyard	3 year on the frame/1 year on the finish/1 year on the sling	40 Gardenella armless chaise lounge Lead time 6 weeks	\$10,170.60
Texacraft	5 year on the frame/2 year on the finish/1 year on the sling	40 Vision armless nesting chaise lounge. Same chairs as RiverClub. Lead time 6-8 weeks	\$16,993.20
Pool Furniture Supply	5 years on the frame/1 year on the sling	40 Anna Maria armless chaise lounge Lead time 8-10 weeks	\$21,968.00

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



G.

RIVERTOWN

Request for Funds

Date of request: **01/17/24**

Submitted by: **Kevin McKendree**

Landscape Enhancement:

The Landscape beds coming into Homestead off of SR 13 are bare. Specifically, the intersection of Rafter Tail and Kendall Crossing. Long ago they had struggling rose bush material in them. This enhancement calls too sod much of the area to reduce the bed size and save costs, then adding in dwarf oleander with a blue daze border to remain uniform with the rest of the area. Finally, we will spot fill the remaining voids with juniper which is already in place. Please consider the option below.



Proposal #372847

Date: 12/06/2023

From: Michael Scuncio

Proposal For

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

Location

475 West Town Place Suite 114

St. Augustine, FL 32092

Kendall Crossing and Raftertail Entrance Enhancement

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Dwarf Oleander	48.00	\$1,056.00
Blue Daze	44.00	\$396.00
Juniper	60.00	\$1,080.00
Zoysia Sod	2.00	\$1,070.00
General Labor	15.00	\$1,050.00

Client Notes

Signature x

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue

1.5% a month, 18% annual percentage rate.

SUBTOTAL	\$4,652.00
----------	------------

SALES TAX	\$0.00
-----------	--------

TOTAL	\$4,652.00
-------	------------

balances will be charge a

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

