

*Rivers Edge  
Community Development District*

*March 20, 2024*

## *AGENDA*

# Rivers Edge Community Development District

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March 13, 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, March 20, 2024 at 5:00 p.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 February 21, 2024 Board of Supervisors Meeting
  - B. Financial Statements as of January 31, 2024
  - C. Check Register
- IV. Staff Reports
  - A. Landscape Maintenance - Report
  - B. District Engineer
  - C. District Counsel
  - D. District Manager
  - E. General Manager – Monthly Amenity, Field Operations and Pond Reports
- V. Business Items
  - A. Consideration of Grant of Drainage Easement from Mattamy
  - B. Consideration of Amendment to the Conservation Easement (to be provided under separate cover)

- C. Consideration of Granting a Riparian Rights Easement to Toll Brothers (to be provided under separate cover)
- D. Consideration of Addendum to Yellowstone Agreement for Landscape Maintenance of Ravines and Bluffs (Cost Share Item)
- E. Consideration of Addendum to Solitude Agreement for Pond Maintenance of the Ravines of Bluffs (Cost Share Item)
- F. Consideration of Cost Share Requests for Annual Mulching
  - 1. Rivers Edge I
  - 2. Rivers Edge II
  - 3. Rivers Edge III
- VI. Other Business
- VII. Supervisor Requests
- VIII. Audience Comments
- IX. Next Scheduled Meeting – April 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, February 21, 2024 at 11:04 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Howard McGaffney	District Manager
Mary Grace Henley	District Counsel
Lauren Gentry	District Counsel
Ryan Stillwell	District Engineer
Kevin McKendree	Field Operations
Lisa McCormick	Vesta/Amenity Services
Richard Losco	Vesta/Amenity Services
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manger
Jay King	Vice President
Mike Scuncio	Yellowstone

The following is a summary of the discussions and actions taken at the February 21, 2024 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Mr. Simmons stated I live at 239 Meadowcreek in the Haven. I would like permission to do a charitable event for one of the families in the neighborhood. I own Mr. Steam Lux carpet cleaning and we are going to offer to clean some area rugs for residents and donate 100% of the

proceeds to the Ball family. They have had a lot of health concerns with their kids. They have a charitable organization that can be contributed to. I am seeking permission to have a truck out in the parking lot and have people come by and get their area rugs cleaned.

Ms. Gentry stated if the board is agreeable, we can prepare a license agreement to allow that truck to be parked there and to protect the district from a liability standpoint.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor district counsel was directed to prepare a license agreement for the use of the parking lot by Mr. Simmons for a charitable event.

### **THIRD ORDER OF BUSINESS**

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

- A. Minutes of the January 17, 2024 Meeting**
- B. Financial Statements as of December 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**

##### **1. Report**

Mr. Scuncio gave an overview of the February landscape maintenance update, a copy of which was included in the agenda package.

##### **2. Consideration of Invoice #513417R**

On MOTION by Mr. Baron seconded by Mr. Saks with all in favor aged invoice 513417R in the amount of \$491.20 was approved.

#### **B. District Engineer – Update on Amenity RFP for Pickleball Construction**

Mr. Stillwell stated we do have another district we are doing four pickleball courts, and those bids are due next Tuesday. That is a public bid and we have been pushing to try to receive multiple bids on it; it has been very difficult. I plan to send your pickleball courts for pricing to

the contractors I have been talking to after that bid is due on Tuesday. I'm looking to piggyback with the bids for pickleball courts here.

**C. District Counsel**

There being none, the next item followed.

**D. District Manager – Update on Amenity Field Management RFP**

Mr. McGaffney stated we did have a demand letter we are sending to the individual who removed the signs and I have a meeting with the sheriff's office after our meeting today.

This is a large RFP. I met with Richard and Jason to make sure I understand some of the intricacies that they have learned through their experience that we need to put in so we have the best RFP possible. I met with both chairmen as directed by the board and they are in full agreement with the scope and hours. When it is prepared, I will run it past Lauren for her review. I think we will be under the formal bid threshold.

Ms. Gentry stated this is technically three separate contracts and the formal bid requirements only apply to the maintenance portion of those contracts. Based on our initial calculations we think we will be under the bid threshold for the maintenance portion of the contracts. We will be able to do an informal bid, which gives more flexibility to how we consider the proposals and different pricing structures.

Mr. McGaffney stated the timeline for me to bring that back will be at the March or April meeting. The reason I'm not rushing to get this done is we want the timing to be as close to the end of the fiscal year so we can start the new pricing structure after October 1. For something this large it is important when we are setting the budget each year that match the contract amounts.

**E. General Manager**

**1. Monthly Amenity, Field Operations and Pond Reports**

Mr. McKendree stated we included everything in the monthly reports.

**2. Resident Relations**

Ms. Fatuch stated we did a sensory dinner on Valentine's Day; it was a ticketed event for residents to give them a chance to do something a little bit different for Valentines Day. The

sensory part of it is they were offered a blindfold to be blindfolded while they ate dinner to open up their other senses. We had 54 couples sign up and that event went amazing, it was a three-course meal paired with wine. First course was a charcuterie setup, main course was a roasted red pepper white sauced chicken with mashed potatoes and green beans and the final course was a trio of chocolate cake, tiramisu and cheesecake. The event ran very smoothly and the entire kitchen staff came out for a standing ovation. I hope to bring more events like this to the community.

## **FIFTH ORDER OF BUSINESS**

### **Business Items**

#### **A. Consideration of Cost Share Request for Phase 4 Pond Maintenance Services (Grand Bridge)**

Mr. Council gave an overview of the cost share for Rivers Edge, Rivers Edge II and Rivers Edge III for maintenance services for the new Phase 4 stormwater management ponds located in Rivers Edge III, a copy of which was included in the agenda package.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor the cost share request for Phase 4 pond maintenance services was approved.

#### **B. Consideration of Cost Share Request for Additional Playground Mulch**

Mr. Council stated we have two proposals, one from First Coast Mulch in the amount of \$12,238 and one from Yellowstone in the amount of \$12,226.77. They are going to apply 211 cubic yards for eight parks.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the proposal from Yellowstone in the amount of \$12,226.77 for additional playground mulch was approved to be cost shared, with Rivers Edge's portion to be \$4,014.05.

#### **C. Consideration of Cost Share Request for Tennis Court Resurfacing**

Mr. Council stated next is cost share consideration for the tennis court resurfacing. It is a budgeted item for fiscal year 2024, we have a quote from B and B tennis in the amount of \$17,850 and a quote from J Courts in the amount of \$28,800.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the proposal from B and B Tennis in the amount of \$17,850 was approved with the cost share for Rivers Edge of \$5,860.16.

**D. Consideration of Resolution 2024-02 Instructing the St. Johns County Supervisor of Elections to Conduct the District's 2024 General Election**

Mr. McGaffney stated the three seats up for election are currently held by Mr. Saks, Mr. Cameron, and Mr. Baron.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor Resolution 2024-02 was approved.

Mr. McGaffney stated the supervisor of elections reached out to me and requested use of this room for early voting and voting.

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor district counsel was authorized to prepare an addendum to the agreement with the supervisor of elections to utilize the room for early voting.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Saks stated I appreciate you including the sheriff's reports. We have talked about shifting from security to the sheriff's office and I think we are all in agreement to do that.

Mr. McGaffney stated I will check the agreement and maybe we can reduce the services, but we do need them for large events that take place in the community.

Mr. McIntyre stated when we discussed it last year, it was not in the budget.

Ms. Fatuch stated on the nights they work it is helpful to have them move people along when we are trying to close. From an employee standpoint it can be very scary sometimes to walk out into that parking lot at night when people are still sitting there or wandering around the parking lot.

Mr. McIntyre stated residents not leaving brings up another issue that doesn't necessarily require security.

Mr. McGaffney stated we will take care of that. We will send an eblast to the community and tell them the closing times and that they will be given a 15-minutes notice before closing and out of respect to everyone who works here, they need to abide by the closing times. If we have repeat offenders, get with me but if there is a safety issue, call the sheriff's office.

## **EIGHTH ORDER OF BUSINESS**

### **Audience Comments**

A resident asked the RFP for pickleball hasn't gone out yet?

Mr. Stillwell stated we have a public bid in another CDD and we have been talking to contractors trying to get them to bid on that one and we have explained that we have another one coming up.

A resident stated I think it is a great idea to have the details in the sheriff's report.

## **NINTH ORDER OF BUSINESS**

### **Next Scheduled Meeting – March 20, 2024 at 5:00 p.m. at the RiverTown Amenity Center**

Mr. McGaffney stated the next meeting will be held March 20, 2024 at 5:00 p.m. in the same location. I believe the sheriff will be at the next meeting, but I will confirm that.

On MOTION by Mr. McIntyre seconded by Mr. Saks with all in favor the meeting adjourned at 11:50 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

***Rivers Edge***  
***Community Development District***

***Unaudited Financial Reporting***  
***January 31, 2024***



**Rivers Edge**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2024**

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 690,058	\$ -	\$ 822,516	\$ -	\$ 1,512,574
Accounts Receivable	91,664	-	-	-	91,664
Assessments Receivable	212,670	\$142,694	-	-	355,364
Due from Rivers Edge II	5,674	-	-	-	5,674
Due from Rivers Edge III	-	-	688	-	688
Due from Mattamy - Utilities	17,611	-	-	-	17,611
Due from General Fund	-	16,554	-	-	16,554
Due from Debt Servie 2018	-	858	-	-	858
Due from Other	10	-	-	-	10
<b>Investments:</b>					
State Board of Administration (SBA)	7,314	-	6,228	-	13,542
US Bank Custody Accountg	1,496,792	-	-	-	1,496,792
<b>Series 2016</b>					
Reserve	-	229,739	-	-	229,739
Revenue	-	681,865	-	-	681,865
Prepayment	-	45	-	-	45
<b>Series 2018</b>					
Reserve	-	117,126	-	-	117,126
Revenue	-	434,409	-	-	434,409
Construction	-	-	-	3,954	3,954
<b>Series 2018A-1/2018A-2</b>					
Revenue	-	413,245	-	-	413,245
Excess Revenue	-	22	-	-	22
Reserve 2018A- 1	-	68,919	-	-	68,919
Reserve 2018A-2	-	87,898	-	-	87,898
Prepaid Expenses	2,389	-	-	-	2,389
Deposits	7,241	-	-	-	7,241
<b>Total Assets</b>	<b>\$ 2,531,423</b>	<b>\$ 2,193,373</b>	<b>\$ 829,431</b>	<b>\$ 3,954</b>	<b>\$ 5,558,182</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 22,518	\$ -	\$ -	\$ -	\$ 22,518
Accrued Expenses	34,684	-	-	-	34,684
Fica Payable	92	-	-	-	92
Due to Capital Reserve	688	-	-	-	688
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
<b>Total Liabilities</b>	<b>\$ 74,535</b>	<b>\$ 858</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,393</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 2,389	\$ -	\$ -	\$ -	\$ 2,389
Deposits	7,241	-	-	-	7,241
<b>Restricted for:</b>					
Debt Service	-	2,192,515	-	-	2,192,515
Capital Project	-	-	-	3,954	3,954
<b>Assigned for:</b>					
Capital Reserve Fund	-	-	829,431	-	829,431
Unassigned	2,447,259	-	-	-	2,447,259
<b>Total Fund Balances</b>	<b>\$ 2,456,889</b>	<b>\$ 2,192,515</b>	<b>\$ 829,431</b>	<b>\$ 3,954</b>	<b>\$ 5,482,789</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 2,531,423</b>	<b>\$ 2,193,373</b>	<b>\$ 829,431</b>	<b>\$ 3,954</b>	<b>\$ 5,558,182</b>

**Rivers Edge**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 2,402,218	\$ 2,327,074	\$ 2,327,074	\$ -
Misc Income/Interest	30,000	10,000	10,423	423
Insurance Proceeds	-	-	1,476	1,476
Rental Revenue	20,000	6,667	16,480	9,813
Cost Share Landscaping Rivers Edge II	688,424	229,475	229,475	-
Cost Share Landscaping Rivers Edge III	162,917	54,306	54,306	-
Cost Share Amenity Rivers Edge III	248,626	82,875	82,875	-
Community Garden	1,000	333	-	(333)
Tennis Revenue	4,000	1,333	335	(998)
Special Event	-	-	9,732	9,732
<b>Total Revenues</b>	<b>\$ 3,557,185</b>	<b>\$ 2,712,063</b>	<b>\$ 2,732,176</b>	<b>\$ 20,112</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 3,000	\$ 1,000
FICA Expense	918	306	230	77
District Engineer	25,000	8,333	9,400	(1,067)
District Counsel	55,000	18,333	9,385	8,949
District Management	52,868	17,623	17,623	(0)
Assessment Administration	5,300	5,300	5,300	-
Dissemination	6,466	2,155	2,355	(200)
Information Technology	3,061	1,020	1,020	(0)
Website Maintenance	1,577	526	526	(0)
Annual Audit	5,100	1,700	-	1,700
Trustee Fees	13,500	11,205	11,205	-
Arbitrage	1,800	1,200	1,200	-
Telephone	800	267	49	217
Postage	1,500	500	456	44
Printing & Binding	3,000	1,000	204	796
Insurance	11,116	11,116	10,570	546
Legal Advertising	3,500	1,167	-	1,167
Other Current Charges	2,000	667	-	667
Office Supplies	150	50	5	45
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 204,830</b>	<b>\$ 86,642</b>	<b>\$ 72,701</b>	<b>\$ 13,940</b>

**Rivers Edge**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Ground Maintenance</b>				
Field Operations Management (Vesta)	\$ 37,253	\$ 12,418	\$ 12,418	\$ (0)
Landscape Maintenance	1,321,303	440,434	352,171	88,263
Landscape Contingency	60,000	20,000	1,088	18,912
Irrigation Repairs and Maintenance	30,000	30,000	40,020	(10,020)
Lake Maintenance	56,340	18,780	23,343	(4,563)
Irrigation Water Use	288,000	96,000	80,039	15,961
Electric	140,000	46,667	52,125	(5,459)
Street Lighting & Signage Repairs and Replacements	20,000	6,667	12,873	(6,206)
Street and Drainage Maintenance	5,000	-	-	-
Other Repairs and Maintenance	10,000	10,000	19,810	(9,810)
<b>Subtotal Ground Maintenance</b>	<b>\$ 1,967,896</b>	<b>\$ 680,965</b>	<b>\$ 593,888</b>	<b>\$ 87,078</b>
<b>Amenity Center - River House</b>				
General Manager (Vesta)	\$ 48,172	\$ 16,057	\$ 16,477	\$ (420)
Amenity Manager (Vesta)	19,478	6,493	6,493	(0)
Maintenance Service (Vesta)	78,837	26,279	26,279	(0)
Lifestyle Director (Vesta)	38,136	12,712	12,712	(0)
Lifeguards (Vesta)	47,390	15,797	-	15,797
Facility Attendant (Vesta)	63,291	21,097	21,097	(0)
Security Monitoring	3,500	1,167	795	372
Security Guards	75,000	25,000	34,257	(9,257)
Telephone	14,582	14,582	14,508	74
Insurance	142,002	142,002	95,345	46,657
Fitness Equipment Lease	27,921	9,307	-	9,307
Pool Maintenance (Vesta)	10,312	3,437	3,437	(0)
Janitorial Services/Supplies (Vesta)	31,933	10,644	10,644	(0)
Window Cleaning	2,767	922	-	922
Pressure Washing	30,000	10,000	-	10,000
Pool Chemicals (Poolsure)	19,440	6,480	5,899	581
Natural Gas	510	170	135	35
Electric	37,320	12,440	11,222	1,218
Water & Sewer	53,570	17,857	15,051	2,806
Repair and Replacements	110,000	36,667	30,170	6,497
Refuse	37,200	12,400	15,115	(2,715)
Pest Control	6,588	2,196	3,101	(905)
Fire Alarm System Maintenance	2,000	667	-	667
Access Cards	1,000	333	-	333
License/Permits	1,800	600	536	64
Other Current	3,500	1,167	2,489	(1,323)
Special Events	50,000	16,667	19,276	(2,609)
Holiday Decorations	13,500	13,500	12,575	925
Office Supplies/Postage	1,500	1,500	2,796	(1,296)
Capital Expenditure	15,000	5,000	-	5,000
Community Garden	500	167	-	167
<b>Subtotal Amenity Center - River House</b>	<b>\$ 986,749</b>	<b>\$ 443,306</b>	<b>\$ 360,410</b>	<b>\$ 82,896</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 2,954,645</b>	<b>\$ 1,124,271</b>	<b>\$ 954,297</b>	<b>\$ 169,974</b>

**Rivers Edge**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b>Reserves</b>				
General Reserve - Grounds Maintenance	\$ 100,000	\$ -	-	\$ -
General Reserve - Amenity Center	175,000	-	-	-
Additional Reserves	150,000	-	-	-
<b>Subtotal Reserves</b>	<b>\$ 425,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 3,584,475</b>	<b>\$ 1,210,913</b>	<b>\$ 1,026,999</b>	<b>\$ 183,914</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (27,290)</b>	<b>\$ 1,501,151</b>	<b>\$ 1,705,177</b>	<b>\$ 204,026</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ -	\$ -	-	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (27,290)</b>	<b>\$ 1,501,151</b>	<b>\$ 1,705,177</b>	<b>\$ 204,026</b>
<b>Fund Balance - Beginning</b>	<b>\$ 27,290</b>		<b>\$ 751,712</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 2,456,889</b>	



**Rivers 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	\$ 4,121	\$ 4,131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,477
Amenity Manager (Vesta)	1,623	1,623	1,623	1,623	-	-	-	-	-	-	-	-	6,493
Maintenance Service (Vesta)	6,570	6,570	6,570	6,570	-	-	-	-	-	-	-	-	26,279
Lifestyle Director (Vesta)	3,178	3,178	3,178	3,178	-	-	-	-	-	-	-	-	12,712
Lifeguards (Vesta)	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Attendant (Vesta)	5,274	5,274	5,274	5,274	-	-	-	-	-	-	-	-	21,097
Security Monitoring	199	199	199	199	-	-	-	-	-	-	-	-	795
Security Guards	8,350	9,941	4,485	11,482	-	-	-	-	-	-	-	-	34,257
Telephone	2,930	3,118	3,117	5,342	-	-	-	-	-	-	-	-	14,508
Insurance	95,345	-	-	-	-	-	-	-	-	-	-	-	95,345
Fitness Equipment Lease	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance (Vesta)	859	859	859	859	-	-	-	-	-	-	-	-	3,437
Janitorial Services/Supplies (Vesta)	2,661	2,661	2,661	2,661	-	-	-	-	-	-	-	-	10,644
Window Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals (Poolsure)	1,454	1,454	1,454	1,538	-	-	-	-	-	-	-	-	5,899
Natural Gas	31	31	32	41	-	-	-	-	-	-	-	-	135
Electric	3,290	2,752	2,219	2,961	-	-	-	-	-	-	-	-	11,222
Water & Sewer	4,197	4,771	4,103	1,980	-	-	-	-	-	-	-	-	15,051
Repair and Replacements	9,749	5,860	9,710	4,851	-	-	-	-	-	-	-	-	30,170
Refuse	3,533	3,832	4,005	3,746	-	-	-	-	-	-	-	-	15,115
Pest Control	576	691	810	1,024	-	-	-	-	-	-	-	-	3,101
Fire Alarm System Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
License/Permits	-	-	101	435	-	-	-	-	-	-	-	-	536
Other Current	871	-	1,019	599	-	-	-	-	-	-	-	-	2,489
Special Events	6,271	1,103	8,587	3,315	-	-	-	-	-	-	-	-	19,276
Holiday Decorations	-	12,575	-	-	-	-	-	-	-	-	-	-	12,575
Office Supplies/Postage	1,951	-	787	58	-	-	-	-	-	-	-	-	2,796
Capital Expenditure	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Garden	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center - River House	\$ 163,015	\$ 70,614	\$ 64,913	\$ 61,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	360,410
Total Operations & Maintenance	\$ 311,801	\$ 244,546	\$ 210,640	\$ 187,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	954,297
Reserves													
General Reserve - Grounds Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Reserve - Amenity Center	-	-	-	-	-	-	-	-	-	-	-	-	-
Additional Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 348,515	\$ 260,215	\$ 217,167	\$ 201,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,026,999
Excess (Deficiency) of Revenues over Expenditures	\$ (249,943)	\$ 375,160	\$ 1,462,272	\$ 117,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,705,177
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (249,943)	\$ 375,160	\$ 1,462,272	\$ 117,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,705,177

**Rivers Edge**  
**Community Development District**  
**Debt Service Fund Series 2016**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 710,248	\$ 688,278	\$ 688,278	\$ -
Interest Income	7,500	7,500	7,572	72
<b>Total Revenues</b>	<b>\$ 717,748</b>	<b>\$ 695,778</b>	<b>\$ 695,850</b>	<b>\$ 72</b>
<b>Expenditures:</b>				
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	-	-	-
<b>Total Expenditures</b>	<b>\$ 709,190</b>	<b>\$ 244,595</b>	<b>\$ 254,595</b>	<b>\$ (10,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 8,558</b>	<b>\$ 451,183</b>	<b>\$ 441,255</b>	<b>\$ (9,928)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 8,558</b>	<b>\$ 451,183</b>	<b>\$ 441,255</b>	<b>\$ (9,928)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 308,145</b>		<b>\$ 540,445</b>	
<b>Fund Balance - Ending</b>	<b>\$ 316,703</b>		<b>\$ 981,700</b>	

**Rivers Edge**  
**Community Development District**  
**Debt Service Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 468,918	\$ 442,034	\$ 442,034	\$ -
Interest Income	5,000	1,667	4,358	2,692
<b>Total Revenues</b>	<b>\$ 473,918</b>	<b>\$ 443,701</b>	<b>\$ 446,393</b>	<b>\$ 2,692</b>
<b>Expenditures:</b>				
Interest 11/1	\$ 172,085	\$ 172,085	\$ 172,085	\$ -
Interest 5/1	172,085	-	-	-
Principal 5/1	125,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 469,170</b>	<b>\$ 172,085</b>	<b>\$ 172,085</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,748</b>	<b>\$ 271,616</b>	<b>\$ 274,308</b>	<b>\$ 2,692</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 4,748</b>	<b>\$ 271,616</b>	<b>\$ 274,308</b>	<b>\$ 2,692</b>
<b>Fund Balance - Beginning</b>	<b>\$ 199,095</b>		<b>\$ 321,601</b>	
<b>Fund Balance - Ending</b>	<b>\$ 203,843</b>		<b>\$ 595,908</b>	

**Rivers 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 January 31, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 444,981	\$ 431,073	\$ 431,073	\$ -
Interest Income	5,000	1,667	4,236	2,569
<b>Total Revenues</b>	<b>\$ 449,981</b>	<b>\$ 432,740</b>	<b>\$ 435,309</b>	<b>\$ 2,569</b>
<b>Expenditures:</b>				
<b>Series 2018A-1</b>				
Interest 11/1	\$ 52,214	\$ 52,214	\$ 52,214	\$ -
Interest 5/1	52,214	-	-	-
Principal 5/1	160,000	-	-	-
<b>Series 2018A-2</b>				
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	-	-	-
<b>Total Expenditures</b>	<b>\$ 438,460</b>	<b>\$ 96,730</b>	<b>\$ 101,855</b>	<b>\$ (5,125)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,521</b>	<b>\$ 336,010</b>	<b>\$ 333,454</b>	<b>\$ (2,556)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 11,521</b>	<b>\$ 336,010</b>	<b>\$ 333,454</b>	<b>\$ (2,556)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 117,816</b>		<b>\$ 281,452</b>	
<b>Fund Balance - Ending</b>	<b>\$ 129,336</b>		<b>\$ 614,906</b>	

**Rivers Edge**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Revenues</b>				
Interest	\$ 5,000	\$ 1,667	\$ 2,566	\$ 899
General Reserve - Grounds Maintenance	100,000	-	-	-
General Reserve - Amenity Center	175,000	-	-	-
Additional Reserves	150,000	-	-	-
<b>Total Revenues</b>	<b>\$ 430,000</b>	<b>\$ 1,667</b>	<b>\$ 2,566</b>	<b>\$ 899</b>
<b>Expenditures:</b>				
Repair and Replacements	\$ 100,000	\$ 33,333	\$ 1,375	\$ 31,958
Capital Outlay	150,000	50,000	-	50,000
Other Current Charges	1,000	333	-	333
<b>Total Expenditures</b>	<b>\$ 251,000</b>	<b>\$ 83,667</b>	<b>\$ 1,375</b>	<b>\$ 82,292</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 179,000</b>		<b>\$ 1,191</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 179,000</b>		<b>\$ 1,191</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 808,528</b>		<b>\$ 828,240</b>	
<b>Fund Balance - Ending</b>	<b>\$ 987,528</b>		<b>\$ 829,431</b>	

