

Rivers Edge
Community Development District

May 15, 2024

AGENDA

**Rivers Edge
Community Development District**
www.RiversEdgeCDD.com

May 8, 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, May 15, 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 April 17, 2024 Board of Supervisors Meeting
 - B. Financial Statements as of March 31, 2024
 - C. Check Register
- IV. Staff Reports
 - A. Landscape Maintenance - Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 1. Report on the Number of Registered Voters (3,948)
 2. Reminder of Qualifying Period for General Election
 - E. General Manager – Monthly Amenity, Field Operations and Pond Reports
- V. Business Items
 - A. Consideration of Resolution 2024-03, Designating Officers

B. Consideration of RFP Documents for Amenity and Field Management Services

C. Consideration of Resolution 2024-04, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption

VI. Other Business

VII. Supervisor Requests

VIII. Audience Comments

IX. Next Scheduled Meeting – June 19, 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, April 17, 2024 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Mac McIntyre	Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor
Scott Maynard	Supervisor

Also present were:

Jim Oliver	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Ryan Stillwell	District Engineer
Jason Davidson	General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manger
Corbin deNagy	GMS
Davie Rossi	GMS
Darrin Mossing	GMS
Mike Scuncio	Yellowstone

The following is a summary of the discussions and actions taken at the April 17, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m., called the roll and stated Howard McGaffney who has been the manager has accepted a position as CFO of a local contracting company in St. Augustine. It is a dream job, and we wish him well. We brought the GMS team here and we also have Corbin deNagy who comes to us from FSU where he was in the finance and

budget department, so he brings a lot of experience with that. Also, he was a board member of the Capital Region CDD, which was a project constructed originally by St. Joe. He has been working on this district since we did have complications of the cost share with three districts. Darrin Mossing is the president and founder of GMS, he also works very closely with Oksana on the cost share issues. You are getting a whole team to make sure we continue what has been started and continue to improve on that process.

SECOND ORDER OF BUSINESS

Audience Comments

A resident asked what was decided on lights for the basketball court?

Mr. Stillwell stated it is an alternate in the pickleball court plans to have a price for lights.

A resident stated I have lived here since 2010 when it was a St. Joe community and back up to one of these alley parking areas that have been controversial. I found in 2020 this board created parking and parking enforcement documentation that excluded the alleyways from parking. The alleyways were built for parking when David Weekley created these homes, he created very short driveways so you can't park in your driveway. For the last 14 years I have been parking in this parking alley and at some point, because more homes were built around this island it became kind of messy so it was David Provost who paved it for the community and it was parking all along. I see it was excluded from the parking plan that was created in 2020 but I ask that you look at that and amend it to include alleyway paved parking areas. Garbage trucks and ambulances can get in the alleys, but not fire trucks because they can't get in the alleys not because there is no alley space. We had a petition from all the neighbors who back up to that alley parking lot requesting that you allow parking on that because we can't park on the street, and we can't park behind our house. I ask that you consider allowing parking on those islands and remove the no parking signs.

A resident stated where the signs were effective, we can't back out of our skinny driveways because the other people park there, and you can't back out without hitting them. These were five houses built without driveways and it affects our property values to not be able to resell our house. When we moved in, we were told it was overflow parking in 2021.

A resident stated four of the homes have four and five bedroom and in front there are 10 parking spots. We were told that was our parking when we purchased our home.

A resident stated we have a pond that has construction debris in it.

Mr. Oliver stated we can remind the homebuilder that there is a problem that needs to be taken care of.

A resident asked is the board going to enforce the parking rules and the cars with no tags parked on association property for six months and street parking blocking the flow of traffic. Do you plan to address that?

Mr. McIntyre stated we address every issue that comes up. We have no notice of any cars on CDD property for six months with no tags.

A resident stated two vehicles have been parked close to the construction trailer and have been parked there before the first of the year and neither one has a license plate.

Mr. McIntyre stated it was a number of incidents that caused the no parking rules and it was discussed at numerous meetings.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the March 20, 2024 Meeting**
- B. Financial Statements as of March 28, 2024**
- C. Check Register**

Staff was directed to investigate the areas covered by the Orange Branch Trail reuse meter, separation of water bills, tennis court lighting, and refuse collection billing.

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

FOURTH ORDER OF BUSINESS

Staff Reports

- A. Landscape Maintenance - Report**

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

- B. District Engineer**

Mr. Stillwell stated the board is aware we have been working on getting bids for pickleball courts for another CDD. We made direct contact with ten potential contractors, and we only had one bid after three months of trying. In conversations with them they are all aware or RiverTown and they all said please include us. My request to the board is to give these bidders 45-days because

every time we have contacted them, they say, we don't have enough time, we are going to bid but keep us on your list. We got the plans for the lighting last week and that was the final piece we were waiting for. It is a private bid, not a public bid, we are going to send it to these ten contractors, but I would like to give them 45-days.