**Rivers Edge**  
**Community Development District**  
**Capital Projects Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Actual	
	Thru 01/31/24	
<b><u>Revenues</u></b>		
Interest Income	\$	68
<b>Total Revenues</b>	<b>\$</b>	<b>68</b>
<b><u>Expenditures:</u></b>		
Capital Outlay	\$	-
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>68</b>
<b><u>Other Financing Sources/(Uses)</u></b>		
Transfer In/(Out)	\$	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$</b>	<b>68</b>
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>3,886</b>
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>3,954</b>

**Rivers 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	\$	229,739
Reserve Fund Balance		229,739
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)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>9,385,000</b>

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)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>6,560,000</b>

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)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>3,040,000</b>

**Rivers 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)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>1,840,000</b>
<b>Total Bonds Outstanding</b>	<b>\$</b>	<b>20,825,000</b>

**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
6	1/9/2024	292,703.97	467,349.00	300,146.63	1,580,111.08	2,640,310.68
INTEREST	1/11/2024	1,141.15	1,822.04	1,170.17	6,160.32	10,293.68
7	2/12/2024	39,395.54	62,901.32	40,397.26	212,669.92	355,364.04
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL TAX ROLL RECEIPTS		431,073.44	688,278.14	442,034.45	2,327,074.45	3,888,460.48

BALANCE DUE	13,907.25	22,205.15	14,260.89	75,075.82	125,449.11
PERCENT COLLECTED	96.87%	96.87%	96.87%	96.87%	96.87%

*C.*

# Rivers Edge

## Community Development District

### Check Run Summary

January 31, 2024

Fund	Date	Check No.	Amount
<b>General Fund</b>			
<i>Payroll</i>	1/18/24	50644-50648	\$ 923.50
Sub-Total			\$ 923.50
<i>Accounts Payable</i>	1/2/24	6045-6054	\$ 8,970.71
	1/11/24	6055-6078	51,834.49
	1/19/24	6079-6112	312,535.58
	1/26/24	6113-6121	6,224.11
Sub-Total			\$ 379,564.89
<b>Capital Fund</b>			
<i>Accounts Payable</i>			\$ -
Sub-Total			\$ -
<b>Total</b>			<b>\$ 380,488.39</b>

AP300R  
\*\*\* CHECK NOS. 006045-006121

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

RUN 2/11/24

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/02/24	00370	12/02/23 12022023	202312 320-57200-49400	BALLOON TWISTING - 2 HR	*	275.00	
				LORINE CHROSNIAC DBA BALLOON			275.00 006045
1/02/24	00371	12/11/23 12112023	202312 320-57200-49400	12/9 GB BOUNCHSE SL COMBO	*	459.99	
				CELEBRATION JAX LLC			459.99 006046
1/02/24	00351	12/14/23 2024-01-	202312 320-57200-49400	1/12 4HR GAME TRUCK PARTY	*	700.00	
				FIRST COAST FOAM PARTY LLC			700.00 006047
1/02/24	00071	12/13/23 23469483	202311 330-57200-34510	SECURITY SRVC 11/27-12/10	*	2,329.53	
		12/13/23 23469483	202311 330-57200-34510	MILEAGE	*	310.34	
				GIDDENS SECURITY CORPORATION			2,639.87 006048
1/02/24	00071	12/26/23 23469564	202312 330-57200-34510	SECURITY SRVC 12/11-12/24	*	2,427.04	
		12/26/23 23469564	202312 330-57200-34510	MILEAGE	*	325.09	
				GIDDENS SECURITY CORPORATION			2,752.13 006049
1/02/24	00328	11/01/23 INV-2318	202311 320-57200-46102	6 PALM 1 PINE/HOLLY TREES	*	1,500.00	
				LIVING GREEN TREE SERVICES			1,500.00 006050
1/02/24	00269	10/20/23 893580	202310 330-57200-45700	POOL SUPPLIES	*	49.47	
				PINCH A PENNY 148			49.47 006051
1/02/24	00156	11/29/23 61809917	202311 330-57200-45900	NOV PEST CONTROL	*	115.21	
				TURNER PEST CONTROL			115.21 006052
1/02/24	00156	12/04/23 61820433	202312 330-57200-45900	DEC FLEA/TICK	*	363.83	
				TURNER PEST CONTROL			363.83 006053
1/02/24	00156	12/08/23 61820456	202312 330-57200-45900	DEC PEST CONTROL	*	115.21	
				TURNER PEST CONTROL			115.21 006054
1/11/24	00076	12/08/23 51874363	202312 330-57200-45700	FIRST AID SUPPLIES	*	82.93	
				CINTAS FIRE 636525			82.93 006055
				REDG RIVERS EDGE OKUZMUK			

AP300R  
\*\*\* CHECK NOS. 006045-006121

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

RUN 2/11/24

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/11/24	00076	12/18/23 41773581	202312 330-57200-45700	FIRST AID SUPPLIES	*	97.38	
				CINTAS FIRE 636525			97.38 006056
1/11/24	00103	12/31/23 14845635	202312 330-57200-50000	12X 5G SPRING WATER	*	169.87	
		12/31/23 14845635	202312 330-57200-50000	HOT&COLD COOLER W/SMARTFL	*	6.99	
		12/31/23 14845635	202312 330-57200-50000	13X 5G SPRING WATER	*	182.86	
		12/31/23 14845635	202312 330-57200-50000	H&C BL COOLER UNIV RENTAL	*	4.99	
				CRYSTAL SPRINGS			364.71 006057
1/11/24	00257	12/18/23 39806	202312 330-57200-45700	BACKFLOW INSPECTION/CERT	*	99.00	
				DOLPHIN BACKFLOW, INC.			99.00 006058
1/11/24	00372	1/01/24 01012024	202401 320-57200-49400	1/21 1HR MUSICAL PERFORM	*	300.00	
				EMILY IVA MIKUS			300.00 006059
1/11/24	00365	1/02/24 21913	202401 320-57200-46800	JAN LAKE MAINTENANCE	*	4,470.00	
				FLORIDA WATERWAYS INC			4,470.00 006060
1/11/24	00003	1/01/24 259	202401 310-51300-34000	JAN MANAGEMENT FEES	*	4,405.67	
		1/01/24 259	202401 310-51300-35100	JAN WEBSITE ADMIN	*	131.42	
		1/01/24 259	202401 310-51300-35100	JAN INFO TECH	*	255.08	
		1/01/24 259	202401 310-51300-32400	JAN DISSEM AGENT SRVCS	*	538.83	
		1/01/24 259	202401 310-51300-51000	OFFICE SUPPLIES	*	1.35	
		1/01/24 259	202401 310-51300-42000	POSTAGE	*	28.35	
		1/01/24 259	202401 310-51300-42500	COPIES	*	42.60	
				GOVERNMENTAL MANAGEMENT SERVICES			5,403.30 006061
1/11/24	00278	12/13/23 422608	202312 330-57200-45700	MAINTENANCE SUPPLIES	*	306.39	
				HAGAN ACE HARDWARE OF MANDARIN			306.39 006062
				REDG RIVERS EDGE OKUZMUK			

AP300R  
\*\*\* CHECK NOS. 006045-006121

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

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/11/24	00278	12/13/23 422609	202312 330-57200-45700	MAINTENANCE SUPPLIES	*	15.37	
				HAGAN ACE HARDWARE OF MANDARIN			15.37 006063
1/11/24	00278	12/13/23 422629	202312 330-57200-45700	MAINTENANCE SUPPLIES	*	62.55	
				HAGAN ACE HARDWARE OF MANDARIN			62.55 006064
1/11/24	00073	1/01/24 13129561	202401 330-57200-45210	JAN POOL CHEMICALS	*	1,537.80	
				POOLSURE			1,537.80 006065
1/11/24	00055	12/19/23 51513	202311 310-51300-31100	NOV PROFESSIONAL SERVICES	*	327.57	
				PROSSER INC			327.57 006066
1/11/24	00055	12/19/23 51514	202311 310-51300-31100	NOV PICKBALL	*	3,742.63	
				PROSSER INC			3,742.63 006067
1/11/24	00058	1/01/24 4572	202401 330-57200-34500	JAN CLUBHOUSE MONITOR	*	122.40	
		1/01/24 4572	202401 330-57200-34500	JAN FITNESS CNTR MONITOR	*	32.40	
		1/01/24 4572	202401 330-57200-34500	JAN PARK MONITOR	*	43.92	
				SONITROL OF NORTH CENTRAL FLORIDA			198.72 006068
1/11/24	00340	12/12/23 1048	202312 320-57200-46500	LIGHTING REPAIRS	*	550.00	
				TMT ELECTRIC LLC			550.00 006069
1/11/24	00340	12/13/23 1049	202312 320-57200-46500	RPLC GFCI RECEPTACLE	*	250.00	
				TMT ELECTRIC LLC			250.00 006070
1/11/24	00156	12/21/23 61820416	202312 330-57200-45900	DEC PEST CONTROL	*	212.23	
				TURNER PEST CONTROL			212.23 006071
1/11/24	00155	12/01/23 415288	202312 330-57200-34000	DEC GEN MANAGER SRVCS	*	4,014.34	
		12/01/23 415288	202312 320-57200-46001	DEC FIELD OPS MANAGEMENT	*	3,104.42	
		12/01/23 415288	202312 330-57200-34000	DEC LIFESTYLE SRVCS	*	3,178.02	

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
RIVERS EDGE - GENERAL  
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/01/23	415288 202312 330-57200-45200 DEC POOL SRVCS		*	859.34	
		12/01/23	415288 202312 330-57200-45300 DEC JANITORIAL MAINT		*	2,661.09	
		12/01/23	415288 202312 330-57200-34100 DEC MAINTENANCE SRVCS		*	6,569.79	
		12/01/23	415288 202312 330-57200-34400 DEC ATTENDANT/HOSPITALITY		*	5,274.26	
		12/01/23	415288 202312 330-57200-34402 DEC ADMINISTRATIVE SRVCS		*	1,623.20	
				VESTA PROPERTY SERVICES, INC.			27,284.46 006072
1/11/24	00334	12/12/23	634666 202312 320-57200-46000 DEC IRRIGATION REPAIRS		*	243.00	
				YELLOWSTONE LANDSCAPE			243.00 006073
1/11/24	00334	12/12/23	634667 202312 320-57200-46000 MAINLINE RPR THE ORCHARDS		*	1,069.45	
				YELLOWSTONE LANDSCAPE			1,069.45 006074
1/11/24	00334	12/12/23	634668 202312 320-57200-46000 DEC 927 RIVERTOWN MAIN ST		*	2,999.00	
				YELLOWSTONE LANDSCAPE			2,999.00 006075
1/11/24	00334	12/12/23	634669 202312 320-57200-46000 VALVE RPLC #22 THE GROVES		*	542.00	
				YELLOWSTONE LANDSCAPE			542.00 006076
1/11/24	00334	12/12/23	634670 202312 320-57200-46000 DEC DECODE RPLC LONG LEAF		*	1,462.00	
				YELLOWSTONE LANDSCAPE			1,462.00 006077
1/11/24	00334	12/12/23	634671 202312 320-57200-46000 DEC CLOVER BROOK/BOX CAMP		*	214.00	
				YELLOWSTONE LANDSCAPE			214.00 006078
1/19/24	00356	1/09/24	021624 202401 320-57200-49400 WALK AROUND MAGIC		*	600.00	
				ANDREW B RATLIFF			600.00 006079
1/19/24	00373	10/27/23	INV-0121 202310 320-57200-46800 OCT HERBICIDE TREATMENT		*	9,933.00	
				DEANGELO CONTRACTING SERVICES LLC			9,933.00 006080
1/19/24	00373	9/22/23	INV-0088 202309 320-57200-46800 SEP HERBICIDE TREATMENT		*	9,933.00	
				DEANGELO CONTRACTING SERVICES LLC			9,933.00 006081
				REDG RIVERS EDGE OKUZMUK			

AP300R  
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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/19/24	00099	1/02/24 11235146	202401 330-57200-46210	MUSIC LICENSE FEE	*	435.00	
				BMI			435.00 006082
1/19/24	00076	1/04/24 51913763	202401 330-57200-45700	FIRST AID SUPPLIES	*	120.96	
				CINTAS FIRE 636525			120.96 006083
1/19/24	00076	1/15/24 41802109	202401 330-57200-45700	FIRST AID SUPPLIES	*	97.38	
				CINTAS FIRE 636525			97.38 006084
1/19/24	00071	1/09/24 23469729	202401 330-57200-34510	SECURITY SRVC 12/25-1/7	*	2,648.00	
		1/09/24 23469729	202401 330-57200-34510	MILEAGE	*	372.04	
				GIDDENS SECURITY CORPORATION			3,020.04 006085
1/19/24	00278	1/02/24 422705	202401 330-57200-45700	MAINTENANCE SUPPLIES	*	9.18	
				HAGAN ACE HARDWARE OF MANDARIN			9.18 006086
1/19/24	00278	1/03/24 422707	202401 330-57200-45700	MAINTENANCE SUPPLIES	*	143.06	
				HAGAN ACE HARDWARE OF MANDARIN			143.06 006087
1/19/24	00278	1/11/24 422762	202401 330-57200-45700	MAINTENANCE SUPPLIES	*	115.61	
				HAGAN ACE HARDWARE OF MANDARIN			115.61 006088
1/19/24	00300	12/15/23 8227	202311 310-51300-31500	NOV GENERAL COUNSEL	*	1,131.00	
				KILINKSI VAN WYK PLLC			1,131.00 006089
1/19/24	00374	1/11/24 67082	202401 330-57200-45700	50% DEP MIRROR INSTALL	*	1,054.90	
				LEE & CATES GLASS, INC.			1,054.90 006090
1/19/24	00055	1/16/23 P0113094	202312 310-51300-31100	DEC PROFESSIONAL SERVICES	*	125.00	
				PROSSER INC			125.00 006091
1/19/24	00346	1/13/24 1016	202401 320-57200-49400	DAD&DAUGHTER DANCE 2/16	*	250.00	
				MEGAN RENNER DBA SNAP HAPPY MOBILE			250.00 006092

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/19/24	00346	1/13/24	1015	202401	320	57200	49400			*	250.00		
			MOTHER&SON DANCE 2/23										
								MEGAN RENNER DBA SNAP HAPPY MOBILE				250.00	006093
1/19/24	00206	11/08/23	124995	202311	330	57200	45700			*	627.00		
			1 LAP/FAMILY POOL MOTOR										
		11/17/23	125068	202311	330	57200	45700			*	874.84		
			1 LAP/FAMILY POOL MOTOR										
		11/17/23	125069	202311	330	57200	45700			*	1,017.67		
			1 LAP/FAMILY POOL MOTOR										
		12/22/23	125366	202312	330	57200	45700			*	846.44		
			1 LAP/FAMILY POOL MOTOR										
		12/22/23	125367	202312	330	57200	45700			*	1,016.50		
			1 LAP/FAMILY POOL MOTOR										
		12/22/23	125370	202312	330	57200	45700			*	1,919.94		
			1 LAP/FAMILY POOL MOTOR										
								ST. AUGUSTINE ELECTRIC MOTOR WORKS				6,302.39	006094
1/19/24	00340	1/05/24	1051	202401	320	57200	46500			*	150.00		
			GFCI RECEPTACLE COVER										
								TMT ELECTRIC LLC				150.00	006095
1/19/24	00340	1/05/24	1052	202401	320	57200	46500			*	375.00		
			RPR RUNWAY LIGHT										
								TMT ELECTRIC LLC				375.00	006096
1/19/24	00340	12/22/23	1050	202312	320	57200	46500			*	600.00		
			REPLACED 4 SPOTLIGHTS										
								TMT ELECTRIC LLC				600.00	006097
1/19/24	00155	1/01/24	416270	202401	330	57200	34000			*	4,014.34		
			JAN GENERAL MANAGER SRVCS										
		1/01/24	416270	202401	320	57200	46001			*	3,104.42		
			JAN FIELD OPS MANAGEMENT										
		1/01/24	416270	202401	330	57200	34000			*	3,178.02		
			JAN LIFESTYLE SERVICES										
		1/01/24	416270	202401	330	57200	45200			*	859.34		
			JAN POOL SERVICE										
		1/01/24	416270	202401	330	57200	45300			*	2,661.09		
			JAN JANITORIAL SERVICES										
		1/01/24	416270	202401	330	57200	34100			*	6,569.79		
			JAN MAINTENANCE SERVICES										
		1/01/24	416270	202401	330	57200	34400			*	5,274.26		
			JAN ATTENDANT/HOSPITALITY										
		1/01/24	416270	202401	330	57200	34402			*	1,623.20		
			JAN ADMINISTRATIVE SRVCS										
								VESTA PROPERTY SERVICES, INC.				27,284.46	006098
								REDG RIVERS EDGE	OKUZMUK				

AP300R  
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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
RIVERS EDGE - GENERAL  
BANK A RIVERS EDGE GENERAL

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/19/24	00155	12/21/23 415961	202312 320-57200-49400	MURDER MYSTERY EVENT	*	113.56	
				VESTA PROPERTY SERVICES, INC.			113.56 006099
1/19/24	00155	12/31/23 416592	202312 330-57200-34000	DEC BILLABLE MILEAGE 1/3	*	106.23	
				VESTA PROPERTY SERVICES, INC.			106.23 006100
1/19/24	00334	1/01/24 642368	202401 320-57200-46100	JAN LANDSCAPE MAINTENANCE	*	88,042.82	
				YELLOWSTONE LANDSCAPE			88,042.82 006101
1/19/24	00334	1/04/24 642041	202401 320-57200-46000	WHISTLING STRAITS VALVE	*	713.00	
				YELLOWSTONE LANDSCAPE			713.00 006102
1/19/24	00334	1/11/24 645487	202401 320-57200-46102	BLACK GUM/ORNAMENTAL TREE	*	1,540.00	
				YELLOWSTONE LANDSCAPE			1,540.00 006103
1/19/24	00334	12/27/23 637760	202312 320-57200-46102	FLOWER/WINTER ANNAULS SUB	*	1,260.00	
				YELLOWSTONE LANDSCAPE			1,260.00 006104
1/19/24	00334	12/27/23 637764	202312 320-57200-46102	MAINSTREET WALL PLANT	*	2,764.00	
				YELLOWSTONE LANDSCAPE			2,764.00 006105
1/19/24	00334	12/27/23 637765	202312 320-57200-46102	SR 13&RAFTERTAIL ENTRANCE	*	2,012.00	
				YELLOWSTONE LANDSCAPE			2,012.00 006106
1/19/24	00334	12/27/23 637826	202312 320-57200-46000	HOSE BIB RPLC IRRIG RPR	*	245.75	
				YELLOWSTONE LANDSCAPE			245.75 006107
1/19/24	00334	12/27/23 637827	202312 320-57200-46000	DEC IRRIG RPR NORTHLAKE	*	1,949.55	
				YELLOWSTONE LANDSCAPE			1,949.55 006108
1/19/24	00334	12/27/23 637828	202312 320-57200-46000	CNTRL RPLC CHIPOLA TRACE	*	2,121.00	
				YELLOWSTONE LANDSCAPE			2,121.00 006109
1/19/24	00334	3/29/23 513393	202303 320-57200-46000	IRRIG ANT HILL/RPR SOD	*	4,531.42	
				YELLOWSTONE LANDSCAPE			4,531.42 006110
				REDG RIVERS EDGE OKUZMUK			

AP300R  
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/19/24	00334	5/12/23 527745	202305 320-57200-46102	INSTALL MULCH 2023	*	143,954.57	
				YELLOWSTONE LANDSCAPE			143,954.57 006111
1/19/24	00334	7/20/23 561195	202307 320-57200-46000	JUL DECOD RPLC SILK GRASS	*	1,251.70	
				YELLOWSTONE LANDSCAPE			1,251.70 006112
1/26/24	00322	8/31/23 5816798	202308 310-51300-48000	RULES OF DEVELOP #9078915	*	63.92	
		8/31/23 5816798	202308 310-51300-48000	NTC OF RULEMAKE #9078953	*	121.04	
				GANNETT MEDIA CORP DBA			184.96 006113
1/26/24	00322	9/30/23 5910131	202309 310-51300-48000	ANNUAL MTG SCHED #9266852	*	102.00	
				GANNETT MEDIA CORP DBA			102.00 006114
1/26/24	00071	1/23/24 23469792	202401 330-57200-34510	SECURITY SRVC 1/8-1/21	*	2,572.64	
		1/23/24 23469792	202401 330-57200-34510	MILEAGE	*	374.01	
				GIDDENS SECURITY CORPORATION			2,946.65 006115
1/26/24	00278	11/15/23 422409	202311 330-57200-45700	MAINTENANCE SUPPLIES	*	42.55	
				HAGAN ACE HARDWARE OF MANDARIN			42.55 006116
1/26/24	00278	1/22/24 422812	202401 330-57200-45700	MAINTENANCE SUPPLIES	*	87.36	
				HAGAN ACE HARDWARE OF MANDARIN			87.36 006117
1/26/24	00300	1/17/24 8525	202312 310-51300-31500	DEC GENERAL COUNSEL	*	1,035.50	
				KILINKSI VAN WYK PLLC			1,035.50 006118
1/26/24	00156	1/03/24 61859186	202401 330-57200-45900	JAN FLEA/TICK SERVICE	*	805.57	
				TURNER PEST CONTROL			805.57 006119
1/26/24	00255	12/13/23 16002	202312 330-57200-45700	DISINFECTANT WIPES CASE	*	331.99	
				WIPES.COM			331.99 006120
1/26/24	00375	1/16/24 12103942	202401 330-57200-45700	JAVA BEACH TOWEL	*	687.53	
				4IMPRINT INC			687.53 006121
				TOTAL FOR BANK A		379,564.89	

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CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER									379,564.89		

PR300R

PAYROLL CHECK REGISTER

RUN 1/18/24 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50644	18	AHMED M MCINTYRE	184.70	1/18/2024
50645	20	ERICK L SAKS	184.70	1/18/2024
50646	21	FREDERICK T BARON	184.70	1/18/2024
50647	22	ROBERT L CAMERON	184.70	1/18/2024
50648	23	SCOTT MAYNARD	184.70	1/18/2024
TOTAL FOR REGISTER			923.50	

REDG RIVERS EDGE DLAUGHLIN

# Attendance Sheet

District Name: Rivers Edge CDD

Board Meeting Date: January 17, 2024 Meeting

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

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

Approved for Payment:

  
District Manager Signature

1/17/2024  
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

# Balloon Heaven, LLC

936 Granville Road  
Jacksonville, FL 32205  
904-654-8363

## Invoice

**Invoice for**

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

**Payable to**

Balloon Heaven, LLC  
Lorine Sabre Chrosniak

**Invoice #**

12022023

**Project**

Rivertown Christmas Party

**Due date**

12/2/2023

Description	Qty	Unit price	Total price
Balloon Twisting - 2 hours	1	\$275.00	\$275.00
			\$0.00
			\$0.00
			\$0.00

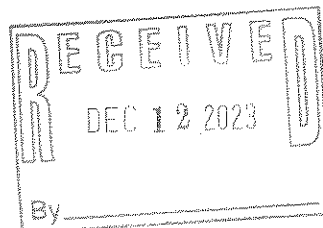
Notes:

Subtotal

\$275.00

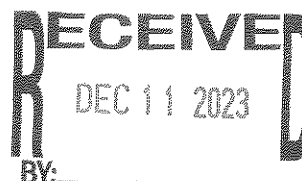
Adjustments

**\$275.00**




9451 Craven Rd  
JACKSONVILLE, Florida 32257     **Important Information - Please Read Below!**  
904-260-9792  
[www.celebrationpartyrental.net](http://www.celebrationpartyrental.net)

Rivers Edge CDD  
Kimberly Fatuch  
475 West Town Pl  
Saint Augustine, FL 32092  
[kfatuch@vestapropertyservices.com](mailto:kfatuch@vestapropertyservices.com)  
720-285-6311/



Created by: Vincent Salituro

Customer Comments: Grass ok Power ok Deliver and pick up on same day

		Sat, Dec 9 10:00 am - 1:00 pm	
	Gingerbread Bounce House Slide combo	\$429.90	x 1 = \$429.90

SubTotal	\$429.90
Damage Waiver - Yes \$30.09	\$459.99
Tax: 0%	\$0.00 \$459.99

Approved RECDD I  
Submitted to AP on 12.11.2023  
by Jason Davidson

*Jason Davidson*

Total \$459.99  
Min Payment Req'd \$230.00  
Due \$459.99

To Pay the Minimum Balance and activate this quote to a live Event Scheduled for you, CLICK BELOW:  
(Click here to Complete your Order)

If the items in your quote were already reserved by another Event, you will need to call our office to update those taken item(s) in the cart for available items.

A few tips and reminders: (PLEASE READ BELOW)

- 1) We accept cash and most credit cards (not AmEx). If paying with cash, please note that our drivers don't carry change. Payment is due at time of set up. Due to the number of returned checks we no longer accept checks as a form of payment.
- 2) Please call our office if you have stairs or a tiered backyard, so we can discuss setup options.
- 3) We can set up on most surfaces but not rocks or sticker patches of any kind. If this type of topography is all you have, please rent "tarping 3 thick" under concessions and add-ons and/or tarp 3 thick before our delivery/setup. Please call us if you are unsure.
- 4) All inflatable units MUST be staked in the ground for safety. If this is not possible, you will need to select jumper placement to be around secure items that we can tie off to, i.e. telephone poles, fence posts, etc. The unit must be secured on at least 3 corners. Sandbags are not safe

for most setups and as a result we do not use them.

5) We will call you the day before your event with a set up time (we sometimes have to arrive very early to get all of the jumps out on time but we do not charge for the extra time)

6) Please call as early as possible if you need to cancel for weather or any other reason. Once we've set up, we do not give refunds for any reason including weather. Please see the FAQ and Policies pages on our web site.

7) If your event will be at a park. Please tell us. It affects our scheduling and your pricing. You will need to either provide electricity within 50' or rent a generator which we can provide at an additional cost.

We want your party to go as smoothly as possible. Please call if you have any questions. Thanks!



# INVOICE

**First Coast Foam Party LLC**

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

Phone: +1 904-834-1311;

firstcoastfoamparty@gmail.com; Website:

www.Firstcoastfoamparty.com

**Invoice No#:** 2024-01-12-04

**Invoice Date:** Dec 14, 2023

**Due Date:** Jan 8, 2024

**\$700.00**

**AMOUNT DUE**

**BILL TO**

Rivers Edge CDD I

Kim Fatuch

475 West Town Pl, ST AUGUSTINE, FL 32092,  
UNITED STATES

kfatuch@vestapropertyservices.com

Phone: +1 720-285-6311

**SHIP TO**

Rivers Edge CDD I

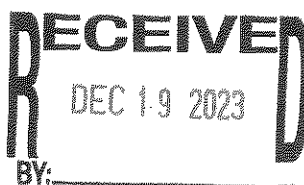
Kim Fatuch

140 Landing St, ST JOHNS, FL 32259, UNITED  
STATES

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	4 hour Game Truck Party 1/12/24 5-9	\$800.00	\$800.00
Subtotal			\$800.00
Other discount			-\$100.00
Shipping			\$0.00
<b>TOTAL</b>			<b>\$700.00 USD</b>

Approved RECDD I  
Submitted to AP on 12.19.23  
by Jason Davidson

*Jason Davidson*



**NOTES TO CUSTOMER**

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

**TERMS AND CONDITIONS**

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



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

INVOICE NO.	23469483
DATE	12/13/23

**CUSTOMER**

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

**SERVICE LOCATION**

Rivertown  
39 Riverwalk Blvd  
Saint Johns, FL 32259-8621

TERMS: Upon Receipt	CUSTOMER NO. 1946	JOB NO. 1946	P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Security Service 11/27/2023-12/10/2023				
Security Officer	107.50	Hours	21.67	2,329.53
Mileage	526.00	Per	0.59	310.34
<div>RECEIVED DEC 13 2023 BY: _____</div>				
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205				
Sub-Total			2,639.87	
Sales Tax				
TOTAL(\$)			\$2,639.87	



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

INVOICE NO.	23469564
DATE	12/26/23

**CUSTOMER**

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

**SERVICE LOCATION**

Rivertown  
39 Riverwalk Blvd  
Saint Johns, FL 32259-8621

<b>TERMS:</b> Upon Receipt	<b>CUSTOMER NO.</b> 1946	<b>JOB NO.</b> 1946	<b>P.O. NO.</b>	
<b>Description</b>	<b>Quantity</b>	<b>Unit of Measure</b>	<b>Price</b>	<b>Amount</b>
Security Service 12/11/2023-12/24/20223				
Security Officer	112.00	Hours	21.67	2,427.04
Mileage	551.00	Per	0.59	325.09
<div><div>RECEIVED</div><div>DEC 27 2023</div><div>BY: _____</div></div>				
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205				
<b>Sub-Total</b>			2,752.13	
<b>Sales Tax</b>				
<b>TOTAL(\$)</b>			<b>\$2,752.13</b>	



# 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.

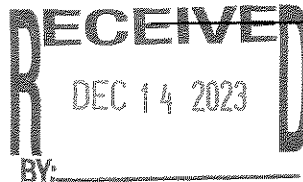
**Account Number****Reference**

	Quantity	Unit Price	Tax	Amount USD
<b>Description</b>				
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

Approved RECDD  
Submitted to AP 11.2.23  
By Kevin McKendree

*Kevin McKendree*

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](mailto:mdragiff@hotmail.com)  
[livinggreentreeservices.com](http://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**

# Pinch A Penny 148

625 State Road 13  
St. Johns, FL 32259

Account Number:

9044405668



## Account Summary

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

Statement Number:

7

Closing Date:

11/25/2023

Balance:

\$49.47

1-30 Days	31-60 Days	61-90 Days	Over 90 Days	Balance Due
\$49.47	\$0.00	\$0.00	\$0.00	\$49.47

## New Activity

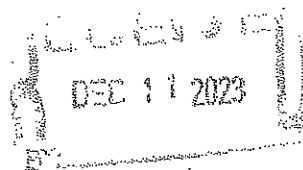
Date	Type	Reference	Amount	Balance
10/20/2023	Invoice	TR:893580	\$49.47	\$49.47
09921073	Qty: 1	TAYLOR RGT. #2 DPD 2 OZ	\$17.99	
09921164	Qty: 1	TAYLOR RGNT #4 PH INDCTR. 2 OZ	\$14.99	
09922006	Qty: 1	TAYLOR RGT. #1 DPD 2 OZ	\$16.49	
10/26/2023	Payment	TR:87099	(\$68.96)	\$0.00

## Account Activity

Date	Due Date	Type	Reference	Description	Amount	Balance
10/20/2023	10/31/2023	Invoice	TR:893580		\$49.47	\$49.47

Approved RECDD  
Submitted to AP 12.21.23  
By Kevin McKendree

*Kevin McKendree*





PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 362503 • Atlanta, Georgia 31192-2503  
904-365-5300 • Fax: 904-363-1499 • Toll Free: 800-225-5305 • turnerpest.com

## Service Slip/Invoice

INVOICE: 618099174  
DATE: 11/29/2023  
ORDER: 618099174

Bill To: [275347]  
Rivers Edge CDD  
Jason Davidson  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092-3648

Work Location: [275347] 904-679-5733  
RiverClub(RECDD 2)  
Jason Davidson  
160 Riverglade Run  
Saint Johns, FL 32259-8795

Work Date	Time	Target Pest	Technician	Time In
11/29/2023	12:10 PM	ANTS, FIRE ANT, MICE,		12:10 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/29/2023		01:20 PM

Service	Description	Price
OPCM	Commercial Pest Control - Monthly Service	\$115.21
		<b>SUBTOTAL</b> \$115.21
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$115.21
		<b>AMOUNT DUE</b> \$115.21

RECEIVED  
DEC 11 2023

RECEIVED  
DEC 21 2023  
BY: \_\_\_\_\_

Approved RECDD I  
Submitted to AP on 12.21.23  
by Jason Davidson  
*Jason Davidson*

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.

Customer acknowledges the satisfactory completion of all services rendered, and agrees to pay the cost of service 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: 904-353-5499 • Toll Free: 800-225-5305 • turnerpest.com

## Service Slip/Invoice

INVOICE: 618204331  
DATE: 12/4/2023  
ORDER: 618204331

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
12/4/2023	07:14 AM			07:14 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/4/2023		08:24 AM

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

RECEIVED  
DEC 11 2023

RECEIVED  
DEC 21 2023

BY: \_\_\_\_\_

Approved RECDD I  
Submitted to aP on 12.21.23  
by Jason Davidson

*Jason Davidson*

\_\_\_\_\_  
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 952803 • Atlanta, Georgia 31192-2803  
804-355-5300 • Fax: 804-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

## Service Slip/Invoice

INVOICE: 618204567  
DATE: 12/8/2023  
ORDER: 618204567

Bill To: [275347]  
Rivers Edge CDD  
Jason Davidson  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092-3648

Work Location: [275347] 904-679-5733  
RiverClub(RECDD 2)  
Jason Davidson  
160 Riverglade Run  
Saint Johns, FL 32259-8795

Work Date	Time	Target Pest	Technician	Time In
12/8/2023	11:45 AM	ANTS, FIRE ANT, MICE,		11:45 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/8/2023		12:13 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$115.21
		<b>SUBTOTAL</b> \$115.21
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$115.21
		<b>AMOUNT DUE</b> \$115.21

DEC 11 2023

**RECEIVED**  
DEC 15 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



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

Service / Billing # (904)562-7000  
Fax # (904)562-7020  
Payment Inquiry # (888)994-2468

# Invoice

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

Invoice # 5187436342  
Invoice Date 12/08/2023  
Credit Terms NET 30 DAYS  
Customer # 10528780  
Store# RIVERS EDGE COMMUNITY DEV DISTRICT  
Cintas Route LOC #0292 ROUTE 0009  
Order # 7044646696  
Payer # 10596960

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

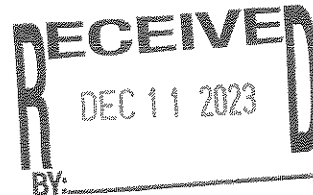
Material #	Description	Quantity	Unit Price	Ext Price	Tax
<b>Unit</b> 000000000004761083	<b>Unit Description:</b> Pool Office				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
280000	LENS/SCREEN WIPES 36/BX	1 BOX	\$13.88	\$13.88	
616845	QUIKHEAL STRIP REFILL	1 BAG	\$11.29	\$11.29	
	<b>Unit Subtotal:</b>			<b>\$25.17</b>	
<b>Unit</b> 000000000009586565	<b>Unit Description:</b> FITNESS				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
159	AED CHECKED	1 EA	\$36.81	\$36.81	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	<b>Unit Subtotal:</b>			<b>\$36.81</b>	
<b>Unit</b> 000000000999900999	<b>Unit Description:</b> Other				
400	SERVICE CHARGE	1 EA	\$20.95	\$20.95	
	<b>Unit Subtotal:</b>			<b>\$20.95</b>	
	<b>Invoice Sub-total</b>			<b>\$82.93</b>	
	<b>Tax</b>			<b>\$0.00</b>	
	<b>Invoice Total</b>			<b>\$82.93</b>	

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

Approved RECDD I  
Submitted to AP on 12.11.2023  
by Jason Davidson

*Jason Davidson*

**Note**





READY FOR THE WORKDAY™

REMIT PAYMENT TO:  
CINTAS CORP  
P.O. BOX 620710  
CLEVELAND, OH 44163-0710

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

CUSTOMER SVC/BILLING  
CINTAS FAX #

833-296-0514  
904-741-6116

# INVOICE

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

INVOICE # 4177358152  
INVOICE DATE 12/18/2023  
STORE # 1

BILL TO: RIVERS EDGE CDD  
475 W TOWN PL STE 114  
ST AUGUSTINE, FL 32092-3649

SOLD TO # 21060308  
PAYER # 21049176  
PAYMENT TERMS NET 10 EOM  
SORT # 02800012730  
CINTAS ROUTE 22 / DAY 1 / STOP 005

ENP#/LBCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	02	F	2	6.960	20.00	N
	X10186	4X6 ACTIVE SCRAPER	02	F	2	8.120	16.24	N
	X10189	3X5 XTRAC HAI UNYX	02	F	2	11.020	22.04	N
	X10192	4X6 XTRAC HAI UNYX	02	F	1	13.920	13.92	N
	X10202	3X10 XTRAC HAI UNYX	02	F	1	17.400	17.40	N
		SUBTOTAL					90.40	
		SERVICE CHARGE					6.90	N
		SUBTOTAL					97.30	
		TAX					(0.00)	
		TOTAL USD					97.30	

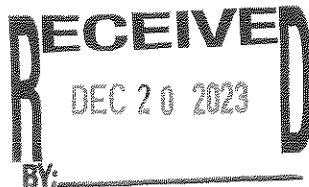
Approved RECDD I  
Submitted to AP on 12.20.23  
by Jason Davidson

*Jason Davidson*

TOTAL ADJUST.

TAX ADJUST.

NET TOTAL



CUSTOMER TOTAL CURRENT: 195.62- PAID ONE: 194.74 30 DAYS: 0.00 40 DAYS: 0.00 90+ DAYS: 0.00

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0280 / 1595 TRANSPORT CV., / JACKSONVILLE, FL 32218

## Upcoming Delivery Dates

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



Bottled Water \* Filtration \* Coffee

Crystal  
SPRINGS

Tis the season for sparkling and spring water from Mountain Valley! Save \$5 on a case of 750 mL Spring or Sparkling water now through Dec 31, 2023. Have Mountain Valley, America's original premium spring water, delivered in time for the holidays. Add to your order on [water.com/selfserve](http://water.com/selfserve).

Customer Account#: 662311414845635

RIVERTOWN FITNESS CENTER  
See Account Summary Details

Invoice Date: 12-31-23  
Invoice #: 14845635 123123  
Purchase Order #: See Details Below

Date	Transaction #	Details	Qt y.	Each	Amount
12-07-23		<b>Previous Balance</b>			1,045.21
		Payment - Thank You			-500.62
		Remaining Balance			544.59

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

0.00  
352.73  
352.73

Summary continued on next page...

**RECEIVED**  
JAN 02 2024  
BY: \_\_\_\_\_

Approved RECDD I  
Submitted to AP on 1.2.24  
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](http://water.com/myaccount)? Online you can also easily skip or add a delivery as needed.

Previous Balance  
**\$1,045.21**

Payment  
**\$500.62**

Total New Charges  
**\$364.71**

Pay This Amount  
**\$909.30**

30356-P-0040

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

Crystal  
SPRINGS

200 Eagles Landing Blvd  
Lakeland, FL 33810

Customer Account#: 662311414845635  
Due By: Upon Receipt  
Late Fees May Apply After: 01-23-24  
Total Amount Due: \$909.30

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

020310 100124 06623114148456351 0070930 6 0036471 7 3

Customer Account#:662311414845635

Invoice #:14845635 123123

Date	Détails	Qty.	Each	Amount
	Rental			0.00
	Ship To Reference # 14845634			11.98
	Ship To Reference # 15261387			11.98
	<b>Total Rental</b>			<b>11.98</b>
	Deposits			0.00
	Ship To Reference # 14845634			0.00
	Ship To Reference # 15261387			0.00
	<b>Total Deposits</b>			<b>0.00</b>
	<b>Total New Charges:</b>			<b>364.71</b>

Invoice #:14845635 123123

Page 3 of 5

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
12-05-23	T233396970037			
	CRYSTAL SPRINGS 5G SPRING WATER	12	12.99	155.88
	5.0 GALLON BOTTLE DEPOSIT	12	6.00	72.00
	5.0 GALLON BOTTLE RETURN	-12	6.00	-72.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	<b>Total</b>			<b>169.87</b>
	Rec'd By:			
	R2334521545799			
	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	6.99	6.99
	Sales Tax			0.00
	<b>Total</b>			<b>6.99</b>
	Rec'd By:			
12-19-23	T233536970016			
	CRYSTAL SPRINGS 5G SPRING WATER	13	12.99	168.87
	5.0 GALLON BOTTLE DEPOSIT	13	6.00	78.00
	5.0 GALLON BOTTLE RETURN	-13	6.00	-78.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	<b>Total</b>			<b>182.86</b>
	Rec'd By:			
	R2336321545799			
	TOP LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL	1	4.99	4.99
	Sales Tax			0.00
	<b>Total</b>			<b>4.99</b>
	Rec'd By:			
	<b>Total for Location</b>			<b>364.71</b>

## How to Read Your Bill

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

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

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

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

**Important Monthly Message**

Scheduled Delivery Dates		Crystal Springs Water	
March 2024	April 2024	May 2024	June 2024
Thursday 15	Thursday 27	Thursday 15	Thursday 27

Customer Account # 75266-0579		Statement Date: 02-01-24	
John Smith 1234 Main Street Dallas, TX 75266-0579 Account # 75266-0579		Statement Period: 01-01-24 to 01-31-24	

Previous Balance		New Charges	
Balance Forward	\$10.00	Crystal Springs Water	\$10.00
Payments	\$0.00	Crystal Springs Water	\$10.00
<b>Total</b>	<b>\$10.00</b>	<b>Total</b>	<b>\$10.00</b>

Total New Charges	
Crystal Springs Water	\$10.00
<b>Total</b>	<b>\$10.00</b>

**Important Monthly Message:** Please pay your bill by the due date to avoid late fees and service interruption.

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

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

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

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

## Billing Rights Summary

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

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

In your letter, give us the following information:

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

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

## Electronic Funds Transfer Notice

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

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

## Insufficient Funds Notice

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

## We appreciate your business.

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

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

### Address Changes

Mailing address only ☐ Mailing and delivery address ☐

Name

Address

City

State

Zip Code

( )

Phone Number

E-mail Address

Customer Account Number

### Do Not Forget To:

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

# Dolphin Backflow, Inc.

Plumbing Contractor

P. O. Box 2591  
Orange Park, FL 32067-2591  
www.dolphinbackflow.com

Phone: (904) 269-5489 FAX (904) 215-6025

## Invoice

Plumbing CFC1428994  
Underground Utilities: CUC 1224448  
Fire Protection: FPC11-000004

BILL TO

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

DATE	INVOICE #
12/18/2023	39806

P.O. NO.	TERMS
	Due on receipt

**WE SEND INSPECTION REPORT TO UTILITY**

DESCRIPTION	QUANTITY	PRICE	AMOUNT
Inspection and Certification of Backflow Preventers at: Rivers Edge Community Development, St. Johns, FL 32259 Wilkins DC 1" Model 950XL SN:4626777 Meter# 85557736 - 109 Cloverbrook Dr. Wilkins DC 1" Model 950XL SN:4469735 Meter# 84918378 - 112 Maybeck Street	2	45.00	90.00
386 Perdido St Apt LS01 Meter# 74759223 belongs to JEA for their Lift Station. You all should not be responsible for it. The meter is to the wash down hose that is located inside the lift station. Please contact JEA to have this removed from your bill and service.	1	0.00	0.00
674 Sternwheel Dr Meter# 72407045, this is a reclaimed water meter for irrigation, backflow preventer is not required. Request JEA remove the backflow preventer test requirement for this meter.	1	0.00	0.00
JEA Report Submission Fee Acct# 8885666288	2	4.50	9.00
Approved RECDD I Submitted to AP on 1.2.2024 by Jason Davidson <i>Jason Davidson</i>			
EMAIL ADDRESS OR TEXT NUMBER NEEDED FOR CREDIT CARD RECEIPTS			
We Accept Visa, Mastercard, AMX, Discover		BALAN...	\$99.00
Credit Card #	Exp.	CVV	Billing Zip Code
A 10% fee will be charged on all invoices unpaid after 60 days.			
Thank you for your continued business.			

\*Insulation not guaranteed to protect against all freeze damage.

EM 12/19



Environmental Services  
Cross Connection Control  
21 W. Church St. T-8  
Jacksonville, FL 32202

# BACKFLOW PREVENTER TEST REPORT

Name of premises (company, person) <b>Rivers Edge CDD</b>		Owner or agent's name	
Service address <b>St. Johns, FL 32259</b> <b>112 Maybeck dr.</b>		Mailing address	
Physical location of device <b>Right side of sidewalk Entrance to Park</b>		Contact phone number	
JEA account number (required) <b>8885666288</b>		Meter number (required) <b>84918378</b>	
<b>Commercial test purpose</b> <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation <b>Commercial service type</b> <input type="checkbox"/> Fire <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Process/Isolation <input type="checkbox"/> Potable <input type="checkbox"/> Fire bypass <input type="checkbox"/> Is reclaimed water supplied? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Residential test purpose</b> <input type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation <b>Residential service type</b> <input type="checkbox"/> Potable <input type="checkbox"/> Irrigation / Is reclaimed water supplied? <input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Device type</b> <b>DC</b>	<b>Manufacturer</b> <b>Wilkins</b>	<b>Size</b> <b>1.0</b>	<b>Model Number</b> <b>950XLT</b>
<b>Serial Number</b> <b>4469735</b>		<b>Installation date</b>	
<b>INITIAL TEST</b>	<b>Check valve #1</b> <input checked="" type="checkbox"/> Closed tight at <b>2.4</b> psi <input type="checkbox"/> Leaked	<b>Check valve #2</b> <input checked="" type="checkbox"/> Closed tight at <b>1.2</b> psi <input type="checkbox"/> Leaked	<b>Differential pressure relief valve</b> <input type="checkbox"/> Opened at <b>N/A</b> lbs reduced pressure <input type="checkbox"/> Did not open
	<b>Pressure vacuum breaker</b> <input type="checkbox"/> Air inlet opened at _____ psi <input type="checkbox"/> Did not open		
<b>FINAL TEST</b>	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure <input type="checkbox"/> Satisfactory
Repairs/unusual installation conditions/replacement details: _____			

Please print/type information below

Initial test performed by <b>Cory Boehnke</b>	Company name <b>Dolphin Backflow</b>	BFDT certificate number <b>J11-22-15130</b>	Test Date <b>12-18-23</b>
Repaired by	Company name	BFDT certificate number	Repaired Date
Final test performed by <b>Cory Boehnke</b>	Company name <b>Dolphin Backflow</b>	BFDT certificate number <b>J11-22-15130</b>	Test Date <b>12-18-23</b>
<b>PASS/FAIL CERTIFICATION</b> I hereby certify the assembly described above <input checked="" type="checkbox"/> passed / <input type="checkbox"/> failed and supportive data is accurate. Signature <b>Cory Boehnke</b> Date <b>12-18-23</b>			



Environmental Services  
Cross Connection Control  
21 W. Church St. T-8  
Jacksonville, FL 32202

# BACKFLOW PREVENTER TEST REPORT

Em 12/19

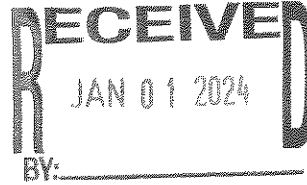
Name of premises (company, person) <u>Rivers Edge CDD</u>		Owner or agent's name			
Service address <u>St. Johns FL 32259</u> <u>109 Cloverbrook rd.</u>		Mailing address			
Physical location of device <u>Corner of Box Camp &amp; Cloverbrook</u> <u>In Park</u>		Contact phone number			
JEA account number (required) <u>8885666288</u>		Meter number (required) <u>85557736</u>			
Commercial test purpose <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation					
Commercial service type <input type="checkbox"/> Fire <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Process/Isolation <input type="checkbox"/> Potable <input type="checkbox"/> Fire bypass Is reclaimed water supplied? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Residential test purpose <input type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation					
Residential service type <input type="checkbox"/> Potable <input type="checkbox"/> Irrigation / Is reclaimed water supplied? <input type="checkbox"/> Yes <input type="checkbox"/> No					
Device type <u>DC</u>	Manufacturer <u>Wilkins</u>	Size <u>1.0</u>	Model Number <u>950XLT2</u>	Serial Number <u>4626777</u>	Installation date
INITIAL TEST	Check valve #1 <input checked="" type="checkbox"/> Closed tight at <u>2.4</u> psi <input type="checkbox"/> Leaked	Check valve #2 <input checked="" type="checkbox"/> Closed tight at <u>2.2</u> psi <input type="checkbox"/> Leaked	Differential pressure relief valve <input type="checkbox"/> Opened at <u>N/A</u> lbs reduced pressure <input type="checkbox"/> Did not open	Pressure vacuum breaker <input type="checkbox"/> Air inlet opened at _____ psi <input type="checkbox"/> Did not open	
	FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Satisfactory
Repairs/unusual installation conditions/replacement details: _____					

Please print/type information below

Initial test performed by <u>Cory Boehnke</u>	Company name <u>Dolphin Backflow</u>	BFD certificate number <u>J11-22-15130</u>	Test Date <u>12-18-23</u>
Repaired by	Company name	BFD certificate number	Repaired Date
Final test performed by <u>Cory Boehnke</u>	Company name <u>Dolphin Backflow</u>	BFD certificate number <u>J11-22-15130</u>	Test Date <u>12-18-23</u>
<b>PASS/FAIL CERTIFICATION</b> I hereby certify the assembly described above <input checked="" type="checkbox"/> passed / <input type="checkbox"/> failed and supportive data is accurate. Signature <u>Cory Boehnke</u> Date <u>12-18-23</u>			

---

EMILY MIKUS



---

INVOICE \$300.00

EMILY MIKUS

904-583-2565 emilymikusmusic@yahoo.com

44209 Woodland Circle Callahan, Fl  
32011

Attention: Rivers Edge CDD I

475 West Town PL Suite 114

St. Augustine, FL 32092

Emily Mikus performance Sunday January 21, 2024

Musical performance from 2pm to 3pm

Please make check payable to Emily Mikus

Thank you for having me!