Ms. Gentry stated it is an informal bid so you can give them as short or as long as you want.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor staff was authorized to do an informal bid for the pickleball courts with a 45-day bid response time.

C. District Counsel

Ms. Gentry stated I believe at the last meeting Jennifer gave you a short preview of the legislative items that passed in sessions that impact CDDs. We are still waiting on the governor to sign those. We will continue to monitor that and work with GMS to get a template in place for reporting and we will keep you updated on that.

We did send a letter to a resident who had encroached into the conservation area involving their pool, a chicken coop and a shade structure and that sort of thing. We received a letter from the water management district about that. We sent a letter to them to remove those encroachments; if they don't you may have to explore options for enforcement, so we don't get fined by the water management district. We are also looking into if the water management district has educational materials we can put out for those types of encroachments.

D. District Manager

Mr. Oliver stated I want to remind the board and community that 2024 is a general election year and three seats on the board will be filled by the general election process. This process is managed by the St. Johns County Supervisor of Elections. The qualifying period is from noon June 10 to noon June 14th. If someone wants to run, it makes sense to prequalify before that to get the paperwork out of the way; residents can go to the supervisor of elections website, votesjc.gov.

E. General Manager – Monthly Amenity and Field Operations Report

Mr. Davidson stated Supervisor Saks reached out to me prior to the meeting with apologies that he wasn't going to make it today and he thanks you in advance for your understanding. As to

the lighting of the tennis courts, we did find there was an issue with the controller and we were able to get that corrected. We are looking into a motion sensor to turn off the lights when there is no activity.

FIFTH ORDER OF BUSINESS

Business Items

A. Items for Board Consideration

A. Consideration of Authorization District Staff to Notice Amenity RFP

Ms. Gentry stated I'm still working with GMS to refine that amenity RFP, we are moving the schedule out a little bit and it will be on your May agenda and schedule a special joint meeting to go over the proposals with the other two districts. We are going to structure it if they are going to be awarded all three districts or if they were to be awarded an individual district. We have talked about structuring it so that we give everyone a flat scope to bid on so we have apples-to-apples pricing but also give them an option if they would like to propose an alternative structure.

Mr. Oliver stated we have to approve a proposed budget by June 15th and once you approve the budget you have the next couple of months to refine that and the budget hearing is in August.

B. Consideration of Cost Share Requests for Annual Mulching

- 1. Rivers Edge II**
- 2. Rivers Edge III**

Mr. Oliver stated this is a carryover item from our last meeting. There were three proposals in your agenda packet, one for each of the three districts. We have lumped them together when we went through that process.

Mr. Davidson stated for Rivers Edge II CDD mulching, Rivers Edge I contribution will be in the amount of \$22,869.19 for Rivers Edge III CDD mulching, Rivers Edge I CDD contribution in the amount of \$32,531.81, the total contribution for the project in its entirety is \$110,561.39, which is in line with what you budgeted for as well.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the cost share for the annual mulching was approved.

C. Consideration of Cost Share Request for Backup Motor for RiverClub Pool

Mr. Davidson stated in your packet is a request for funds for the RiverClub pool backup motor. Should the current motor go down it takes time to locate that specific motor due to the size.

In the absence of a backup motor, we potentially have to close the pool for an unknown period of time. This is a cost share item, and the breakdown is included in your packet and are as follows. St. Augustine Electric Motor Works, \$7,671.19, Epic Pools \$7,300, both with apples-to-apples warranties and this is a basic plug and shove. We pull the old motor, we put the new one in, our electrician does the electrical work. CDD II and III were in favor of the Epic Pools proposal. We are looking to CDD I to see if this is something you want to consider as well.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the proposal from Epic Pools in the total amount of \$7,300 for the backup motor and the cost share with CDD II and CDD III was approved.

D. Discussion of Amenity and Community Security Services Options*

Mr. Oliver stated some of the matters discussed in the proposals are considered confidential and this will be a closed session with the board and staff and could take up to 30-minutes, but we can go ahead and take any residents comments, so they don't have to wait outside for 30-minutes.

This item was tabled to later in the meeting.

The next item was taken out of order.

Audience Comments

A resident asked can that motor be rebuilt?

Mr. Davidson stated I will speak with you outside.

A resident stated trees such as in the cul-de-sac on Rambling Water Run are growing over. Are homeowners allowed to trim them or is there a number to call?

Mr. Scuncio stated if it is on CDD property reach out to us and we will look at it and trim it. We don't want residents cutting trees.

A resident stated the park on Sternwheel is really bad.

Mr. Davidson stated I will get with you offline. There are some concerning areas and a lot of it has to do with the tree canopy.