Emily Mikus

Approved RECDD I  
Submitted to AP on 1.2.24  
by Jason Davidson

*Jason Davidson*

# FLORIDA WATERWAYS INC.

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

## Invoice

DATE	1/2/2024
INVOICE #	21913
CUSTOMER ID	J19302
DUE DATE	2/1/2024

### 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 3/11 - Jan Treatments	\$4,470.00
<div>Approved RECDD I Submitted to AP on 1.2.24 by Jason Davidson <i>Jason Davidson</i></div> <div>RECEIVED JAN 02 2024 BY: _____</div>	

### OTHER COMMENTS

Subtotal	\$4,470.00
Other	-
<b>TOTAL</b>	<b>\$ 4,470.00</b>

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](mailto:melissa@floridapond.com) or 904.801.LAKE (5253), Ext. 2

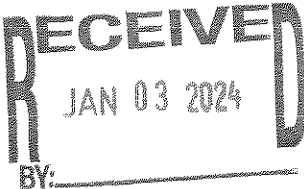
**Thank You For Your Business!**

1001 Bradford Way  
Kingston, TN 37763

**Invoice #:** 259  
**Invoice Date:** 1/1/24  
**Due Date:** 1/1/24  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2024		4,405.67	4,405.67
Website Administration - January 2024		131.42	131.42
Information Technology - January 2024		255.08	255.08
Dissemination Agent Services - January 2024		538.83	538.83
Office Supplies		1.35	1.35
Postage		28.35	28.35
Copies		42.60	42.60



RECEIVED  
JAN 03 2024  
BY: \_\_\_\_\_

<b>Total</b>	<b>\$5,403.30</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$5,403.30</b>

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

PAGE NO: 1

**PHONE: (904) 268-9597**

SERVING NORTH FLORIDA SINCE 1962

THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	121223	PO # 121223	NET 15TH	JT3	12/13/23 8:32

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: 422608/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
4	4	EA	1395540	SPRYPNT 2X S-G BLACK	7.99	4	7.99 /EA	31.96 N
1	1	EA	5337514	UNDER EAVE VENT 16X8MILL	5.99	1	5.99 /EA	5.99 N
1	1	EA	40765	REGISTER RETURN WALL12X6	11.99	1	11.99 /EA	11.99 N
1	1	EA	3424629	WIU COVER DUP/GFCI CL 1G	12.99	1	12.99 /EA	12.99 N
1	1	EA	40765	REGISTER RETURN WALL12X6	11.99	1	11.99 /EA	11.99 N
1	1	EA	5337514	UNDER EAVE VENT 16X8MILL	5.99	1	5.99 /EA	5.99 N
1	1	EA	6321327	FLEX SEAL LQID WHT 32OZ	37.99	1	37.99 /EA	37.99 N
1	1	EA	8143752	HTH 3" CHLOR TABS 35LB	199.99	1	187.49 /EA	187.49 SN
				25%Off1Under\$50				
1	1	EA	DP115671	25%OFF1UNDER\$50		1	/EA	N/C N

**RECEIVED**  
DEC 13 2023  
BY: \_\_\_\_\_

Approved RECDD  
Submitted to AP 12.13.23  
By Kevin McKendree

\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\* 306.39

YOU SAVED: 12.50

TAXABLE	0.00
NON-TAXABLE	306.39
SUB-TOTAL	306.39
TAX AMOUNT	0.00
<b>TOTAL AMOUNT</b>	<b>306.39</b>

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	121323	PO # 121323	NET 15TH	JT3	12/13/23 8:33

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

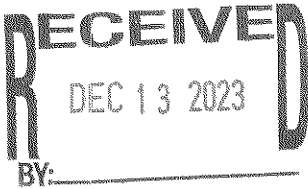
SHIP TO:


TERMINAL: 601

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

**INVOICE: 422609/3**

REWARD NO:19820227380

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
2	2	EA	PS50	PAVER SAND .5CF	5.19	2	5.19 /EA	10.38 N
1	1	BG	RMC60	CONCRETE MIX 60LB	4.99	1	4.99 /BG	4.99 N
<div style="text-align: center;">  </div>								
<p>Approved RECDD Submitted to AP 12.13.23 By Kevin McKendree</p>							TAXABLE	0.00
<p>** AMOUNT CHARGED TO STORE ACCOUNT **</p>							NON-TAXABLE	15.37
							SUB-TOTAL	15.37
							TAX AMOUNT	0.00
							<b>TOTAL AMOUNT</b>	<b>15.37</b>

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: 121523    REFERENCE: PO # 121523    TERMS: NET 15TH    CLERK: LCH3    DATE / TIME: 12/15/23 10:22

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: 422629/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	2029736	SCREWDRIVER BIT SET 60PC Return Value \$ 19.990 Instant Savings	29.99	1	24.99 /EA	24.99 SN
1	1	EA	3433554	SWIVEL MNT LIGHT CONTROL	16.99	1	16.99 /EA	16.99 N
1	1	EA	3433562	COM SWVL MNT LGHT CONTRL	16.99	1	16.99 /EA	16.99 N
1	1	EA	5215678	MORTAR MIX 10# QKRTE	3.59	1	3.59 /EA	3.59 N
1	1	BG	RMC60	CONCRETE MIX 60LB	4.99	1	4.99 /BG	4.99 N
-1	-1	EA	IS444040	\$5 INSTANT SAVINGS-2029736 CREDIT RETURN	5.00	1	5.00 /EA	-5.00 RSN

**RECEIVED**  
 DEC 15 2023  
 BY: \_\_\_\_\_


Approved RECDD  
 Submitted to AP 12.15.23  
 By Kevin McKendree

\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\* 62.55

YOU SAVED: 10.00

TAXABLE	0.00
NON-TAXABLE	62.55
SUB-TOTAL	62.55
TAX AMOUNT	0.00
<b>TOTAL AMOUNT</b>	<b>62.55</b>

(DAVIDSON, JASON)

X   
 Received By



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

## Invoice

Date 1/1/2024

Invoice # 131295619156

Terms	Net 20
Due Date	1/21/2024
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	1,487.80
WM-XPC Upgrade	XPC System Upgrade	1	ea	50.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
<div>RECEIVED DEC 19 2023 BY: _____</div> <div>Approved RECDD I Submitted to AP on 12.19.23 by Jason Davidson <i>Jason Davidson</i></div>				

Save in 2024 by prepaying your annual amount. Customers who prepay for 2024 by 12/31/2023 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2024 annual invoice.

Subtotal	1,537.80
Shipping Cost (FEDEX GROUND)	0.00
<b>Total</b>	<b>1,537.80</b>
<b>Amount Due</b>	<b>\$1,537.80</b>

### Remittance Slip

Customer  
13RIV125  
Invoice #  
131295619156

Amount Due \$1,537.80

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

Make Checks Payable To  
Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295619156



Rivers Edge CDD  
c/o Governmental Management Services, LLC  
Attention: David Laughlin  
475 West Town Place Suite 114  
St. Augustine, FL 32092

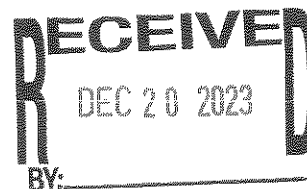
Project P0113094.60 Rivers Edge CDD - O & M  
For services including coordination with staff on questions.  
**Professional Services from November 01, 2023 to November 30, 2023**  
**Professional Personnel**

	Hours	Rate	Amount	
Vice President	1.25	250.00	312.50	
Totals	1.25		312.50	
<b>Total Labor</b>				<b>312.50</b>

**Reimbursable Expenses**

Travel - Reimbursable - Mileage			8.90	
Travel - Reimbursable- Mileage Client OV			4.20	
<b>Total Reimbursables</b>	<b>1.15 times</b>		<b>13.10</b>	<b>15.07</b>
<b>Total this Invoice</b>				<b>\$327.57</b>

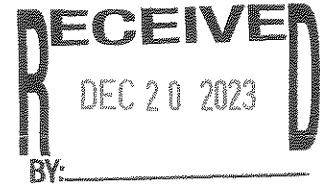
December 19, 2023  
Project No: P0113094.60  
Invoice No: 51513





December 19, 2023  
Project No: P0113094.90  
Invoice No: 51514

Rivers Edge CDD  
c/o Governmental Management Services, LLC  
Attention: David Laughlin  
475 West Town Place Suite 114  
St. Augustine, FL 32092



Project P0113094.90 Rivers Edge CDD Pickleball Courts

Professional Services from November 01, 2023 to November 30, 2023

Fee and Expense Billing

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Site Plan, Prelim Eng	3,750.00	70.00	2,625.00	375.00	2,250.00
Task 2: Final Eng & Const Drawing	14,750.00	10.00	1,475.00	0.00	1,475.00
Task 4A: Bidding, Award & Preconstruct	3,500.00	0.00	0.00	0.00	0.00
Total Fee	22,000.00		4,100.00	375.00	3,725.00
Total Fee					3,725.00

**Reimbursable Expenses**

Printing - Reimbursable				15.33	
Total Reimbursables			1.15 times	15.33	17.63
Total this Task					\$3,742.63
Total this Invoice					\$3,742.63

Invoice #4572

 SONITROL OF NORTH CENTRAL FLORIDA



RIVERTOWN

Access Code



\*055042VN5NE5\*

RECEIVED  
DEC 31 2023  
BY: \_\_\_\_\_



Due Date: Jan 1st 2024

Balance (USD): \$198.72

**SELECT YOUR PAYMENT METHOD:**

Pay with card

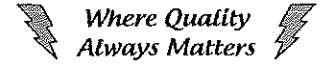
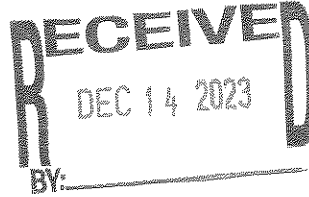


Return Policy:

MERCHANT DISCRETION

**TMT Electric, LLC**

290 Circle Dr S  
Saint Augustine, FL 32084 US  
(904) 315-1248  
tmtelectricllc@gmail.com

**TMT ELECTRIC****904-789-0193***Veteran Owned***INVOICE**

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

INVOICE 1048  
DATE 12/12/2023  
TERMS Net 30  
DUE DATE 01/11/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Outdoor lights not working at Riverfront Park. Removed damaged wiring and bad contactor from contactor boxes. Replaced electrical nipples with larger size. Rewired contactor circuits to function as required. Verified correct operation upon completion.	1	550.00	550.00

Please make check payable to TMT Electric LLC.

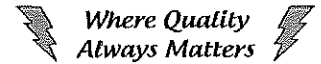
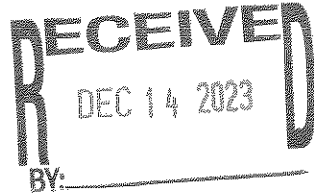
SUBTOTAL	550.00
TAX	0.00
TOTAL	550.00
BALANCE DUE	<b>\$550.00</b>

Approved RECDD  
Submitted to AP 12.14.23  
By Kevin McKendree

*Kevin McKendree*

**TMT Electric, LLC**

290 Circle Dr S  
Saint Augustine, FL 32084 US  
(904) 315-1248  
tmtelectricllc@gmail.com

**TMT ELECTRIC****904-789-0193***Veteran Owned***INVOICE**

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

INVOICE 1049  
DATE 12/13/2023  
TERMS Net 30  
DUE DATE 01/12/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	120v power post knocked over and not working near pond in front of Visitor's Center. Replaced GFCI receptacle, inspected wiring, and anchored post into concrete. Verified solid and working upon completion.	1	250.00	250.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	250.00
TAX	0.00
TOTAL	250.00

Approved RECDD  
Submitted to AP 12.14.23  
By Kevin McKendree

BALANCE DUE	<b>\$250.00</b>
-------------	-----------------

*Kevin McKendree*



# Turner Pest Control

PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
804-555-5300 • Fax: 804-353-1499 • Toll Free: 800-325-5305 • turnerpest.com

## Service Slip/Invoice

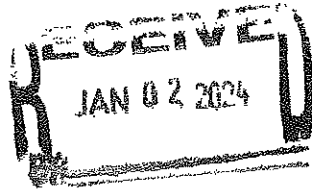
INVOICE: 618204169  
DATE: 12/21/2023  
ORDER: 618204169

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
12/21/2023	01:35 PM			01:35 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/21/2023		02:03 PM

Service	Description	Price
OPCM	Commercial Pest Control - Monthly Service	\$212.23
<p>Approved RECDD I Submitted to AP on 1.2.24 by Jason Davidson</p> <p><i>Jason Davidson</i></p>		<p><b>SUBTOTAL</b> \$212.23 <b>TAX</b> \$0.00 <b>AMT. PAID</b> \$0.00 <b>TOTAL</b> \$212.23</p>
		<b>AMOUNT DUE</b> \$212.23
		<p><i>[Signature]</i></p> <p>TECHNICIAN SIGNATURE</p>
		<p><i>[Signature]</i></p> <p>riverhouse CUSTOMER SIGNATURE</p>



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



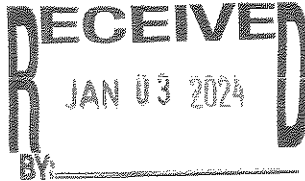
## Invoice

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

Invoice # 415288  
Date 12/01/2023  
  
Terms Net 30  
Due Date 12/31/2023  
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

**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
634666	12/12/2023
TERMS	PO NUMBER
Net 30	

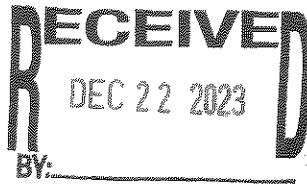
**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 11, 2024

**Invoice Amount:** \$243.00

Description	Current Amount
December irrigation repairs	
Irrigation Repairs	\$243.00



**Invoice Total** \$243.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 12.22.23  
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](mailto: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

CLIENT



**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
634667	12/12/2023
TERMS	PO NUMBER
Net 30	

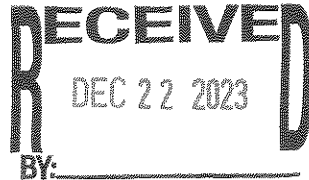
**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 11, 2024

**Invoice Amount:** \$1,069.45

Description	Current Amount
Mainline repair at the entrance of The Orchards	
Irrigation Repairs	\$1,069.45



**Invoice Total** \$1,069.45

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 12.22.23  
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.

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## COMPLETED WORK

W. O. #	
NAME	RIVER TOWN
ADDRESS	THE ORCHARDS
DATE	12/5/2023
	CDD1

#			EXTENTION
1	repair broken 3" mainline		
1	3" coupling	\$ 11.30	\$ 11.30
1	3"tee	\$ 28.50	\$ 28.50
1	3"x2 1/2 reducer	\$ 9.31	\$ 9.31
1	2 1/2 coupling	\$ 7.30	\$ 7.30
1	3" silp fix	\$ 71.04	\$ 71.04
1	pipe	\$ 12.00	\$ 12.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 139.45

DATE	DESCRIPTION	HOURS	RATE	TOTAL
12/5/2023	TECH	10	\$ 93.00	\$ 930.00
				\$ -
				\$ -
				\$ -
				\$ 930.00

COMMENTS : repair broken 3" mainline left side entrance to THE ORCHARDS

CDD 1

*Aspire # 201367*

	MATERIALS	\$ 139.45
	LABOR & RENTAL	\$ 930.00
	TOTAL	\$ 1,069.45

DATE COMPLETED 12/5/23

TECHNICIAN DAVON ALBERT

CLIENT



**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
634668	12/12/2023
TERMS	PO NUMBER
Net 30	

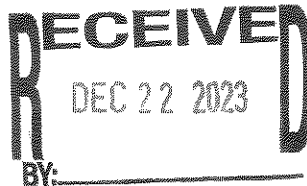
**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 11, 2024

**Invoice Amount:** \$2,999.00

Description	Current Amount
December irrigation repairs*****927 Rivertown Main Street***** Irrigation Repairs	\$2,999.00



**Invoice Total** \$2,999.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 12.22.23  
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.

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Yellowstone Landscape

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

**COMPLETED  
WORK**

W. O. #

NAME \_\_\_\_\_

ADDRESS 427 rivertown main st clock

DATE \_\_\_\_\_

12/4/2023

CDD1

[illegible]

DATE	DESCRIPTION	HOURS	RATE	TOTAL
12/6/2023	TECH	7	\$ 93.00	\$ 651.00
				\$ -
				\$ -
				\$ -
				\$ 651.00

COMMENTS : replace bad decoders an solenoid in THE GROVES

Replace bad decoders an solenoid next to clock 427 rivertown main st

replace bad solenoid right side entrance to THE ORCHARDS

Aspirin # 300 1389

	MATERIALS	\$ 2,348.00
	LABOR & RENTAL	\$ 651.00
	TOTAL	\$ 2,999.00

DATE COMPLETED 12/6/23

TECHNICIAN Davon albert

CLIENT

**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
634669	12/12/2023
TERMS	PO NUMBER
Net 30	

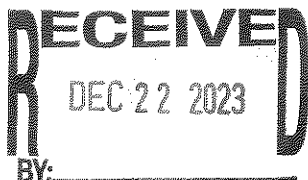
**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 11, 2024

**Invoice Amount:** \$542.00

Description	Current Amount
Valve replacement zone 22 near The Groves entry	
Irrigation Repairs	\$542.00



**Invoice Total** \$542.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 12.22.23  
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.

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Yellowstone Landscape

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

CLIENT



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
634670	12/12/2023
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

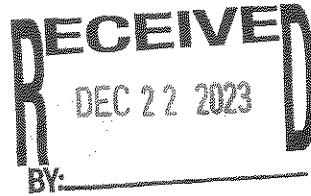
**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 11, 2024

**Invoice Amount:** \$1,462.00

Description	Current Amount
December irrigation repairs*****Decoder replacement on Long Leaf***** Irrigation Repairs	\$1,462.00



**Invoice Total** \$1,462.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 12.22.23  
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.

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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



PG OF

\$904.00

**\$ 558.00**

Aspirin # 3001999

Comments:		
Replaced Two Decoders zone #1 and #76 on long leaf Rd also new valve box	MATERIALS	\$ 904.00
	LABOR & RENTAL	\$ 558.00
	TOTAL	\$ 1,462.00

CLIENT



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
634671	12/12/2023
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

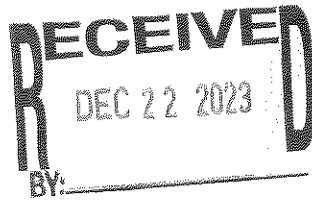
**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 11, 2024

**Invoice Amount:** \$214.00

Description	Current Amount
December irrigation repairs*****Clover Brook and Box Camp*****	
Irrigation Repairs	\$214.00



**Invoice Total** \$214.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 12.22.23  
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](mailto:jpowell@yellowstonelandscape.com) if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

**COMPLETED  
WORK**

W. O. #

NAME

RIVER TOWN

ADDRESS

cloverbrook rd/box camp dr

DATE \_\_\_\_\_

12/7/2023

CDD 1

[illegible]

DATE	DESCRIPTION	HOURS	RATE	TOTAL
12/7/2023	TECH	1	\$ 93.00	\$ 93.00
				\$ -
				\$ -
				\$ -
				\$ 93.00

COMMENTS :BROKEN SPRAYS AN ROTOR ON CLOVERBROOK RD AN BOX

CAMP DR

CDD 1

Aspire # 3002000

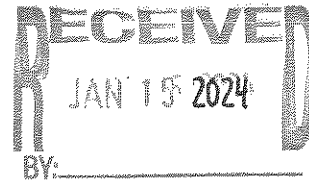
	MATERIALS	\$	121.00
	LABOR & RENTAL	\$	93.00
	TOTAL	\$	214.00

DATE COMPLETED 12/7/23

TECHNICIAN DAVON ALBERT

CLIENT

Entertain Jax, LLC  
2778 Taylor Hill Dr.  
Jacksonville, FL 32221  
andrewratliff17@yahoo.com  
904-923-7194



## Invoice #021624

1/9/24

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

Attn: Kimberly A. Fatuch (904) 679-5523  
kfatuch@vestapropertyservices.com

---

Event Date: 02/16/2024 and 02/23/2023 Time: 7:00 PM - 9:00 PM

Location: RiverHouse 140 Landing Street St. Johns, FL 32259

---

Services to be provided: Two nights of walk around close up magic for  
Masks and Magic Masquerade.

Fee for services: \$600

Payment can be made to Entertain Jax, LLC in the form of cash, check,  
money order or electronic payment and is due in 30 days after the  
event date.

Thank you for your business!

Approved RECDD I  
Submitted to AP on 1.15.24  
By Jason Davidson

*Jason Davidson*



**Remit To:**  
100 N. Conahan Drive  
Hazleton, PA 18201  
(904)-262-2001  
www.deangelocontractingservices.com  
Please include our Invoice Number on your check  
Please make all checks payable to Aquagenix

**INVOICE**

**Number**  
INV-012121  
**Date**  
10.27.23  
**PO Number**

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

**Referral**  
Cust No C02630

Quantity	Description	Unit Price	Amount
2	Herbicide Treatment - October	\$4,966.50	\$9,933.00
		<div>RECEIVED JAN 16 2024 BY: _____</div>	
		Total	\$9,933.00

Approved RECDD  
Submitted to AP 1.16.24  
By Kevin McKendree  
*Kevin McKendree*



**Remit To:**  
100 N. Conahan Drive  
Hazelton, PA 18201  
(904)-262-2001  
www.deangelocontractingservices.com  
Please include our Invoice Number on your check  
Please make all checks payable to Aquagenix

# INVOICE

**Number**  
INV-008858  
**Date**  
9.22.23  
**PO Number**

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

**Referral**

Quantity	Description	Unit Price	Amount
2	Herbicide Treatment - September	\$4,966.50	\$9,933.00
<div>RECEIVED JAN 16 2024 BY: _____</div>			
		Total	\$9,933.00

Approved RECDD  
Submitted to AP 9.26.23  
By Kevin McKendree

*Kevin McKendree*



10 Music Square East  
Nashville, TN 37203-4399

Ken Council  
Rivers Edge Cdd  
C/O Rivers Edge Cdd  
475 W Town Pl Ste 114  
St Augustine, FL 32092-3649

028755



Invoice & Remittance Advice	
Account Number:	4173188
Billing Number:	51500251
Billing Date:	02-JAN-2024
Total Amount Due:	USD 435.00
Amount Enclosed:	

Pay Online: [www.bmi.com/paynow](http://www.bmi.com/paynow)

BMI  
PO Box 630893  
Cincinnati OH 45263-0893

Contact us: (800) 925-8451  
[www.bmi.com/licensingcommunity](http://www.bmi.com/licensingcommunity)



04173188515002510000004350016

Please return the above portion with your payment  
Correspondence written on this notice or sent to this address will not be recognized by BMI

Billing Number	Beginning Balance	Billed and Adjusted	Payments	Ending Balance
51500251	\$478.93	\$377.07	\$(421.00)	\$435.00

Date	Type	Transaction #	Description	Amount Due (in USD)
Account# 4173188 Rivers Edge CDD 140 Landing Street Saint Johns FL 32259				
07-DEC-2023	CM	90406792	Late Payment Charge Reversal 01/01/2023 - 12/31/2023	\$(57.93)
01-JAN-2024	INV	11235146	Estimated Fee 01/01/2024 - 12/31/2024	\$435.00
02-DEC-2023	PMT	330437	Visa	\$(421.00)
Transaction Total				\$377.07

Your annual fee is \$ 435.00

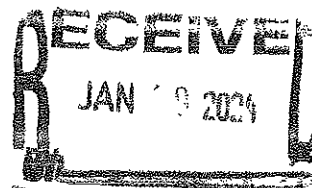
If you are billed quarterly or semi-annually and your payment is 90 days past due, the unpaid balance of your Annual Fee is now due in full.

To make a payment or to manage your account, visit [www.bmi.com/licensingcommunity](http://www.bmi.com/licensingcommunity).

Connect with additional savings for your business at: [www.bmi.com/fedex](http://www.bmi.com/fedex).