A resident asked in terms of process, how do you respond to our concerns in terms of parking?

Mr. Oliver stated the board has made a decision. I didn't see that the board is going to reconsider that decision at this point. They do have your input.

Mr. Baron stated basically, your comments come in, GMS evaluates the comments, engages with the board as to whether it goes on an agenda for the next meeting, but they have a history of the input from the community that he can review to see if there is a proposed change or not. We have meeting minutes on the website you can review as to this item.

Ms. Gentry stated in 2020 when we adopted the parking policy, which included no parking in the alleyways, it said parking only in the designated areas. That included published notice in the newspaper, we had a public hearing and that is when the policy was first adopted. We didn't become aware that there were issues with people not complying with that in the alleys until residents came and brought it up. At that point based on the information we had the board decided to stick with our policy we adopted in 2020. If new information comes to light our staff will look into that and if the chair and staff finds it appropriate, we add it to the agenda for consideration.

FIFTH ORDER OF BUSINESS

Business Items (Contiued)

**D. Discussion of Discussion of Amenity and Community Security Services Options*
(Continued)**

The board went into a shade session to discuss security matters after which they adjourned the shade session, and went back into open session.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

This item taken earlier in the meeting.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 15, 2024 at
5:00 p.m. at the RiverTown Amenity Center**

Mr. Oliver stated the next meeting is scheduled for May 15, 2024 at 5:00 p.m.

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor the meeting adjourned at 12:24 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge
Community Development District

Unaudited Financial Reporting
March 31, 2024



Rivers Edge
Community Development District
Combined Balance Sheet
March 31, 2024

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 482,197	\$ -	\$ 503,286	\$ -	\$ 985,483
Assessments Receivable	3,376	\$2,265	-	-	5,641
Due from Rivers Edge II	5,674	-	-	-	5,674
Due from Mattamy - Utilities	17,825	-	-	-	17,825
Due from Other	10	-	-	-	10
Investments:					
State Board of Administration (SBA)	7,381	-	306,285	-	313,666
US Bank Custody Account	1,757,551	-	-	-	1,757,551
Series 2016					
Reserve	-	231,707	-	-	231,707
Revenue	-	767,455	-	-	767,455
Prepayment	-	13,734	-	-	13,734
Series 2018					
Reserve	-	117,126	-	-	117,126
Revenue	-	489,972	-	-	489,972
Construction	-	-	-	3,988	3,988
Series 2018A-1/2018A-2					
Revenue	-	469,259	-	-	469,259
Excess Revenue	-	22	-	-	22
Reserve 2018A-1	-	68,919	-	-	68,919
Reserve 2018A-2	-	87,898	-	-	87,898
Prepaid Expenses	3,975	-	-	-	3,975
Deposits	7,241	-	-	-	7,241
Total Assets	\$ 2,285,229	\$ 2,248,358	\$ 809,571	\$ 3,988	\$ 5,347,146
Liabilities:					
Accounts Payable	\$ 35,185	\$ -	\$ -	\$ -	\$ 35,185
Accrued Expenses	33,085	-	-	-	33,085
Fica Payable	214	-	-	-	214
Total Liabilities	\$ 68,484	\$ -	\$ -	\$ -	\$ 68,484
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 3,975	\$ -	\$ -	\$ -	\$ 3,975
Deposits	7,241	-	-	-	7,241
Restricted for:					
Debt Service	-	2,248,358	-	-	2,248,358
Capital Project	-	-	-	3,988	3,988
Assigned for:					
Capital Reserve Fund	-	-	809,571	-	809,571
Unassigned	2,205,530	-	-	-	2,205,530
Total Fund Balances	\$ 2,216,745	\$ 2,248,358	\$ 809,571	\$ 3,988	\$ 5,278,663
Total Liabilities & Fund Balance	\$ 2,285,229	\$ 2,248,358	\$ 809,571	\$ 3,988	\$ 5,347,146