Approved RECDD I  
Submitted to AP on 1.15.24  
by Jason Davidson

*Jason Davidson*



## Profile Details

Music Profile Information for: 01/01/2024 - 12/31/2024		Invoice: 11235146	
BMI is currently billing you an estimated amount based on the most recent criteria provided as follows:			
140 Landing Street Saint Johns, FL 32259	Profile Details	Fee Estimate	Annual Fee
Base License Fee			435.00
Population	8000		



READY FOR THE WORKDAY™

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

Service / Billing # (904)562-7000  
Fax # (904)562-7020  
Payment Inquiry # (888)994-2468

# Invoice

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

Invoice # 5191376303  
Invoice Date 01/04/2024  
Credit Terms NET 30 DAYS  
Customer # 10528780  
Store# RIVERS EDGE COMMUNITY DEV DISTRICT  
Cintas Route LOC #0292 ROUTE 0009  
Order # 7045118767  
Payer # 10596960

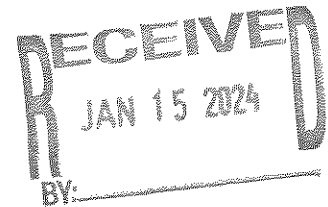
**Bill To** RIVERTOWN COMMUNITY ASSOCIATION  
RIVERS EDGE COMMUNITY  
DEVELOPMT DIS  
STE 114  
475 W TOWN PL  
ST AUGUSTINE, FL 32092-3649

Material #	Description	Quantity	Unit Price	Ext Price	Tax
<b>Unit</b> 00000000004761083	<b>Unit Description:</b> Pool Office				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
50030	ANTISEPTIC WIPES SMALL	1 BAG	\$7.58	\$7.58	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
82430	READY-RIP 3IN	1 ROL	\$13.23	\$13.23	
163051	BURN RELIEF PACKET/ 6 PK	1 PAC	\$18.06	\$18.06	
280000	LENS/SCREEN WIPES 36/BX	1 BOX	\$13.88	\$13.88	
<b>Unit Subtotal:</b>				<b>\$63.20</b>	
<b>Unit</b> 00000000009586565	<b>Unit Description:</b> FITNESS				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
159	AED CHECKED	1 EA	\$36.81	\$36.81	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
<b>Unit Subtotal:</b>				<b>\$36.81</b>	
<b>Unit</b> 000000000999900999	<b>Unit Description:</b> Other				
400	SERVICE CHARGE	1 EA	\$20.95	\$20.95	
<b>Unit Subtotal:</b>				<b>\$20.95</b>	
<b>Invoice Sub-total</b>				<b>\$120.96</b>	
<b>Tax</b>				<b>\$0.00</b>	
<b>Invoice Total</b>				<b>\$120.96</b>	

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

Approved RECDD I  
Submitted to AP on 1.15.24  
By Jason Davidson

*Jason Davidson*



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

# Invoice

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

Note



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

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

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

# INVOICE

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

INVOICE # 4180210933  
INVOICE DATE 01/15/2024  
SERVICE TICKET # 4180210933  
STORE # 1

BILL TO: RIVERS EDGE CDD  
475 W TOWN PL STE 114  
ST AUGUSTINE, FL 32092-3649

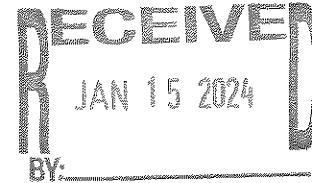
SOLD TO # 21060308  
PAYER # 21049176  
PAYMENT TERMS NET 10 EOM  
SORT # 02800012730  
CINTAS ROUTE 22 / DAY 1 / STOP 006

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	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 ONYX	02	F	2	11.020	22.04	N
	X10192	4X6 XTRAC MAT ONYX	02	F	1	13.920	13.92	N
	X10202	3X10 XTRAC MAT ONYX	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	

Signature :

Nick .  
Sold To: 0021060308 SO#: 4180210933  
Invoice Total Pymt on Acct.  
97.38 0.00  
01/15/2024 08:19 AM

Approved RECDD I  
Submitted to AP on 1.15.24  
by Jason Davidson





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

INVOICE NO.	23469729
DATE	01/09/24

**CUSTOMER**

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

**SERVICE LOCATION**

Rivertown  
39 Riverwalk Blvd  
Saint Johns, FL 32259-8621

TERMS: Upon Receipt	CUSTOMER NO. 1946	JOB NO. 1946	P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Security Service 12/25/2023-01/07/2024	48.00	Hours	21.67	1,040.16
Security Officer	48.00	Hours	22.97	1,102.56
Security Officer	8.00	Hours	30.66	245.28
Security Officer - Holiday	8.00	Hours	32.50	260.00
Mileage	568.00	Per	0.655	372.04
<div>RECEIVED JAN 15 2024 BY: _____</div> <div>Approved RECDD I Submitted to AP on 1.15.24 by Jason Davidson <i>Jason Davidson</i></div>				
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205				
Sub-Total			3,020.04	
Sales Tax				
TOTAL(\$)			\$3,020.04	

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:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	1/2/24	PO # 1/2/24	NET 15TH	RBH3	1/2/24 4:11

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

**INVOICE: 422705/3**

REWARD NO:19820227380

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
2	2	EA	57704	KEY SARGENT S22-ACE	4.59	2	4.59 /EA	9.18 N
<p>Approved RECDD Submitted to AP 1.3.24 By Kevin McKendree</p> <p>X  Received By</p> <p>(DAVIDSON, JASON)</p>								<p>TAXABLE 0.00</p> <p>NON-TAXABLE 9.18</p> <p>SUB-TOTAL 9.18</p> <p>TAX AMOUNT 0.00</p> <p><b>TOTAL AMOUNT 9.18</b></p>
** AMOUNT CHARGED TO STORE ACCOUNT **					9.18			

**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	1/3/24	PO # 1/3/24	NET 15TH	MRR3	1/3/24 9:42

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: 422707/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
2	2	EA	1415413	PNTBRSH CLEARCUT 2.5"	17.99	2	17.99 /EA	35.98 N
1	1	EA	13415	ROLLER FRAME 4 IN.	4.59	1	4.59 /EA	4.59 N
4	4	EA	1416577	ROLLER 4"X1/2"GLDN EAGLE	4.99	4	4.99 /EA	19.96 N
4	4	EA	1804657	STRIPING PNT AF WHITE WB	11.99	4	11.99 /EA	47.96 N
1	1	EA	13415	ROLLER FRAME 4 IN.	4.59	1	4.59 /EA	4.59 N
2	2	EA	1328772	ACE STEEL EXT POLE	14.99	2	14.99 /EA	29.98 N

**RECEIVED**  
 JAN 03 2024  
 BY: \_\_\_\_\_

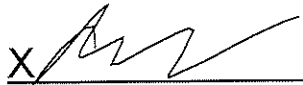
\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\*

143.06

TAXABLE	0.00
NON-TAXABLE	143.06
<b>SUB-TOTAL</b>	<b>143.06</b>

Approved RECDD  
 Submitted to AP 1.3.24  
 By Kevin McKendree

TAX AMOUNT	0.00
<b>TOTAL AMOUNT</b>	<b>143.06</b>

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: 011124 REFERENCE: PO # 011124 TERMS: NET 15TH CLERK: NWR3 DATE / TIME: 1/11/24 8:23

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: 422762/3**

REWARD NO. 19020227000									
SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE	/PER	EXTENSION
4	4	EA	43139	TEE 1.25" SXSXS SCH40	4.99	4	4.99	/EA	19.96 N
2	2	EA	43158	CAP 1.25" SLIP SCH40	2.59	2	2.59	/EA	5.18 N
1	1	EA	43139	TEE 1.25" SXSXS SCH40	4.99	1	4.99	/EA	4.99 N
2	2	EA	43158	CAP 1.25" SLIP SCH40	2.59	2	2.59	/EA	5.18 N
1	1	EA	43146	BUSHING 1-1/4X1/2" SXS	2.99	1	2.99	/EA	2.99 N
1	1	EA	45858	1-1/4 CROSS SXS	8.99	1	8.99	/EA	8.99 N
4	4	EA	43158	CAP 1.25" SLIP SCH40	2.59	4	2.59	/EA	10.36 N
1	1	EA	43155	CAP 1/2" SLIP SCH40	0.99	1	0.99	/EA	.99 N
1	1	EA	49088	CEMENT PVC 4OZ	6.99	1	6.99	/EA	6.99 N
2	2	PC	44155	1-1/4X20' SCH40 PVC PIPE	24.99	2	24.99	/PC	49.98 N
				RECEIVED JAN 16 2024 BY: _____					
					** AMOUNT CHARGED TO STORE ACCOUNT **	115.61	TAXABLE NON-TAXABLE SUB-TOTAL		0.00 115.61 115.61
Approved RECDD Submitted to AP 1.16.24 By Kevin McKendree									
					TAX AMOUNT				0.00
					TOTAL AMOUNT				115.61
X 					(DAVIDSON, JASON)				

Approved RECDD  
Submitted to AP 1.16.24  
By Kevin McKendree

X   
Received By

(DAVIDSON, JASON)



KILINSKI | VAN WYK

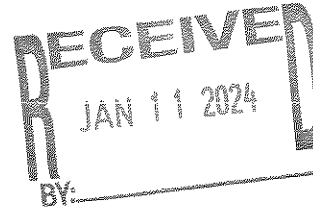
## Kilinski | Van Wyk PLLC

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

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

## INVOICE

Invoice # 8227  
Date: 12/15/2023  
Due On: 01/14/2024



### Rivers Edge CDD - 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	CR	11/01/2023	Draft engineer work authorization for pickleball work.	0.70	\$260.00	\$182.00
Service	CR	11/02/2023	Draft amendment to UPS license agreement.	0.80	\$260.00	\$208.00
Service	LG	11/02/2023	Review and revise UPS agreement and holiday lighting agreement.	0.40	\$285.00	\$114.00
Service	LG	11/20/2023	Prepare project manual for pickleball court construction.	1.20	\$285.00	\$342.00
Service	LG	11/21/2023	Respond to inquiry regarding responsibility for Publix sign.	0.30	\$285.00	\$85.50
Service	LG	11/21/2023	Review status of pending items and update file regarding same.	0.20	\$285.00	\$57.00
Service	LG	11/22/2023	Confer with Davidson regarding Longleaf Pine maintenance obligations.	0.30	\$285.00	\$85.50
Service	JK	11/28/2023	Review correspondence on street signage options and confer with Stilwell on same	0.20	\$285.00	\$57.00
<b>Non-billable entries</b>						
Service	CR	11/03/2023	Review, supplement, and finalize UPS amendment; Review and finalize holiday lighting agreement; Prepare for agenda call meeting.	4.10	\$260.00	\$286.00
Service	CR	11/08/2023	Draft license agreement for Ronald McDonald house event.	0.50	\$260.00	\$130.00
Service	CR	11/29/2023	Revise and supplement engineering work	0.60	\$260.00	\$156.00

authorization.

**Total**      **\$1,131.00**

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
8227	01/14/2024	\$1,131.00	\$0.00	\$1,131.00
<b>Outstanding Balance</b>				<b>\$1,131.00</b>
<b>Total Amount Outstanding</b>				<b>\$1,131.00</b>

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

Please pay within 30 days.



**LEE & CATES**  
GLASS | Since 1926

## Pro Forma Invoice

Pro Forma No: 67082

Date: 1/11/2024



Quote: 165920

Page: 1 of 1

Bill To: Rivers Edge CDD  
475 West Town PL  
Suite 114  
Saint Augustine FL 32092  
904-430-1907

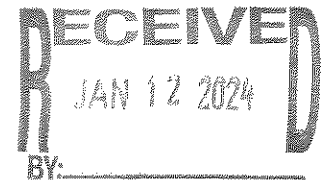
Site Address:

Rivers Edge CDD  
140 Landing St  
Saint Johns FL 32259

Quantity	Description	Size	Area
1	<b>Mirror Install</b>		
	 1 x 1/4" Mirror Clear Annealed	82" x 81"	46.69
	 4 x Gunther Mirror Mastic (Tube) Glazing Labor		
3 MEN TO REMOVE EXISTING MIRROR AND INSTALL NEW MIRROR WITH OUTLET CUTOUT USING EXISTING J-BAR AND OUTLET PLATE			
PLEASE NOTE: - LEE AND CATES IS NOT RESPONSIBLE FOR THE MIRROR NEXT TO THE BROKEN MIRROR OR WOOD FRAMING DURING OR AFTER INSTALLTION - LEE AND CATES WILL NEED 2-3 HOURS FOR INSTALLATION.			

Approved RECDD I  
Submitted to AP on 1.12.2024  
by Jason Davidson

*Jason Davidson*



All custom items are made to order. Sales of these items are final and are not eligible for return, refund, or exchange.

A deposit is required before any work can commence.  
The balance is due upon pickup, delivery, or installation.  
Required Deposit: 50% (\$1,054.90)

Subtotal:	2,109.80
Tax Exempt FL	
0.0%:	0.00
<b>Deposit Due:</b>	<b>1,054.90</b>
Balance:	\$1,054.90



January 16, 2024  
Project No: P0113094.60  
Invoice No: 51691

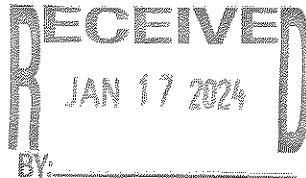
Rivers Edge CDD  
c/o Governmental Management Services, LLC  
Attention: David Laughlin  
475 West Town Place Suite 114  
St. Augustine, FL 32092

Project P0113094.60 Rivers Edge CDD - O & M  
For services including coordination with staff on questions and agenda call.  
**Professional Services from December 01, 2023 to December 31, 2023**  
**Professional Personnel**

	Hours	Rate	Amount	
Vice President	.50	250.00	125.00	
Totals	.50		125.00	
<b>Total Labor</b>				<b>125.00</b>
		<b>Total this Invoice</b>		<b>\$125.00</b>

**Outstanding Invoices**

Number	Date	Balance
51513	12/19/2023	327.57
<b>Total</b>		<b>327.57</b>





Approved RECDD I  
Submitted to AP on 1.16.24  
by Jason Davidson

*Jason Davidson*

# INVOICE

RECEIVED  
JAN 16 2024

**INVOICE TO :**

Rivers Edge CDD 1  
475 West Town Pl ste 114  
St. Augustine FL 32092

Date : 1/13/2024

Invoice No : 1016

BY: \_\_\_\_\_

TOTAL DUE :

**USD: \$250**

Description	Qty	Price	Total
Set up and Breakdown	1	\$150	\$150
Photo Booth Rental- hourly	2	\$150	\$300
Business Partners Discount + RT KIM			-\$200

Sub-total : \$250

**Payment Method Selection:**

- ☐ Venmo : @MeganRenner  
Zelle: 8504433955
- ☐ Check
- ☐ Cash

**Total : \$250**

I agree invoice is correct and payment shall be made prior to event set up

**Terms, Conditions & Details**

Payment is required to reserve booking date.  
Covered area for set up must be provided.

Details: Daddy Daughter Dance at Riverhouse  
2/16/2024 with Party running 7:00pm to 9:00pm -  
Photo booth Set up begins at 6:30pm and  
breakdown at 9:30pm.

Includes: photo booth rental, set up and  
breakdown, Digital photos w/ Gallery

Signature: \_\_\_\_\_

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

**Thank you for supporting our  
local small Business**

**Megan Renner**  
Owner



Approved RECDD I  
Submitted to AP on 1.16.24  
By Jason Davidson

*Jason Davidson*

# INVOICE

RECEIVED  
JAN 16 2024  
BY: \_\_\_\_\_

**INVOICE TO :**

Rivers Edge CDD 1  
475 West Town Pl ste 114  
St. Augustine FL 32092

Date : 1/13/2024

Invoice No : 1015

TOTAL DUE :

**USD: \$250**

Description	Qty	Price	Total
Set up and Breakdown	1	\$150	\$150
Photo Booth Rental- hourly	2	\$150	\$300
Business Partners Discount + RT KIM			-\$200

Sub-total : \$250

**Payment Method Selection:**

- ☐ Venmo : @MeganRenner  
Zelle: 8504433955
- ☐ Check
- ☐ Cash

**Total : \$250**

I agree invoice is correct and payment shall be made prior to event set up

**Terms, Conditions & Details**

Payment is required to reserve booking date.  
Covered area for set up must be provided.

Details: Mother Son Dance at Riverhouse 2/23/2024  
with Party running 7:00pm to 9:00pm - Photo  
booth Set up begins at 6:30pm and breakdown at  
9:30pm.

Includes: photo booth rental, set up and  
breakdown, Digital photos w/ Gallery

Signature: \_\_\_\_\_

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

**Thank you for supporting our  
local small Business**

**Megan Renner**  
Owner

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

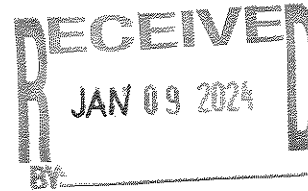
**Statement**

Date

12/26/2023

To:

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



Contact us at: 904-829-8211 or email:  
 monica@saemw.com

Please provide your email for invoices and statements.  
 Our invoices will come from "invoicing@saemw.com"

Amount Due	Terms
\$6,302.39	Net 30

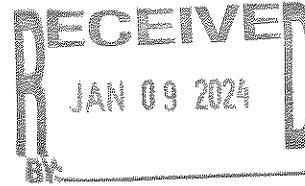
Date	Transaction	Amount	Balance
11/08/2023	INV #124995. Orig. Amount \$627.00. POS Receipt# 93472 PULLED BOTH POOL PUMP PARTIALS TO HAVE REPAIRED IN SHOP. BROUGHT IN POSSIBLE REPLACEMENT MOTOR AS WELL. ONE MOTOR HAS SEAL LEAKING & THE OTHER TRIPS BREAKER. WILL QUOTE REPAIR	627.00	627.00
11/17/2023	INV #125068. Orig. Amount \$874.84. POS Receipt# 93631 REPAIR 20HP MOTOR.	874.84	1,501.84
11/17/2023	INV #125069. Orig. Amount \$1,017.67. POS Receipt# 93632 INSTALLED REPAIRED MOTOR. HOOKED UP ELECTRICAL & CHECKED ROTATION & FLOW. EVERYTHING WORKING PROPERLY AT THIS TIME.	1,017.67	2,519.51
12/22/2023	INV #125366. Orig. Amount \$846.44. POS Receipt# 94222	846.44	3,365.95
12/22/2023	INV #125367. Orig. Amount \$1,016.50. POS Receipt# 94225 THIS INVOICE REPLACES # 94221- IT WAS BILLED TO THE WRONG RIVERS EDGE- DROPPED OFF SPARE MOTOR IN FENCED AREA. ATTEMPTED TO INSTALL OTHER POOL PUMP BUT HAD A SHAFT LEAK. BROUGHTG BACK TO SHOP FOR REPAIR. INSTALLED POOL PUMP & CHANGED AMPS. EVERYTHING IS WORKING PROPERLY AT THIS TIME.	1,016.50	4,382.45
12/22/2023	INV #125370. Orig. Amount \$1,919.94. POS Receipt# 94223	1,919.94	6,302.39
Approved RECDD Submitted to AP 1.9.24 By Kevin McKendree <i>Kevin McKendree</i>			
There is a 2.5% fee for credit card payments which is not greater than our cost of acceptance.			

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	3,782.88	2,519.51	0.00	0.00	\$6,302.39

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

**Statement**

Date
12/26/2023



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

Contact us at: 904-829-8211 or email:  
monica@saemw.com

Please provide your email for invoices and statements.  
Our invoices will come from "invoicing@saemw.com"

Amount Due	Terms
\$6,302.39	Net 30

Date	Transaction	Amount	Balance
11/08/2023	INV #124995. Orig. Amount \$627.00. POS Receipt# 93472 PULLED BOTH POOL PUMP PARTIALS TO HAVE REPAIRED IN SHOP. BROUGHT IN POSSIBLE REPLACEMENT MOTOR AS WELL. ONE MOTOR HAS SEAL LEAKING & THE OTHER TRIPS BREAKER. WILL QUOTE REPAIR	627.00	627.00
11/17/2023	INV #125068. Orig. Amount \$874.84. POS Receipt# 93631 REPAIR 20HP MOTOR.	874.84	1,501.84
11/17/2023	INV #125069. Orig. Amount \$1,017.67. POS Receipt# 93632 INSTALLED REPAIRED MOTOR. HOOKED UP ELECTRICAL & CHECKED ROTATION & FLOW. EVERYTHING WORKING PROPERLY AT THIS TIME.	1,017.67	2,519.51
12/22/2023	INV #125366. Orig. Amount \$846.44. POS Receipt# 94222	846.44	3,365.95
12/22/2023	INV #125367. Orig. Amount \$1,016.50. POS Receipt# 94225 THIS INVOICE REPLACES # 94221- IT WAS BILLED TO THE WRONG RIVERS EDGE- DROPPED OFF SPARE MOTOR IN FENCED AREA. ATTEMPTED TO INSTALL OTHER POOL PUMP BUT HAD A SHAFT LEAK. BROUGHTG BACK TO SHOP FOR REPAIR. INSTALLED POOL PUMP & CHANGED AMPS. EVERYTHING IS WORKING PROPERLY AT THIS TIME.	1,016.50	4,382.45
12/22/2023	INV #125370. Orig. Amount \$1,919.94. POS Receipt# 94223	1,919.94	6,302.39
<p>Approved RECDD  Submitted to AP 1.9.24  By Kevin McKendree</p> <p><i>Kevin McKendree</i></p>			
<p>There is a 2.5% fee for credit card payments which is not greater than our cost of acceptance.</p>			

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	3,782.88	2,519.51	0.00	0.00	\$6,302.39

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

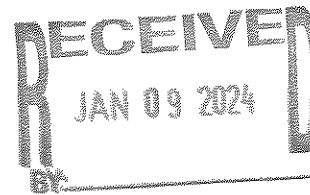
**Statement**

Date

12/26/2023

To:

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



Contact us at: 904-829-8211 or email:  
 monica@saemw.com

Please provide your email for invoices and statements.  
 Our invoices will come from "invoicing@saemw.com"

Amount Due	Terms
\$6,302.39	Net 30

Date	Transaction	Amount	Balance
11/08/2023	INV #124995. Orig. Amount \$627.00. POS Receipt# 93472 PULLED BOTH POOL PUMP PARTIALS TO HAVE REPAIRED IN SHOP. BROUGHT IN POSSIBLE REPLACEMENT MOTOR AS WELL. ONE MOTOR HAS SEAL LEAKING & THE OTHER TRIPS BREAKER. WILL QUOTE REPAIR	627.00	627.00
11/17/2023	INV #125068. Orig. Amount \$874.84. POS Receipt# 93631 REPAIR 20HP MOTOR.	874.84	1,501.84
11/17/2023	INV #125069. Orig. Amount \$1,017.67. POS Receipt# 93632 INSTALLED REPAIRED MOTOR. HOOKED UP ELECTRICAL & CHECKED ROTATION & FLOW. EVERYTHING WORKING PROPERLY AT THIS TIME.	1,017.67	2,519.51
12/22/2023	INV #125366. Orig. Amount \$846.44. POS Receipt# 94222	846.44	3,365.95
12/22/2023	INV #125367. Orig. Amount \$1,016.50. POS Receipt# 94225 THIS INVOICE REPLACES # 94221- IT WAS BILLED TO THE WRONG RIVERS EDGE- DROPPED OFF SPARE MOTOR IN FENCED AREA. ATTEMPTED TO INSTALL OTHER POOL PUMP BUT HAD A SHAFT LEAK. BROUGHTG BACK TO SHOP FOR REPAIR. INSTALLED POOL PUMP & CHANGED AMPS. EVERYTHING IS WORKING PROPERLY AT THIS TIME.	1,016.50	4,382.45
12/22/2023	INV #125370. Orig. Amount \$1,919.94. POS Receipt# 94223  <div>           Approved RECDD            Submitted to AP 1.9.24            By Kevin McKendree  <i>Kevin McKendree</i> </div> <div>           There is a 2.5% fee for credit card payments which is not greater than our cost of acceptance.         </div>	1,919.94	6,302.39

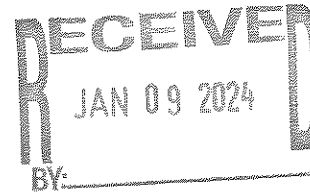
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	3,782.88	2,519.51	0.00	0.00	\$6,302.39

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

**Statement**

Date

12/26/2023



To:

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

Contact us at: 904-829-8211 or email:  
 monica@saemw.com

Please provide your email for invoices and statements.  
 Our invoices will come from "invoicing@saemw.com"

Amount Due	Terms
\$6,302.39	Net 30

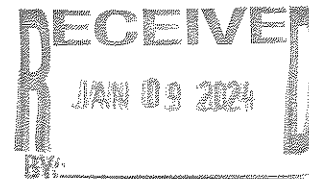
Date	Transaction	Amount	Balance
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12/22/2023	INV #125370. Orig. Amount \$1,919.94. POS Receipt# 94223	1,919.94	6,302.39
Approved RECDD Submitted to AP 1.9.24 By Kevin McKendree <i>Kevin McKendree</i>			
There is a 2.5% fee for credit card payments which is not greater than our cost of acceptance.			

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	3,782.88	2,519.51	0.00	0.00	\$6,302.39

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

**Statement**

Date
12/26/2023



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

Contact us at: 904-829-8211 or email:  
monica@saemw.com

Please provide your email for invoices and statements.  
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Amount Due	Terms
\$6,302.39	Net 30

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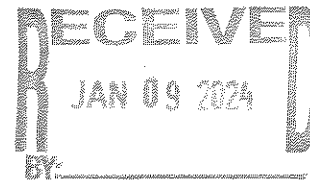
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**St Augustine Electric Motor Works, Inc.**  
**aka/ Ham's Irrigation Service**  
**14 Center St.**  
**St. Augustine, FL. 32084**

**Statement**

Date
12/26/2023



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

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monica@saemw.com

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Amount Due	Terms
\$6,302.39	Net 30

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0.00	3,782.88	2,519.51	0.00	0.00	\$6,302.39

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

**TMT ELECTRIC**  
 *Where Quality*   
*Always Matters*

**904-789-0193**  
*Veteran Owned*

INVOICE

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

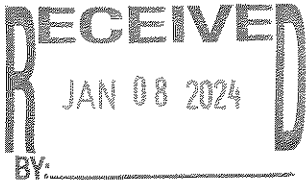
INVOICE 1051  
DATE 01/05/2024  
TERMS Net 30  
DUE DATE 02/04/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Damaged 120v receptacle and missing cover in post on Landing Street. Removed outlet and inspected wiring. Installed new GFCI receptacle and weatherproof cover.	1	150.00	150.00

Please make check payable to TMT Electric LLC.	SUBTOTAL	150.00
	TAX	0.00
	TOTAL	150.00
	BALANCE DUE	<b>\$150.00</b>

Approved RECDD  
Submitted to AP 1.8.24  
By Kevin McKendree

*Kevin McKendree*



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

**TMT ELECTRIC**

 *Where Quality  
Always Matters* 

**904-789-0193**  
*Veteran Owned*

INVOICE

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

INVOICE 1052  
DATE 01/05/2024  
TERMS Net 30  
DUE DATE 02/04/2024

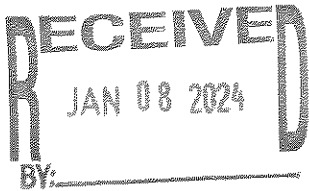
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Runway light not working on exit side of Landing Street. Dug up and removed damaged wiring from buried conduit. Cleaned out electrical boxes and rewired fixture. Restored grass and verified correct operation upon completion.	1	375.00	375.00

Please make check payable to TMT Electric LLC.

Approved RECDD  
Submitted to AP 1.8.24  
By Kevin McKendree

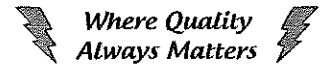
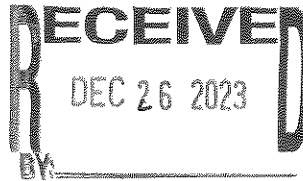
*Kevin McKendree*

SUBTOTAL	375.00
TAX	0.00
TOTAL	375.00
BALANCE DUE	<b>\$375.00</b>



**TMT Electric, LLC**

290 Circle Dr S  
Saint Augustine, FL 32084 US  
(904) 315-1248  
tmtelectricllc@gmail.com

**TMT ELECTRIC****904-789-0193***Veteran Owned***INVOICE**

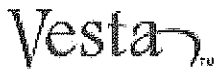
BILL TO  
Rivers Edge CDD 1  
475 West Town Place  
Suite 114  
Saint Augustine, Florida  
32092

INVOICE 1050  
DATE 12/22/2023  
TERMS Net 30  
DUE DATE 01/21/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	No lighting on "Rivertown" monument sign on Longleaf Pine Parkway across from Bartram High School. Removed four non-working spotlights. Provided and installed four new LED spotlights and mounting spikes. Inspected wiring and verified proper operation.	4	150.00	600.00
Please make check payable to TMT Electric LLC.					
SUBTOTAL					600.00
TAX					0.00
TOTAL					600.00
BALANCE DUE					<b>\$600.00</b>

Approved RECDD  
Submitted to AP 12.26.23  
By Kevin McKendree

*Kevin McKendree*



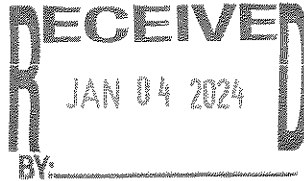
## Invoice

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

Invoice # 416270  
Date 01/01/2024  
  
Terms Net 30  
Due Date 01/31/2024  
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



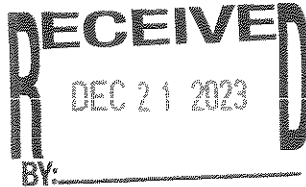
## Invoice

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

Invoice # 415961  
Date 12/21/2023  
  
Terms Net 30  
Due Date 01/20/2024  
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
Murder Mystery Event Staff Assistance	6.68	17.00	113.56
Total			113.56



Vested in your community.

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

## Billable Services Invoice

Invoice #: RT12152023

Date: 12-15-23

To:

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

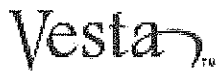
For:

Non-contractual Billable Services  
Murder Mystery Event Staff

DESCRIPTION	HOURS	RATE	AMOUNT
Murder Mystery Event Staff Assistance	6.68	17.00	113.56
TOTAL			\$113.56



Thank you for your business!



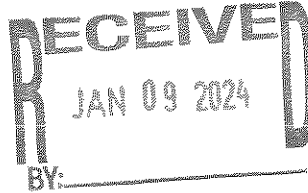
## Invoice

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

Invoice # 416592  
Date 12/31/2023  
  
Terms Net 30  
Due Date 01/30/2024  
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 Dec. split in 3	1	106.23	106.23

**Total** 106.23

**Vesta Mileage Report**

Name: <b>Kevin McKendree</b>		Month	Dec-23				
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
12/1	Daily mileage	Rivertown	Rivertown	19.8	Riversedge CDD		19.8
12/4	Daily mileage	Rivertown	Rivertown	45.6	iversedge CDD		45.6
12/5	Daily mileage	Rivertown	Rivertown	72.8	iversedge CDD		72.8
12/6	Daily mileage	Rivertown	Rivertown	11.9	Riversedge CDD		11.9
12/7	Daily mileage	Rivertown	Rivertown	68.5	iversedge CDD		68.5
12/8	Daily mileage	Rivertown	Rivertown	23.8	iversedge CDD		23.8
12/11	Daily mileage	Rivertown	Rivertown	46.8	iversedge CDD		46.8
12/12	Daily mileage	Rivertown	Rivertown	24.5	iversedge CDD		24.5
12/13	Daily mileage	Rivertown	Rivertown	18.9	iversedge CDD		18.9
12/14	Daily mileage	Rivertown	Rivertown	19.2	iversedge CDD		19.2
12/15	Daily mileage	Rivertown	Rivertown	11.4	iversedge CDD		11.4
12/18	Daily mileage	Rivertown	Rivertown	43.7	iversedge CDD		43.7
12/19	Daily mileage	Rivertown	Rivertown	26.5	iversedge CDD		26.5
12/20	Daily mileage	Rivertown	Rivertown	22.8	iversedge CDD		22.8
12/21	Daily mileage	Rivertown	Rivertown	15.4	iversedge CDD		15.4
12/22	Daily mileage	Rivertown	Rivertown	8.7	iversedge CDD		8.7
12/27	Daily mileage	Rivertown	Rivertown	29.6	iversedge CDD		29.6
						Total Mileage	<b>510</b>
						Reimbursement Rate	<b>\$0.625</b>
						<b>Total Reimbursement</b>	<b>\$318.69</b>
						<b>Date Submitted in Paycom</b>	<b>1/2/24</b>

\$106.23



**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

**Address:** 475 West Town Place Suite 114  
St. Augustine, FL 32092

**INVOICE**

INVOICE #	INVOICE DATE
642368	1/1/2024
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** January 31, 2024

**Invoice Amount:** \$88,042.82

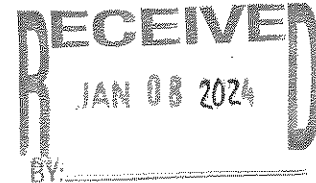
Description	Current Amount
Monthly Landscape Maintenance January 2024	\$88,042.82

**Invoice Total** **\$88,042.82**

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 1.8.24  
by Jason Davidson

*Jason Davidson*



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



Florida  
GANNETT

ACCOUNT NAME Rivers Edge Cdd		ACCOUNT # 764134	PAGE # 1 of 1
INVOICE # 0005816798	BILLING PERIOD Aug 1- Aug 31, 2023	PAYMENT DUE DATE September 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) -\$590.13	TOTAL CASH AMT DUE* -\$405.17	

**BILLING ACCOUNT NAME AND ADDRESS**

Rivers Edge Cdd  
475 W Town Place, Ste 114  
Saint Augustine, FL 32092

Legal Entity: Gannett Media Corp.

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

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com)

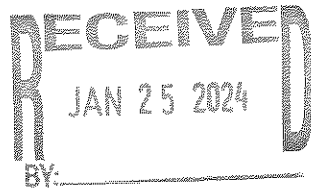
FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number: MOR\_15655

Date	Description	Amount
8/1/23	Balance Forward	\$701.59
8/31/23	PAYMENT - THANK YOU	-\$1,291.72

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/16/23	9078915	SAG St Augustine Record	Rules of Develop	Rules of Develop	\$63.92
8/17/23	9078953	SAG St Augustine Record	Notice of Rulemaking	Notice of Rulemaking	\$121.04



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

Total Cash Amount Due	-\$405.17
Service Fee 3.99%	\$0.00
*Cash/Check/ACH Discount	\$0.00
*Payment Amount by Cash/Check/ACH	-\$405.17
Payment Amount by Credit Card	-\$405.17

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME Rivers Edge Cdd		ACCOUNT NUMBER 764134		INVOICE NUMBER 0005816798		AMOUNT PAID <b>\$184.96</b>
CURRENT DUE \$184.96	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS -\$590.13	TOTAL CASH AMT DUE* -\$405.17
REMITTANCE ADDRESS (Include Account# & Invoice# on check)  Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL:  1-877-736-7612		TOTAL CREDIT CARD AMT DUE -\$405.17
				To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>		

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# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### PROOF OF PUBLICATION

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

Saint Augustine FL 32092

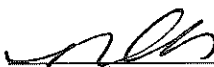
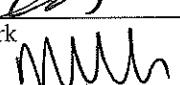
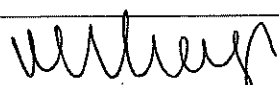
STATE OF WISCONSIN, COUNTY OF BROWN

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

08/16/2023

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/16/2023

  
Legal Clerk  
  
Notary, State of WI, County of Brown  
  
8. 25. 26

My commission expires

Publication Cost: \$63.92

Order No: 9078915

# of Copies:

Customer No: 764134

1

PO #: Rules of Develop

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

### NOTICE OF RULE DEVELOPMENT FOR RATES, FEES AND CHARGES BY THE RIVERS EDGE COMMUNITY

#### DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Rivers Edge Community Development District ("District") hereby gives notice of its intention to develop proposed rates, fees, and charges related to variance applications for installation of improvements in District easements ("Rates and Fees").

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

A public hearing on the adoption of the proposed Rates and Fees will be conducted by the District on September 20, 2023, at 11:00 a.m. at the RiverTown Amenity Center (River House), 156 Landing Street, St. Johns, Florida 32259. A preliminary copy of the proposed Rates and Fees may be obtained, without cost, by contacting the District Manager at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092; Ph: (904) 940-5850. Howard McGaffney  
District Manager

Pub: August 16, 2023; #9078915

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### PROOF OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

08/17/2023

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/17/2023

Legal Clerk

Notary, State of WI, County of Brown

8 25 26

My commission expires

Publication Cost: \$121.04

Order No: 9078953

# of Copies:

Customer No: 764134

1

PO #: Notice of Rulemaking

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

NOTICE OF RULEMAKING FOR RATES, FEES AND CHARGES BY THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT A public hearing will be conducted by the Board of Supervisors ("Board") of the Rivers Edge Community Development District (the "District") on September 20, 2023, at 11:00 a.m. at the River-Town Amenity Center (River House), 156 Landing Street, St. Johns, Florida 32259.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt rates, fees and charges related to variance applications for installation of improvements in District easements ("Rates and Fees"). The public hearing will provide an opportunity for the public to address proposed rules that establish the Rates and Fees. The proposed Rates and Fees are as follows:

APPLICATION FEE - RATE/RANGE

Initial Application Fee \$150-300

Approval Fee \$100-200

The proposed Rates and Fees may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the proposed Rates and Fees is to provide for efficient District operations by setting rates and fees to implement the provisions of Section 190.035, Florida Statutes (2022). Specific legal authority for the rule includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published in The St. Augustine Record on August 16, 2023.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least forty-eight (48) hours before the hearing by contacting the District Manager at (904) 940-5850. 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.

A copy of the proposed Rates and Fees may be obtained by contacting the District Manager at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092; Ph: (904) 940-5850.

Pub: August 17, 2023; #9078953



Florida  
GANNETT

ACCOUNT NAME Rivers Edge Cdd		ACCOUNT # 764134	PAGE # 1 of 1
INVOICE # 0005910131	BILLING PERIOD Sep 1- Sep 30, 2023	PAYMENT DUE DATE October 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) -\$590.13	TOTAL CASH AMT DUE* -\$303.17	

**BILLING ACCOUNT NAME AND ADDRESS**

Rivers Edge Cdd  
475 W Town Place, Ste 114  
Saint Augustine, FL 32092

Legal Entity: Gannett Media Corp.

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

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com)

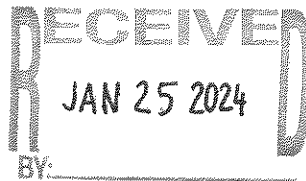
FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number: MOR\_15655

Date	Description	Amount
9/1/23	Balance Forward	-\$405.17

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/15/23	9266852	SAG St Augustine Record	Rivers Edge Annual Meeting Schedule		\$102.00



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

Total Cash Amount Due	-\$303.17
Service Fee 3.99%	\$0.00
*Cash/Check/ACH Discount	\$0.00
*Payment Amount by Cash/Check/ACH	-\$303.17
Payment Amount by Credit Card	-\$303.17

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME Rivers Edge Cdd		ACCOUNT NUMBER 764134		INVOICE NUMBER 0005910131		AMOUNT PAID \$102.00
CURRENT DUE \$102.00	30 DAYS PAST DUE \$184.96	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS -\$590.13	TOTAL CASH AMT DUE* -\$303.17
REMITTANCE ADDRESS (Include Account# & Invoice# on check)  Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL:  1-877-736-7612		TOTAL CREDIT CARD AMT DUE -\$303.17
				To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>		

0000764134000000000000059101310003031767173

# LOCALIQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **PROOF OF PUBLICATION**

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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09/15/2023

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/15/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$102.00

Order No: 9266852

# of Copies:

Customer No: 764134

1

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

### **BOARD OF SUPERVISORS MEETING DATES RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2023-2024**

The Board of Supervisors of the Rivers Edge Community Development District will hold their regular meetings for Fiscal Year 2023-2024 at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259 at 11:00 a.m. on the third Wednesday of each month unless otherwise indicated as follows:

October 18, 2023  
December 20, 2023  
January 17, 2024  
February 21, 2024  
March 20, 2024 at 5:00 p.m.  
April 17, 2024  
May 15, 2024 at 5:00 p.m.  
June 19, 2024  
July 17, 2024  
August 21, 2024 at 5:00 p.m.  
September 18, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record of the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 or by visiting the District's website, [www.RiversEdgeCDD.com](http://www.RiversEdgeCDD.com).

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Howard McGaffney  
District Manager  
Pub: September 15, 2023; #9266852



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

INVOICE NO.	23469792
DATE	01/23/24

**CUSTOMER**

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

**SERVICE LOCATION**

Rivertown  
39 Riverwalk Blvd  
Saint Johns, FL 32259-8621

<b>TERMS:</b> Upon Receipt		<b>CUSTOMER NO.</b> 1946	<b>JOB NO.</b> 1946	<b>P.O. NO.</b>	
Description		Quantity	Unit of Measure	Price	Amount
Security Service 01/08/2024-01/21/2024		112.00	Hours	22.97	2,572.64
Security Officer		571.00	Per	0.655	374.01
Mileage					
<div>RECEIVED JAN 23 2024 BY: _____</div>					
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205					
Sub-Total					2,946.65
Sales Tax					
TOTAL(\$)					\$2,946.65

Approved RECDD I  
Submitted to AP on 1.24.22  
by Jason Davidson

*Jason Davidson*

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

PAGE NO: 1

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

<b>CUSTOMER NO:</b>	<b>JOB NO:</b>	<b>PURCHASE ORDER:</b>	<b>REFERENCE:</b>	<b>TERMS:</b>	<b>CLERK:</b>	<b>DATE / TIME:</b>
365050	000	11152023	PO # 11152023	NET 15TH	FSW3	11/15/23 8:37

**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: 422409/3**


SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
3	3	EA	12190	SPRYPAINT S-G WHITE 12OZ	8.99	3	8.99 /EA	26.97 N
1	1	EA	7002824	STARTER CORD UNIVRSL 1PK	7.59	1	7.59 /EA	7.59 N
1	1	EA	19808	SANPAPR 320G 5PK ACE	7.99	1	7.99 /EA	7.99 N
<div>REPRINT</div> <div>RECEIVED</div> <div>JAN 18 2024</div> <div>BY: _____</div>								
							TAXABLE	0.00
							NON-TAXABLE	42.55
							SUB-TOTAL	42.55
							TAX AMOUNT	0.00
							<b>TOTAL AMOUNT</b>	<b>42.55</b>

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

42.55

Approved RECDD  
 Submitted to AP 01.18.24  
 By Kevin McKendree

(DAVIDSON, JASON)

X   
 Received By

**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	1/22/2024	PO # 1/22/2024	NET 15TH	RBH3	1/22/24 3:55

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

\*\*\* OFFLINE \*\*\*

REWARD NO:19820227380

**INVOICE: 422812/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
2	2	EA	1006657	ACE BEST RLR POLY 9X1"	6.99	2	6.99 /EA	13.98 N
2	2	EA	1416577	ROLLER 4"X1/2"GLDN EAGLE	4.99	2	4.99 /EA	9.98 N
2	2	EA	12305	BUCKET GRID METAL 5G	7.99	2	7.99 /EA	15.98 N
1	1	BX	H426208	8X1SS SMSPHILTH	14.49	1	14.49 /BX	14.49 N
1	1	EA	1014279	ACE BEST RLR M 9X3/8 3PK	11.99	1	11.99 /EA	11.99 N
1	1	EA	12172	WIRE BRUSH MINI SS 3PK	4.99	1	4.99 /EA	4.99 N
2	2	EA	41145	CLAMP 11/16 TO 1-1/2"SS	2.99	2	2.99 /EA	5.98 N
2	2	EA	41992	ADAPTR INSRT POLY 1" MPT	1.49	2	1.49 /EA	2.98 N
1	1	EA	4559407	BALL VLV 1"PVC SCH40THR	6.99	1	6.99 /EA	6.99 N

**RECEIVED**  
 JAN 23 2024  
 BY:

Approved RECDD  
 Submitted to AP 1.23.24  
 By Kevin McKendree

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

87.36

TAXABLE	0.00
NON-TAXABLE	87.36
SUB-TOTAL	87.36

TAX AMOUNT	0.00
<b>TOTAL AMOUNT</b>	<b>87.36</b>

X *Kevin McKendree*

Received By

(DAVIDSON, JASON)



**KILINSKI | VAN WYK**

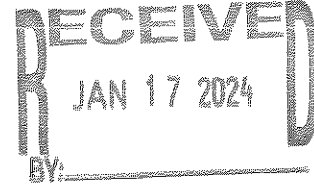
**Kilinski | Van Wyk PLLC**

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

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

## INVOICE

Invoice # 8525  
Date: 01/17/2024  
Due On: 02/16/2024



### Rivers Edge CDD - 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	12/01/2023	Attend agenda planning call.	0.60	\$285.00	\$171.00
Service	LG	12/04/2023	Advise regarding SJC kayak renewal.	0.30	\$285.00	\$85.50
Service	CR	12/06/2023	Review and analyze proposed agenda, additional documents, and various matters in preparation for board meeting.	0.80	\$260.00	\$208.00
Service	LG	12/07/2023	Confer with McGaffney regarding amenity RFP.	0.40	\$285.00	\$114.00
Service	JK	12/07/2023	Attend RFP structure and historical analysis conference call and coordinate with team on same	0.40	\$285.00	\$114.00
Service	LG	12/07/2023	Prepare addendum for pool foundation agreement.	0.40	\$285.00	\$114.00
Service	CR	12/19/2023	Research status of public facilities report.	0.30	\$260.00	\$78.00
Service	CR	12/29/2023	Review and analyze district website compliance.	0.30	\$260.00	\$78.00
Service	RVW	12/31/2023	Monitor 2024 legislative bills impacting District and provide summary of same.	0.20	\$365.00	\$73.00
					<b>Total</b>	<b>\$1,035.50</b>

## Detailed Statement of Account

### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
8227	01/14/2024	\$1,131.00	\$0.00	\$1,131.00

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
8525	02/16/2024	\$1,035.50	\$0.00	\$1,035.50
Outstanding Balance				\$2,166.50
Total Amount Outstanding				\$2,166.50

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

Please pay within 30 days.



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 552503 • Atlanta, Georgia 31192-2503  
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

## Service Slip/Invoice

INVOICE: 618591863  
DATE: 1/3/2024  
ORDER: 618591863

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
1/3/2024	08:08 AM			08:08 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/16/2024		09:18 AM

Service	Description	Price
CPCM	Commercial Pest - Flea/Tick Monthly Service	\$374.74
SUBTOTAL		\$374.74
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$374.74
PRIOR BAL		\$430.83
AMOUNT DUE		\$805.57

Approved RECDD I  
Submitted to AP on 1.18.24  
by Jason Davidson  
*Jason Davidson*

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

RECEIVED  
JAN 18 2024  
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.

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

**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** 12/13/2023  
**SHIP VIA** UPS

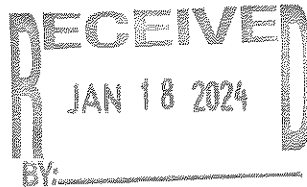
**INVOICE** 16002  
**DATE** 12/13/2023  
**TERMS** Net 30  
**DUE DATE** 01/12/2024

	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 Wed 13 Dec 18:32:42 UTC 2023	1	0.00	0.00

SUBTOTAL	331.99
TAX	0.00
TOTAL	331.99
BALANCE DUE	<b>\$331.99</b>

Approved RECDD I  
Submitted to AP on 1.18.24  
by Jason Davidson

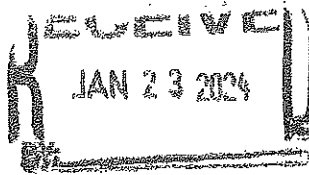
*Jason Davidson*





Invoice 12103942

Page 1



101 Commerce St  
PO Box 320  
Oshkosh, WI 54901

www.4imprint.com

877-446-7746

800-355-5043

KIM FATUCH  
RIVERS EDGE COMMUNITY  
475 WEST TOWN PL  
SUITE 114  
SAINT AUGUSTINE FL 32092

**Shipping Address**

Kim Fatuch  
Vesta Property Services  
160 Riverglade Run  
Saint Johns, FL 32259  
USA  
Tel: (720) 285-6311

Invoice Number 12103942

Account No. 6173451

Invoice Date January 16, 2024

Account Rep. Omar Villagomez

Reference No

Our Order No. 26461340

Item	Java Beach Towel	Colors	(Towel, Trim): White, White		
Qty	Item #	Description	Unit \$	Price \$	Total \$
50	138358	Java Beach Towel	11.7500	587.50	587.50
1	Set-Up Charge	Set-Up Charge	65.0000	65.00	65.00
		Freight		35.03	35.03
					687.53

Total Net 687.53

Total Tax 0.00

Grand Total 687.53

Total Due 687.53

Please ensure that payment is received by Feb 15 2024.

**Thank You! We appreciate your business.**

Any overruns you may have received are yours with our compliments.

- To ensure proper credit to your account, please quote "12103942/6173451" on your check or remittance.
- If you are not satisfied with your order, please call 1-800-300-0764. All claims must be made within 5 days of receipt.
- Any questions regarding your invoice? Please call 1-800-982-8979. Our terms are Net 30.
- Please make checks payable to 4imprint, Inc.

4imprint Federal ID #39-1837105, GSA Contract # GS-07F-9626S. A Late Payment Charge based on maximum annual percentage allowed by your state law will be applied to this balance owed under this invoice when the invoice becomes past due. The purchaser agrees to pay all of the company's reasonable attorney's fees and any collection agency fees incurred in the collection of any amount owed hereunder and not paid when due. Purchaser agrees to pay any sales or use tax. No credit will be issued for returned merchandise without our consent. This invoice is a conditional acceptance by the seller of the buyer's offer to purchase seller's goods. It may contain terms which differ from or add to those contained in the buyer's purchase order, and to the extent that this is the case, the seller hereby expressly conditions its acceptance of the buyer's offer on the buyer's assent to the additional or different terms. The buyer's receipt and retention of the goods covered by this invoice constitutes acceptance of any such additional or different terms. The buyer and seller agree that any contract hereby entered into has been made and is to be construed according to our State Law.

**To Pay Your Invoice Online Please Visit:****www.4imprint.com/payinvoice****To Remit By Check:****4imprint, Inc.****25303 Network Place****Chicago, IL 60673-1253**

Approved RECDD I  
Submitted to AP on 1.25.24  
by Jason Davidson

## *FOURTH ORDER OF BUSINESS*

*A.*



## **Rivers Edge CDD – I, II, and III**

### **Landscape Update for March 2024**

- **General Maintenance**

- We have set the clock to three times a week with the turf starting to come out dormancy and the temperatures going up
- We have Detailed and Cleaned up the Riverhouse and Riverclub.
- Team is spraying for weeds throughout the community and trimming shrubs.
- Teams are working on grass cutbacks and removing moss from trees
- We will ensure that all tree suckers are removed from the base of the trees
- Team has been spraying all mulch beds for clean appearance.
- We are removing as much Moss from trees as we get to each section
- 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 in March along with fresh and rich soil. We raised the beds for a better show. We are installing Vic Blue Salvia, Antiqua Yellow Marigolds, and Pink Begonias. This is my favorite rotation for spring!
  - 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 three 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 come out of dormancy. Teams are spreading granular fertilizer to green up turf and push healthy growth
- 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.

*E.*

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# RIVERTOWN

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RECDD's Monthly Operations Report

*Date of report: 03/20/2024*

*Submitted by: Jason Davidson & Kevin McKendree*

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## **RECDD I**

### **RiverHouse Light Pole:**

The timeline to get the parts to fix this light has taken longer than expected. The new light fixture has arrived but we are working to couple this job with others where we need to replace some LED drivers. A lift will need to be rented to perform the work so coupling this with the other jobs will be cost efficient.

### **Alley Way Parking:**

During last month's CDD meeting it was determined that parking in the alleyways on the paver islands within the original Mainstreet district is indeed not permitted. New signage was provided to us by ASAP towing and we are awaiting the arrival of the poles before installation. Staff has collaborated with Supervisor Cameron on details and location.

### **Pond K Fish Restocking:**

After the fish kill situation in May of last year, restocking pond K has been a discussion. We are working with Florida Waterways on permitting with FWC so that we may proceed forward. We are also in the process of relocating the fish barrier as the old one was broken and unsafe to access.

### **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.

### **Main Entrance Waterfall:**

We identified 4 non operable lights on the main entrances 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 replaced. They were installed this month and this is now closed.

### **RiverFront Park:**

New flags were ordered and put on the piers roof. We also replaced the pulley system as it was dry rotted.

**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 acquired quotes to have this replaced but they were high in price. We located a lumber mill that can get us what we need as the lumber dimensions are atypical and will be performing this repair in house now. This is a cost savings of approximately \$3,500. This is now complete with the exception of painting as we are allowing time for the pressure treated lumber to dry out before doing so. If you paint pressure treated lumber before it is dry the liquid preservation chemicals are sealed inside the wood and it will rot from the inside out.

**Lounge Chairs at RiverHouse:**

Many of the original lounge chairs at the RiverHouse are broken beyond repair as the welds have broken apart. We have ordered new chairs for the family pool side and are relocating the old ones that are still usable to the lap pool area.

**Plant beds at corners of Rafter Tail and Kendall Crossing:**

Plant material and grass were added to the empty beds as you come into the Homestead neighborhood from the southern roundabout off SR 13. This plant material is consistent with the rest of the area (dwarf oleander, liriopse, blue daze). This is now closed.

**Pressure Washing:**

We started pressure washing curbing along Rivertown Main starting at the entrance off of LongLeaf Pine PKWY. We will work our way down as time allows.

**Asphalt Trail around and along Waterfront Dr:**

It was brought to our attention that the walking trail near the intersection of Waterfront Dr and Orange Branch Trail needed some attention. We are looking into removing the asphalt, cutting away the tree roots and asphaltting the affected area.

**RiverHouse Pump Room:**

Alpha foundations installed the helical piers to the family pool sand filter pad. We plan on using dirt from the tennis court resurfacing project to fill in the low spots in the pump room and bring the grade back to standard.

**Splash Pad:**

The majority of the solenoid valves in the splash pad were leaking due to their age. In order to replace them most of the system had to be taken apart so rather than band aid the repair we replumbed all of it and replaced all of the valves. This is now closed.

**Slide resurfacing:**

We are in the process of gathering proposals for slide resurfacing of our waterslide at the RiverHouse.

**Tennis Courts:**

Resurfacing of the tennis courts was approved last month's CDD meeting. We are on the schedule the week of March 18<sup>th</sup> for this. Our team also put up black wire fence along the exterior bottom of the current fence to prevent balls from rolling outside the courts.

**Street lights on Lindenwood Place:**

The light poles behind the welcome center were found to be inoperable. We located a spliced wire inside a hand hole that affected continuity and made a repair. This is now closed.

**Street lights around the Groves on Rivertown Main:**

The street lights on Main street in this area were flickering due to a "dropped leg" on the B phase of power. This makes it so where they are only being given 100 volts of power from the meter and they need 120 to operate. We have contacted FPL to come out and address the issue.

**Tire ruts on neighborhood entrance in front of RiverHouse:**

Construction vehicles are continuously driving over our turf on the interior island of the entrance into the neighborhood from SR 13 in front of the RiverHouse. We installed landscape boulders there to "frame out" the roadway which will impede tractor trailers from hopping the curb. We are also exploring adding a road sign.

**RECDD II****RiverClub Painting:**

We have acquired 3 quotes to paint the entirety of the club's exterior, kayak shed, amphitheater and pump room fence so that we can properly plan for the 2025 budget.

**Firepit:**

The firepit on the right side of the pool deck was not functioning. Repair work was performed under a warranty claim and the entire unit was replaced. Everything is operating properly. This is now closed.

**Watersong Pond 12:**

After working with the district's engineer on this, it was determined that the water level in pond 12 has settled about 3-4 feet below its initial desired level. This created a mud bank around the perimeter and was susceptible to erosion. We had the back edge of the pond regraded to allow for mowing and it has been resodded. This is now closed.

**RiverClub Chairs:**

The new slings for the dining chairs and chaise lounges have finally arrived. Our team has replaced all of the broken ones and we will have extras for backup in case any break during the busy season. This is now closed.

**RECDD III**

We received a request for a solar light at the mailbox kiosk in the Settlement. Quotes are being obtained and will be presented to the board at March's meeting.

**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 tree's. We are working with a specialist from Yellowstone landscaping to identify trees that can be saved by injection treatments and which ones need to be cut down and removed. CDD1 has a heavily hit area around the interior round a bout and CDD 2 is concentrated in Highpoint.

**Monument Signs:**

Our in house team has finished painting the neighborhood monument signs in all districts. After talking with a paint company we commonly use, we were informally quoted a total price for this project of \$17,750. By performing this job in house we only spent \$1,200 in supplies and saved the community approximately \$16,550.

**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. Playground mulch is completed in all districts.

**Invasive Wildlife:**

From time to time, we get concerns from residents regarding invasive wildlife. We currently have concerns about a family of Nutria that reside in Northlake. Nutria are water rodents that resemble a beaver at first glance. Residents are concerned with the Nutria, like most rodents, carrying diseases. After speaking with the Florida Fish and Wildlife Commission, they pose minimal threat as disease is only transmittable through contact with their feces and urine or by swimming in the retention pond they live in. We have contacted a trapper who could exterminate them for under \$500, but we are looking for direction as to whether the district would want to move forward with this or if the responsibility would fall on the resident to employ a trapper to set traps on their own property when the animal crosses over from CDD land and reaches their yard.

**Midge Complaints from RiverTown Residents:**

Last year we had numerous complaints of midge fly infestations coming from the 2 ponds in Northlake, pond K and pond Z. We have been receiving concerns already this year as to what will be done to mitigate this issue this year. After talking with Jim Schwartz with Florida Waterways, he stated that the growing season for these starts in April. He will be doing dredge samples of the lake bottoms to get a count on the larvae to see if treatment is recommended. There are two options to mitigate this. One is a bacterial treatment that attacks the larvae in their infancy stage and is applied every 3 weeks during the growing season. The other is stocking more gambusia fish that eat the larvae of the midge and mosquito. Being such that ponds are not treated for insects these would be an additional cost to their contract.

**Mosquito Concerns:**

With spring coming early we have received numerous complaints of mosquitos. We have been in contact with Anastasia Mosquito Control District Program of St. Johns County to create and schedule mosquito sprays for the District. The Month of May is the busy season. The cost is free of charge as they are compensated by public tax dollars.

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# RIVERTOWN

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RECDD's Lifestyle Report

*Date of report: 3/20/24*

*Submitted by: Kim Fatuch*

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## **Ongoing Projects**

- Yellowstone has cleared the garden beds, sign has been posted and letters are being delivered for beds.
- Getting ready for busy season and adding events to both café and RiverHouse
- Preparing report of events April – June to submit to CDD for approval

## **February Events**

- 2.16.24 – Daddy Daughter Masquerade
  - 96 families signed up resulting in an attendance of 237 people. Cost for event is \$20 per family
  - Great reviews on this as well.
  - Would have liked a kid friendly dinner truck as both trucks were pricey and not really kid friendly (Cousin's Maine Lobster and I Love Perogies). The Guanabana fruit pops and ice cream truck was a huge hit.



- 2.22.24 – Trivia
- 2.23.24 – Mother Son Masquerade
  - 112 people attended. Cost for event is \$20 per family
  - Kids had a blast
  - Mister Softee ice cream was here until it started pouring rain.
  - Tricky Ricky was here showing the kids some cool magic tricks



## March Events

- 3.1.24 – Fresh Music Friday
  - Davis Cook back by high demand
  - 70-80 people attended.
- 3.8.24 – LoopManDan playing in the Café
  - Live music in the café is going over VERY well
  - This event had roughly 100 people
  - The café had a stellar night bringing in over \$6K net sales
- 3.9.24 – Spring Fling Vendor Market
  - One of four large events this year at the RiverHouse Field
  - Complete with over 40+ vendors, DJ, bounce houses, balloon artist, Easter Bunny, Egg Hunt, and food trucks
  - Over 500 people attended this event.
  - Rain came and slowed things down around 1pm but most vendors stuck it out.



- 3.14.24 & 3.17.24 – Music Bingo and Trivia
  - DJ Ross will be here with the monthly Music Bingo & Trivia nights.
    - Always brings in a decent crowd to the café
    - I am working with Lisa to offer café specials that correlate to the events.
- 3.17.24 – St. Patrick's Day Party/ Concert
  - Better than Monday is set to play at the Amphitheater for an amazing St. Pat's Day family friendly show

- Café will have Green Beer, Irish food specials
- Everyone gets a chance to win swag, discounts or gift cards from our Pot O' Gold in the café
- 3.29.24 – Wonka Movie Night
  - Wonka is coming to RiverTown! We are setting up the movie night on the Soccer Field at the RiverHouse
  - Inflatable movie screen, bubbles, shaved ice, cotton candy, pizza truck and of course chocolate

## **April Events**

- 4.5.24 – Fresh Music Friday
  - Davis Cook back at it
- 4.6.24 – RiverTown Games
  - Groups will compete in obstacle type challenges for all the bragging rights
  - Teams must pre-register but the event is free
- 4.11 & 25.24 – Music Bingo and Trivia
  - DJ Ross will be in the café doing music bingo and trivia Thursdays
- 4.27.24 – Mad Hatter Tea Party
  - Residents are invited to a MadHatter themed party at the RiverHouse complete with diy teacups, snacks and cookie creations.
  - Alice and the Mad Hatter will be here joining in the fun with the DJ playing fun games with all the attendees.

## Customer Service Report

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

Date of Visit: 2/24/2024

### Waterway and Ditch Treatments

Site	A	AA	B	BB	C	CC	CR1	CR2	CR4	CR5	CR6	CR7	CR8	D	DD
Algae	x			x						x	x				x
Submersed Weeds	x			x											x
Shoreline Grasses & Brush															
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection															
Debris Removal		x	x		x	x	x	x	x	x		x	x	x	

Comments: For ponds A, BB, CR5, CR6, and DD I treated for algae and submerged weeds. For ponds AA, B, C, CC, CR1, CR2, CR4, CR7, CR8, and D I removed debris from in and around the 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 checked="" type="checkbox"/> Bass     | <input checked="" type="checkbox"/> Anhinga   | <input checked="" type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species: |
| <input 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 checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons               | <input checked="" 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 type="checkbox"/> Pondweed          |

Did you know? The eastern indigo snake is the longest snake in the United States. Adults can reach 6 to 8 1/2 feet in length.

## Customer Service Report

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

Date of Visit: 2/24/2024

### Waterway and Ditch Treatments

Site	E	EE	FF	G	GG	H	HH	I	II	J	K	L	LL	M	MM
Algae		x					x							x	
Submersed Weeds							x							x	
Shoreline Grasses & Brush			x					x							
Floating Weeds															x
Mosquito Larvicide															
Pond Dye															
Inspection													x		
Debris Removal	x			x	x	x			x	x	x	x			

Comments: For ponds EE, HH, and M I treated the ponds for algae and submerged weeds. For ponds FF, I, and MM I sprayed for shoreline grasses and floating weeds. For ponds E, G, GG, H, II, J, K, L, and LL I removed debris from in and around the 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 checked="" type="checkbox"/> Bass     | <input checked="" type="checkbox"/> Anhinga   | <input checked="" type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species: |
| <input 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 checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons               | <input checked="" 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 type="checkbox"/> Naiad    | <input type="checkbox"/> Bladderwort       |
| <input type="checkbox"/> Pickerelweed      | <input type="checkbox"/> Spatterdock  | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed          |

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## Customer Service Report

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

Date of Visit: 2/24/2024

### Waterway and Ditch Treatments

Site	OO	Q	R	S	T	U	V	W	WW	X	XX	Y	Z		
Algae									x						
Submersed Weeds															
Shoreline Grasses & Brush		x	x	x				x							
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection											x				
Debris Removal	x				x	x	x	x		x		x	x		

Comments: For ponds Q, R, S, W, and WW I treated for algae and shoreline grasses. For ponds OO, T, U, V, W, X, XX, Y, and Z I removed debris from in and around the 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 checked="" type="checkbox"/> Bass     | <input type="checkbox"/> Anhinga   | <input checked="" 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 checked="" 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 type="checkbox"/> Pondweed          |

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## Customer Service Report

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

Date of Visit: 2/24/2024



Pond A



Pond AA



Pond B



Pond BB



Pond C



Pond CC

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## Customer Service Report

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

Date of Visit: 2/24/2024



Pond CR1



Pond CR2



Pond CR4



Pond CR5



Pond CR6



Pond CR7

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## Customer Service Report

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

Date of Visit: 2/24/2024



Pond CR8



Pond D



Pond DD



Pond E



Pond EE



Pond FF

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## Customer Service Report

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

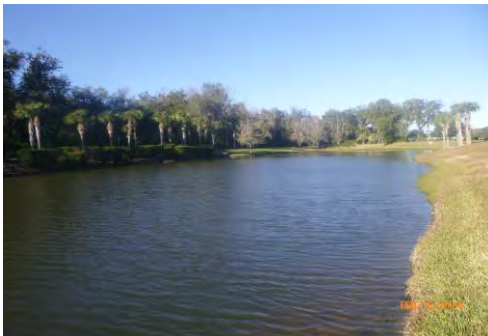
Date of Visit: 2/24/2024



Pond G



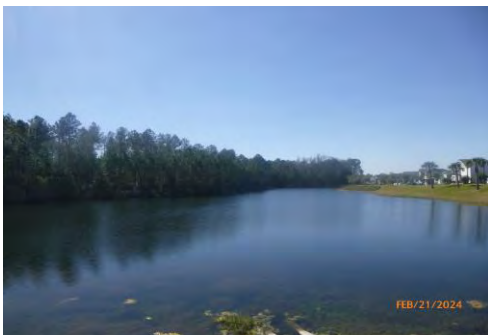
Pond GG



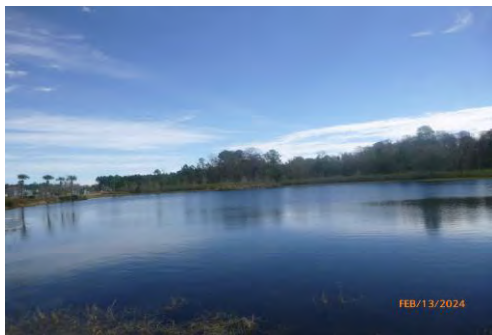
Pond H



Pond HH



Pond I



Pond II

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## Customer Service Report

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

Date of Visit: 2/24/2024



Pond J



Pond K



Pond L



Pond LL



Pond M



Pond MM

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## Customer Service Report

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

Date of Visit: 2/24/2024



Pond OO



Pond Q



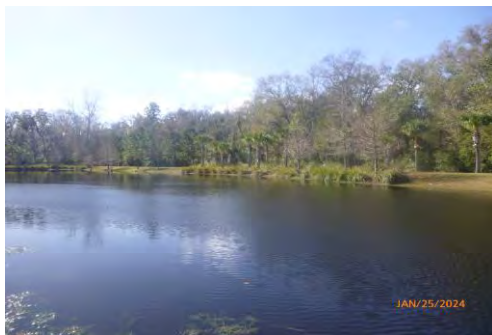
Pond R



Pond S



Pond T



Pond U

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## Customer Service Report

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

Date of Visit: 2/24/2024



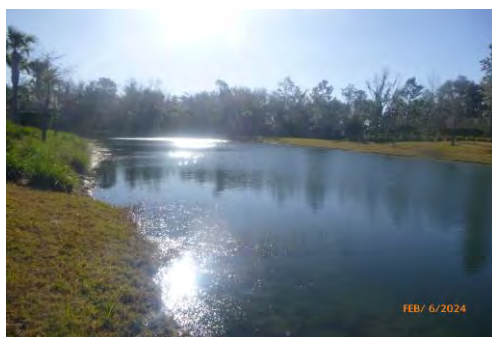
Pond V



Pond W



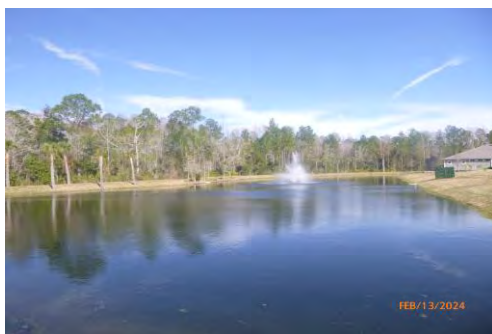
Pond WW



Pond X



Pond XX



Pond Y

Did you know? The eastern indigo snake is the longest snake in the United States. Adults can reach 6 to 8 1/2 feet in length.

## Customer Service Report

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

Date of Visit: 2/24/2024



Pond Z

Did you know? The eastern indigo snake is the longest snake in the United States. Adults can reach 6 to 8 1/2 feet in length.



**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
	SJSO24CAD038169			3

**ACTIVITY / COMMENTS:**

Total Contacts:1 Citations:0 Warnings: 3 Top speed measured by Radar was,, \*\*35 MPH on RiverTown Main Street.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 2988248



**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
	SJSO24CAD040721			3

**ACTIVITY / COMMENTS:**

Total Contacts:4 Citations:0 Warnings:7 Top speed measured by Radar was,, \*\*38 MPH on Kendall Crossing Drive.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 2991125



**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
	SJSO24CAD044946			3

**ACTIVITY / COMMENTS:**

Total Contacts:5 Citations:0 Warnings:6 Top speed measured by Radar was,, \*\*35 MPH on RiverTown Main Street.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 3015227



**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
SJSO24CAD044946				3

**ACTIVITY / COMMENTS:**

Total Contacts:1 Citations:4 Warnings:0

SJSO24OFF002401- Arrest made for Driving While License Suspended or Revoked. Was a construction worker.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 3046485



**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
	SJSO24CAD053560			3

**ACTIVITY / COMMENTS:**

Total Contacts:3 Citations:0 Warnings:3 Top speed meaused by radar was; ,\*\*\*40MPH on Rivertown Main\*\*\*

RollKall Invoice#:668527

## *FIFTH ORDER OF BUSINESS*

*A.*

Prepared by and record and return to:  
Ellen Avery-Smith, Esquire  
Rogers Towers, P.A.  
100 Whetstone Place, Suite 200  
St. Augustine, Florida 32086

RT: M4805-65688  
Parcel No.: 000700-0020 (Portion)  
Consideration: \$10.00

**GRANT OF EASEMENT FOR DRAINAGE**  
(Rivers Edge Community Development District)

This **GRANT OF EASEMENT FOR DRAINAGE** (this “**Easement**”) is made as of this \_\_\_\_ day of \_\_\_\_\_, 2024, by **MATTAMY JACKSONVILLE LLC**, a Delaware limited liability company, with an address at 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (“**Mattamy**”), in favor of **RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under Chapter 190, Florida Statutes, with an address of 475 West Town Place, Suite 114, St. Augustine, Florida 32091 (the “**CDD**”) (collectively, the “**Parties**”).

**RECITALS:**

**WHEREAS**, Mattamy is the owner of certain real property located in the portion of unincorporated St. Johns County, Florida known as RiverTown.

**WHEREAS**, Mattamy has constructed, or caused to be constructed, a stormwater management pond and related drainage improvements on that certain real property located within RiverTown described in **Exhibit “A”** attached hereto and incorporated herein by this reference (the “**Easement Parcels**”).

**WHEREAS**, the CDD is the owner of certain real property located adjacent to the Easement Parcels in the RiverTown community in unincorporated St. Johns County, Florida described in **Exhibit “B”** attached hereto and incorporated herein by this reference (the “**CDD Property**”), which land benefits from the stormwater management improvements located within the Easement Parcels.

**WHEREAS**, Mattamy hereby grants to the CDD a non-exclusive drainage easement over and across the Easement Parcels to provide stormwater drainage for the CDD Property, subject to the terms and conditions set forth herein.

**NOW, THEREFORE**, for and in consideration of the sum of Ten Dollars and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.
2. **Grant of Easement.** Mattamy does hereby grant to the CDD a perpetual, non-exclusive easement for stormwater drainage over, across and through the Easement

Parcels described in Exhibit "A" attached hereto and incorporated herein by this reference. In no event shall the CDD be permitted to develop the CDD Property with more than 50 percent impervious surface, including buildings, parking lots and other impervious areas.

3. Maintenance of Easement. Mattamy, its successors and assigns, shall be responsible for maintaining the stormwater system located within the Easement Parcels.

4. Indemnification. The CDD shall indemnify and hold Mattamy harmless from and against any and all liabilities, damages, demands, claims, suits, actions, judgments, causes of action, assessments, costs and expenses (including without limitation, interest, penalties, attorneys' fees, any and all expenses incurred in investigating, preparing or defending against any litigation), commenced or threatened, or any claim whatsoever, and any and all amounts paid in settlement of any claim or litigation ("**Damages**") asserted against, resulting to, imposed upon, or incurred or suffered by Mattamy, directly or indirectly, as a result of or arising from, the CDD's negligent, reckless or intentional acts or omissions in connection with the use (and the use by the party's invitees) of the Easement Parcels, including without limitation any Damages arising from the violation of the terms or conditions or any applicable law, rule, regulation or permit. Notwithstanding the foregoing: (a) the CDD does not indemnify Mattamy for consequential or special damages; (b) the indemnification is limited to aggregate proportionate liability of the CDD and CDD invitees; (c) the indemnification is set off by statutory, regulatory, or administration violations by Mattamy or any person or entity other than the CDD or a CDD invitee, and by negligent, reckless or intentional acts or omissions of Mattamy or any person or entity not the CDD or a CDD invitee; (d) in no event does the CDD indemnify for negligent, reckless or intentional acts or omissions of Mattamy; and (e) the indemnification applies only up to the monetary limitations of liability set forth in Section 768.28, Florida Statutes, and without waiving any sovereign immunity or other protections set forth in statute or other law.

5. No Waiver. Nothing in this Easement shall be deemed as a waiver of the CDD's sovereign immunity or the CDD's limits of liability as set forth in Section 768.28, Florida Statutes, or other law, and nothing in this Easement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

6. Modification. The Parties hereto agree that this Easement constitutes the entire agreement between the Parties with respect to the easements and maintenance obligations established herein. This Easement may be amended or terminated only by an instrument in writing and signed by the Parties or their respective successors or assigns.

7. Entire Easement. This Easement constitutes the entire agreement of Mattamy and the CDD concerning the subject matter hereof, and any oral agreements or understandings are hereby merged into this Easement. This Easement may not be modified or amended except in writing by a document in recordable form, signed by the party bound thereby and against whom enforcement of such modification or amendment would be sought.

8. Covenant Running with the Land. The Easement granted hereby and all conditions, obligations and covenants set forth herein are intended to be and shall be construed as covenants running with the land, binding upon the Easement Parcels and binding upon and inuring to the benefit of CDD Parcel.

9. Counterparts. This instrument may be executed in counterparts, each of which shall constitute an original and together shall constitute one and the same instrument.

[Remainder of page intentionally left blank]

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name the day and year first above written.

**GRANTOR:**

**MATTAMY JACKSONVILLE LLC**, a  
Delaware limited liability company

Signed and sealed in the presence of:

By: Mattamy Florida LLC, a  
Delaware limited liability company,  
Its Manager

Printed Name

Mailing Address: \_\_\_\_\_

By: Calben (Florida) Corporation, a  
Florida corporation,  
Its Manager

\_\_\_\_\_  
Authorized Signature

Clifford L. Nelson

Printed Name

Vice President

Title

Printed Name

Mailing Address: \_\_\_\_\_

\_\_\_\_\_  
Date

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization this \_\_\_ day of \_\_\_\_\_, 2024, by Clifford L. Nelson, as Vice President of Calben (Florida) Corporation, a Florida corporation, as Manager of Mattamy Florida LLC, a Delaware limited liability company, as Manager of Mattamy Jacksonville LLC, a Delaware limited liability company, who:

- ☐ is/are personally known to me.
- ☐ produced a current Florida driver's license as identification.
- ☐ produced \_\_\_\_\_ as identification.

{Notary Seal must be affixed}

\_\_\_\_\_  
Signature of Notary

Name of Notary Typed, Printed or Stamped)

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name the day and year first above written.

**GRANTEE:**

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**, a local unit of  
special purpose government organized under  
Chapter 190, Florida Statutes,

Signed and sealed in the presence of:

\_\_\_\_\_

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

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

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

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

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

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

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

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_\_ physical  
presence or \_\_\_\_ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2024, by  
\_\_\_\_\_, as \_\_\_\_\_ of Rivers Edge Community  
Development District, a local unit of special purpose government organized under Chapter  
190, Florida Statutes,, who:

- ☐ is/are personally known to me.
- ☐ produced a current Florida driver's license as identification.
- ☐ produced \_\_\_\_\_ as identification.

{Notary Seal must be affixed}

\_\_\_\_\_  
Signature of Notary  
Name of Notary Typed, Printed or Stamped)

## **EXHIBIT “A”**

### **Legal Description**

#### **DRAINAGE EASEMENT (TO CDD ~ 25 FOOT WIDE/PART 1)**

A TWENTY-FIVE (25) FOOT WIDE DRAINAGE EASEMENT TO ST. JOHNS COUNTY, FLORIDA AND TO THE CDD, SAID EASEMENT BEING A PORTION OF THE “FRANCIS P. FATIO GRANT”, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID TWENTY-FIVE (25) FOOT DRAINAGE EASEMENT TO ST. JOHNS COUNTY, FLORIDA AND CDD EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF “BALD CYPRESS LANE”, ( A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF “RIVERTOWN – BALD CYPRESS LANE AND BEE BALM LANE”, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 121, PAGES 34 THROUGH 40 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF “LONGLEAF PINE PARKWAY ~ COUNTY ROAD No. 244”, A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 926 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN NORTH 76°16’31” WEST, A DISTANCE OF 373.43 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF “BEE BALM LANE”, ( A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY), AS PER THE PLAT OF “RIVERTOWN – BALD CYPRESS LANE AND BEE BALM LANE”, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 121, PAGES 34 THROUGH 40 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, SOUTH 24°52’25” WEST, ALONG THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF “BEE BALM LANE”, A DISTANCE OF 25.41 FEET, TO A POINT; RUN THENCE, SOUTH 54°48’23” EAST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 328.03 FEET, TO A POINT; RUN THENCE, NORTH 35°10’21” EAST, A DISTANCE OF 25.00 FEET, TO A POINT; RUN THENCE, NORTH 54°48’23” WEST, A DISTANCE OF 332.57 FEET, TO A POINT ON THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF “BEE BALM LANE”, AND THE POINT OF BEGINNING.

Together with:

#### **DRAINAGE EASEMENT (TO CDD ~ 25 FOOT WIDE/PART 2)**

A TWENTY-FIVE (25) FOOT WIDE DRAINAGE EASEMENT TO ST. JOHNS COUNTY, FLORIDA AND TO THE CDD, SAID EASEMENT BEING A PORTION OF THE “FRANCIS P. FATIO GRANT”, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID TWENTY-FIVE (25) FOOT DRAINAGE EASEMENT TO ST. JOHNS COUNTY, FLORIDA AND CDD EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF “BALD CYPRESS LANE”, ( A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF “RIVERTOWN – BALD CYPRESS LANE AND BEE BALM LANE”, AS SHOWN ON THE PLAT THEREOF,

AS RECORDED IN MAP BOOK 121, PAGES 34 THROUGH 40 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF "LONGLEAF PINE PARKWAY ~ COUNTY ROAD No. 244", A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 926 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN NORTH 73°44'38" WEST, A DISTANCE OF 421.14 FEET, TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF "BEE BALM LANE", ( A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY), AS PER THE PLAT OF "RIVERTOWN – BALD CYPRESS LANE AND BEE BALM LANE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 121, PAGES 34 THROUGH 40 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, SOUTH 24°52'25" WEST, ALONG THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF "BEE BALM LANE", A DISTANCE OF 25.41 FEET, TO A POINT; RUN THENCE, NORTH 54°48'23" WEST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 34.44 FEET, TO A POINT; RUN THENCE, NORTH 34°50'15" EAST, A DISTANCE OF 25.00 FEET, TO A POINT; RUN THENCE, SOUTH 54°48'23" EAST, A DISTANCE OF 30.04 FEET, TO A POINT ON THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF "BEE BALM LANE", AND THE POINT OF BEGINNING.

Together with:

#### RETENTION POND (CDD EASEMENT)

A RETENTION POND (CDD) EASEMENT, SAID EASEMENT BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID RETENTION POND (CDD) EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF "BALD CYPRESS LANE", ( A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "RIVERTOWN – BALD CYPRESS LANE AND BEE BALM LANE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 121, PAGES 34 THROUGH 40 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF "LONGLEAF PINE PARKWAY ~ COUNTY ROAD No. 244", A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 926 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN SOUTH 60°03'45" WEST, A DISTANCE OF 178.20 FEET, TO A POINT LYING SEVENTY-FIVE (75) FEET NORTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF "LONGLEAF PINE PARKWAY ~ COUNTY ROAD No. 244", SAID POINT ALSO BEING ON A NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5627, PAGE 568 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, AND ALONG A LINE PARALLEL WITH, AND SEVENTY-FIVE (75) FEET NORTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES, TO THE AFORESAID RIGHT-OF-WAY LINE, (AND ALSO BEING THE NORTHEASTERLY PROLONGATION, OF THE SOUTHEASTERLY

LINE, AND THEN ALONG SAID SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5627, PAGE 568, OF THE PUBLIC RECORDS) RUN THE FOLLOWING TWO COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 35°10'21" WEST, A DISTANCE OF 280.18 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1,340.00 FEET, THROUGH A CENTRAL ANGLE OF 03°19'03" TO THE LEFT, AN ARC DISTANCE OF 77.59 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF "WHISTLING STRAITS DRIVE", A VARIABLE WIDTH ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "ENCLAVE AT RIVERTOWN – PHASE TWO-A", AS RECORDED IN MAP BOOK 83, PAGES 10 THROUGH 31 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°30'37" WEST, 77.58 FEET; RUN THENCE, ALONG THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF "WHISTLING STRAITS DRIVE", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 05°53'21" TO THE LEFT, AN ARC DISTANCE OF 30.84 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°41'16" EAST, 30.82 FEET;

COURSE No. 2: RUN THENCE, SOUTH 58°37'57" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 19.45 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 3: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 36°13'01" TO THE LEFT, AN ARC DISTANCE OF 15.80 FEET, TO A POINT ON THE NORTHWESTERLY LINE OF THAT UNDERGROUND EASEMENT (BUSINESS) TO FLORIDA POWER & LIGHT (FP&L), AS RECORDED IN OFFICIAL RECORDS BOOK 4238, PAGE 716 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID NORTHWESTERLY LINE OF SAID UNDERGROUND EASEMENT (BUSINESS) TO FLORIDA POWER & LIGHT (FP&L), AS RECORDED IN OFFICIAL RECORDS BOOK 4238, PAGE 716 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, (AN ALSO LYING TEN (10) FEET NORTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF "LONGLEAF PINE PARKWAY ~ COUNTY ROAD No. 244"), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, AND HAVING A RADIUS OF 1,275.00 FEET, THROUGH A CENTRAL ANGLE OF 03°35'55" TO THE RIGHT, AN ARC DISTANCE OF 80.08 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°22'24" EAST, 80.07 FEET;

COURSE No. 2: RUN THENCE, NORTH 35°10'21" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 42.82 FEET, TO A POINT; RUN THENCE, NORTH 54°49'39" WEST, DEPARTING FROM AFORESAID NORTHWESTERLY LINE OF SAID EASEMENT, A DISTANCE OF 5.00 FEET, TO A POINT, LYING FIFTEEN (15) FEET NORTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF "LONGLEAF PINE PARKWAY ~

COUNTY ROAD No. 244"; RUN THENCE, NORTH 35°10'21" EAST, PARALLEL WITH THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID OF "LONGLEAF PINE PARKWAY ~ COUNTY ROAD No. 244", A DISTANCE OF 237.33 FEET, TO A POINT; RUN THENCE, NORTH 54°48'23" WEST, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

Together with:

CDD EASEMENT (10 FEET WIDE)

A CDD AND FPL EASEMENT (10 FEET WIDE), SAID EASEMENT BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID A CDD AND FPL EASEMENT (10 FEET WIDE), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF "BALD CYPRESS LANE", A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "RIVERTOWN – BALD CYPRESS LANE AND BEE BALM LANE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 121, PAGES 34 THROUGH 40 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF "LONGLEAF PINE PARKWAY ~ COUNTY ROAD No. 244", A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 926 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN SOUTH 66°18'08" WEST, A DISTANCE OF 572.77 FEET, TO A POINT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF "BEE BALM LANE", AS SHOWN ON THE PLAT OF "RIVERTOWN – BALD CYPRESS LANE AND BEE BALM LANE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 121, PAGES 34 THROUGH 40 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, SOUTH 25°51'07" WEST, ALONG THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF "BEE BALM LANE", A DISTANCE OF 10.06 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF "WHISTLING STRAITS DRIVE", A VARIABLE WIDTH ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "ENCLAVE AT TOWN CENTER-PHASE TWO-A", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 83, PAGES 10 THROUGH 31 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF "WHISTLING STRAITS DRIVE", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 18°25'10" TO THE RIGHT, AN ARC DISTANCE OF 144.67 FEET, TO THE POINT OF TANGENCY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°33'33" EAST, 144.04 FEET;

COURSE No. 2: RUN THENCE, SOUTH 39°20'58" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 10.39 FEET, TO A POINT OF CURVATURE, OF A CURVE LEAING SOUTHEASTERLY;

COURSE No. 3: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING COCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 13°23'38" TO THE LEFT, AN ARC DISTANCE OF 70.13 FEET, TO A POINT LYING SEVENTY-FIVE (75) FEET NORTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF "LONGLEAF PINE PARKWAY ~ COUNTY ROAD No. 244", A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 926 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°02'47" EAST, 69.97 FEET; RUN THENCE, ALONG AND AROUND THE ARC OF A CURVE, AND ALSO ALONG A LINE LYING SEVENTY-FIVE (75) FEET NORTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF "LONGLEAF PINE PARKWAY ~ COUNTY ROAD No. 244, AND HAVING A RADIUS OF 1,340.00 FEET, THROUGH A CENTRAL ANGLE OF 00°25'47" TO THE RIGHT, AN ARC DISTANCE OF 10.05 FEET, TO A POINT WHICH LIES TEN (10) FEET EASTERLY OF, WHEN MEASURED AT RIGHT ANGLES, TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF "WHISTLING STRAITS DRIVE", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°38'12" EAST, 10.05 FEET; RUN THENCE, PARALLEL WITH, AND TEN (10) FEET EASTERLY OF, WHEN MEASURED AT RIGHT ANGLES, TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF "WHISTLING STRAITS DRIVE", THE FOLLOWING THREE COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE. BEING COCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 290.00 FEET, THROUGH A CENTRAL ANGLE OF 13°11'58" TO THE RIGHT, AN ARC DISTANCE OF 66.81 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°56'57" WEST, 66.66 FEET;

COURSE No. 2: RUN THENCE, NORTH 39°20'58" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 10.39 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;

COURSE No. 3: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 460.00 FEET, THROUGH A CENTRAL ANGLE OF 18°33'31" TO THE LEFT, AN ARC DISTANCE OF 149.00 FEET, TO A POINT ON THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID "BEE BALM LANE", AND THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY AQ CHORD BEARING AND DISTANCE OF NORTH 48°37'43" WEST, 148.35 FEET.

**EXHIBIT “B”**

CDD Property

Tracts O-1 and C-1, of “Rivertown - Whistling Straits Drive - Phase 2”, according to the plat thereof as recorded in Map Book 96, Pages 27 through 29, inclusive, Public Records of St. Johns County, Florida.

(PIN 000712-0004)

*D.*

## **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: Ravines & Bluffs Addendum Rivers Edge 3

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

☒ Yes (Please proceed to question 2)

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

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

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

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

*[End of Cover Sheet]*

## COST SHARE REQUEST

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

Requesting Party: Rivers Edge 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:  
The Ravines & Bluffs Addendum from Yellowstone for services.

Total Proposed  
Compensation: \$ 144,960.00

Cost Share		
Calculation:	<u>\$47,590.37</u>	Rivers Edge
	<u>\$44,763.65</u>	Rivers Edge II
	<u>\$52,605.98</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: \_\_\_\_\_



Landscape Maintenance Services Proposal  
prepared for

# **Rivers Edge III- Ravines & Bluffs Addendum**

March 06, 2024



**YELLOWSTONE**  
LANDSCAPE

EXHIBIT "A"

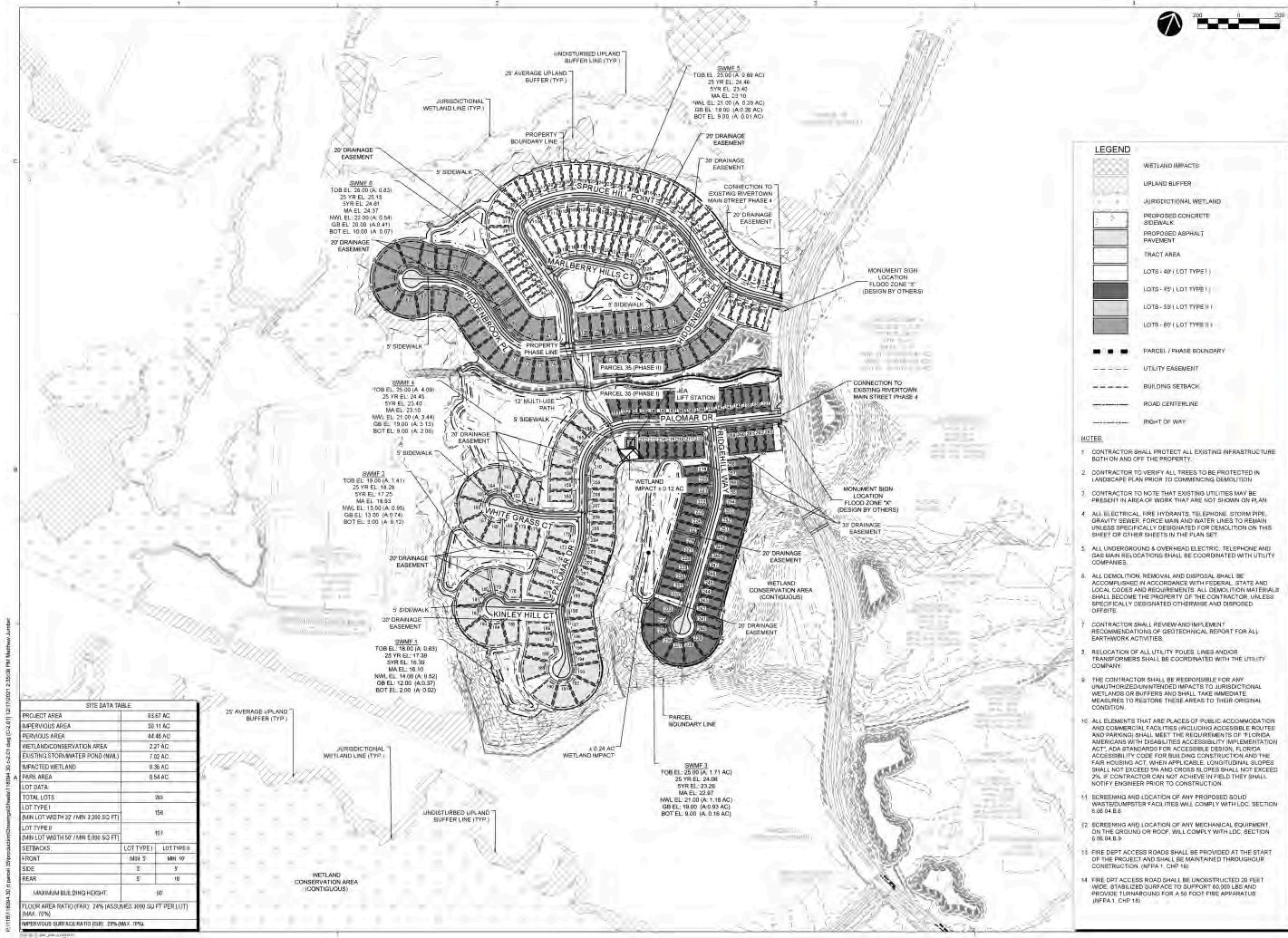
LANDSCAPE MANAGEMENT SERVICES

PRICING SHEET

RIVERS EDGE III- RAVINES & BLUFFS ADDENDUM

Core Maintenance Services	
Maintenance	\$117,852
Includes Mowing, Edging, String Trimming, Shrub Pruning, Tree Pruning, Weeding & Cleanup	
IPM	\$17,140
Includes Fertilization & Pest Control Applications	
Irrigation Inspections (70 Irrigation Zones)	\$6,048
Palm Pruning	\$3,920
Prune 144 Palms 1 Time Per Year	
Total	\$144,960

Grand Total Annual:	\$144,960.00
Grand Total Monthly:	\$12,080.00



PROJECT: Yellowstone Landscape | Rivers Edge III- Ravines & Bluffs Addendum  
DATE: 08/20/2024  
DRAWN BY: RPS  
CHECKED BY: RPS  
SCALE: AS SHOWN  
SHEET: 1 OF 1

**PROSSER**  
Creative Visionaries. Engineering Minds.  
11801 Sunset Park Drive South Suite 200  
Jacksonville, Florida 32254-0228  
904.733.3655  
www.prosserinc.com  
Florida Certificate of Authorization Number: 00040030

**RIVERTOWN**  
BLUFF  
(PARCEL 35)

DATE	07/08/2021	
PROJECT NO.	11801 BL	
DESIGNED BY	RPS	
DRAWN BY	LM	
SCALE	AS NOTED	
NO.	DATE	REVISION
1	08/20/2024	SCHEMATIC/PLANNING SUBMITTAL
2	08/20/2024	SCHEMATIC/PLANNING SUBMITTAL

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

**OVERALL SITE PLAN**

C-2.01

RYAN P. STUWELL, P.E.  
FL ID: 16014  
DATE: 08/20/24

SHEET

# EXHIBIT "B"

## PERFORMANCE STANDARDS

### RIVERS EDGE III- RAVINES & BLUFFS 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

*E.*

## **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: Pond Addendum Rivers Edge 3

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

☒ Yes (Please proceed to question 2)

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

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

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

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

*[End of Cover Sheet]*

## COST SHARE REQUEST

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

Requesting Party: Rivers Edge 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:  
The Ravines & Bluffs Addendum from Yellowstone for services.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Total Proposed  
Compensation:      \$ 2,100.00

Cost Share		
Calculation:	<u>\$689.43</u>	Rivers Edge
	<u>\$648.48</u>	Rivers Edge II
	<u>\$762.09</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: \_\_\_\_\_

**ADDENDUM TO ANNUAL SERVICES CONTRACT**

CUSTOMER NAME: **Rivers Edge CDD III (20143)**

SUBMITTED TO: Kevin McKendree, Field Operations Manager - [kmckendree@vestapropertyservices.com](mailto:kmckendree@vestapropertyservices.com)

CONTRACT SUBMISSION DATE: March 7, 2024

SUBMITTED BY: David Cottrell, North Florida Business Development Consultant

SERVICES: Monthly Maintenance of Three (3) Additional Ponds (87-89) at Rivers Edge CDD III  
in St. Johns, FL 32259.

This agreement (the "Agreement") is an Addendum to the current Services Contract by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") and will begin on the first of the month following acceptance by the Customer, under the same terms and conditions for the same period as the current Annual Management Services Contract signed on 12/23/2021 except as amended here.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The Contract Addendum Price is **\$2,100.00**. SOLitude shall invoice Customer **\$175.00 per month** for the Services to be provided under this Addendum. The price indicated in this Addendum shall be billed in addition to the regular monthly contract invoice amount and shall renew with the same terms and for the same time period as the existing contract.

**ACCEPTED AND APPROVED:**

**SOLITUDE LAKE MANAGEMENT, LLC.**

**Rivers Edge CDD III (20143)**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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

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

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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



**Please Remit All Payments to:**

**1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**Please Mail All Contracts to:**

**2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453**

**Customer's Address for Notice Purposes:**

---

**SCHEDULE A - SERVICES**  
**ANNUAL POND MANAGEMENT SERVICES**

**Monitoring: Ponds 87-89**

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

**Aquatic Weed Control: Ponds 87-89**

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

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



Shoreline Weed Control: Ponds 87-89

1. Shoreline areas will be inspected at a **minimum of two (2) times per month basis**, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control: Ponds 87-89

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

Trash Removal: Ponds 87-89

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

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Service Reporting:

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

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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**Rivers Edge CDD III - Pond 87-89**

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

*F.*

*1.*

## **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: Rivers Edge CDD I Annual Mulching

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

☒ Yes (Please proceed to question 2)

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

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

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

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

*[End of Cover Sheet]*

## COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Total Proposed  
Compensation: \$ 168,018.24

Cost Share		
Calculation:	<u>\$55,160.39</u>	Rivers Edge
	<u>\$51,884.03</u>	Rivers Edge II
	<u>\$60,973.82</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: \_\_\_\_\_



Proposal #399606

Date: 03/08/2024

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

Rivers Edge CDD I Mulch Install 2024

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Brown Mulch	1100.00	\$58,768.71
Pine Straw	14500.00	\$109,249.53

Client Notes

Yellowstone will install brown mulch and pine straw in CDD I.

Signature  x	SUBTOTAL	\$168,018.24
	SALES TAX	\$0.00
	TOTAL	\$168,018.24

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

2.

## **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: Rivers Edge CDD II Annual Mulching

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

☒ Yes (Please proceed to question 2)

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

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

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

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

*[End of Cover Sheet]*

## COST SHARE REQUEST

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

Requesting Party: Rivers Edge II 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:  
RECDD II Annual Mulching Proposal

Total Proposed  
Compensation: \$ 69,659.42

Cost Share		
Calculation:	<u>\$22,869.19</u>	Rivers Edge
	<u>\$21,510.83</u>	Rivers Edge II
	<u>\$25,279.40</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: \_\_\_\_\_



Proposal #399609

Date: 03/08/2024

From: Michael Scuncio

Proposal For

Rivers Edge CDD II  
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 II

Rivers Edge CDD II Mulch Install 2024

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Brown Mulch	500.00	\$26,713.05
Pine Straw	5700.00	\$42,946.37

Client Notes

Yellowstone will install brown mulch and pine straw in CDD II.

Signature  x	SUBTOTAL	\$69,659.42
	SALES TAX	\$0.00
	TOTAL	\$69,659.42

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

3.

## **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: Rivers Edge CDD III Annual Mulching

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

☒ Yes (Please proceed to question 2)

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

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

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

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

*[End of Cover Sheet]*

## COST SHARE REQUEST

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

Requesting Party: Rivers Edge 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:  
RECDD III Annual Mulching Proposal

Total Proposed  
Compensation: \$ 99,091.71

Cost Share		
Calculation:	<u>\$32,531.81</u>	Rivers Edge
	<u>\$30,599.52</u>	Rivers Edge II
	<u>\$35,960.38</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: \_\_\_\_\_



Proposal #399599

Date: 03/08/2024

From: Michael Scuncio

Proposal For

Rivers Edge CDD III  
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 III

Rivers Edge CDD III Mulch Install 2024

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Brown Mulch	625.00	\$33,391.31
Pine Straw	8720.00	\$65,700.40

Client Notes

Yellowstone will install brown mulch and pine straw in CDD III

	SUBTOTAL	\$99,091.71
Signature	SALES TAX	\$0.00
x	TOTAL	\$99,091.71

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