Rivers Edge
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,402,218	\$ 2,402,218	\$ 2,366,073	\$ (36,145)
Misc Income/Interest	30,000	15,000	23,489	8,489
Insurance Proceeds	-	-	1,476	1,476
Rental Revenue	20,000	10,000	18,155	8,155
Cost Share Landscaping Rivers Edge II	688,424	344,212	344,212	0
Cost Share Landscaping Rivers Edge III	162,917	81,459	81,459	0
Cost Share Amenity Rivers Edge III	248,626	124,313	124,313	(0)
Community Garden	1,000	500	-	(500)
Tennis Revenue	4,000	2,000	335	(1,665)
Special Event	-	-	15,497	15,497
Total Revenues	\$ 3,557,185	\$ 2,979,702	\$ 2,975,009	\$ (4,693)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 4,800	\$ 1,200
FICA Expense	918	459	367	92
District Engineer	25,000	12,500	16,006	(3,506)
District Counsel	55,000	27,500	15,044	12,456
District Management	52,868	26,434	26,434	(0)
Assessment Administration	5,300	5,300	5,300	-
Dissemination	6,466	3,233	3,433	(200)
Information Technology	3,061	1,530	1,531	(0)
Website Maintenance	1,577	788	788	(0)
Annual Audit	5,100	2,550	-	2,550
Trustee Fees	13,500	11,205	11,205	-
Arbitrage	1,800	1,200	1,200	-
Telephone	800	400	51	349
Postage	1,500	750	705	45
Printing & Binding	3,000	1,500	336	1,164
Insurance	11,116	11,116	10,570	546
Legal Advertising	3,500	1,750	-	1,750
Other Current Charges	2,000	1,000	-	1,000
Office Supplies	150	75	7	68
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 204,830	\$ 115,465	\$ 97,952	\$ 17,513

Rivers Edge
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<i>Operations & Maintenance</i>				
Ground Maintenance				
Field Operations Management (Vesta)	\$ 37,253	\$ 18,626	\$ 18,627	\$ (0)
Landscape Maintenance	1,321,303	660,652	528,257	132,395
Landscape Contingency	60,000	30,000	29,322	678
Irrigation Repairs and Maintenance	30,000	30,000	57,030	(27,030)
Lake Maintenance	56,340	28,170	32,283	(4,113)
Irrigation Water Use	288,000	144,000	90,511	53,489
Electric	140,000	70,000	78,535	(8,535)
Street Lighting & Signage Repairs and Replacements	20,000	20,000	22,997	(2,997)
Street and Drainage Maintenance	5,000	-	-	-
Other Repairs and Maintenance	10,000	10,000	24,498	(14,498)
Subtotal Ground Maintenance	\$ 1,967,896	\$ 1,011,448	\$ 882,060	\$ 129,389
Amenity Center - River House				
General Manager (Vesta)	\$ 48,172	\$ 24,086	\$ 24,740	\$ (654)
Amenity Manager (Vesta)	19,478	9,739	9,739	(0)
Maintenance Service (Vesta)	78,837	39,419	39,419	(0)
Lifestyle Director (Vesta)	38,136	19,068	19,068	(0)
Lifeguards (Vesta)	47,390	23,695	5,712	17,983
Facility Attendant (Vesta)	63,291	31,646	31,646	(0)
Security Monitoring	3,500	1,750	1,192	558
Security Guards	75,000	37,500	50,287	(12,787)
Telephone	14,582	14,582	22,672	(8,090)
Insurance	142,002	142,002	95,345	46,657
Fitness Equipment Lease	27,921	27,921	27,921	-
Pool Maintenance (Vesta)	10,312	5,156	5,156	(0)
Janitorial Services/Supplies (Vesta)	31,933	15,967	16,002	(35)
Window Cleaning	2,767	1,384	-	1,384
Pressure Washing	30,000	15,000	-	15,000
Pool Chemicals (Poolsure)	19,440	9,720	8,974	746
Natural Gas	510	255	221	34
Electric	37,320	18,660	18,045	615
Water & Sewer	53,570	26,785	19,281	7,504
Repair and Replacements	110,000	55,000	49,944	5,056
Refuse	37,200	18,600	23,935	(5,335)
Pest Control	6,588	3,294	5,620	(2,326)
Fire Alarm System Maintenance	2,000	1,000	-	1,000
Access Cards	1,000	1,000	3,250	(2,250)
License/Permits	1,800	900	536	364
Other Current	3,500	3,500	4,700	(1,200)
Special Events	50,000	25,000	30,805	(5,805)
Holiday Decorations	13,500	13,500	12,575	925
Office Supplies/Postage	1,500	1,500	3,177	(1,677)
Capital Expenditure	15,000	7,500	-	7,500
Community Garden	500	250	-	250
Subtotal Amenity Center - River House	\$ 986,749	\$ 595,377	\$ 529,963	\$ 65,413
Total Operations & Maintenance	\$ 2,954,645	\$ 1,606,825	\$ 1,412,023	\$ 194,802

Rivers Edge
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Reserves				
General Reserve - Grounds Maintenance	\$ 100,000	\$ -	-	\$ -
General Reserve - Amenity Center	175,000	-	-	-
Additional Reserves	150,000	-	-	-
Subtotal Reserves	\$ 425,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 3,584,475	\$ 1,722,290	\$ 1,509,975	\$ 212,315
Excess (Deficiency) of Revenues over Expenditures	\$ (27,290)	\$ 1,257,411	\$ 1,465,033	\$ 207,622
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (27,290)	\$ 1,257,411	\$ 1,465,033	\$ 207,622
Fund Balance - Beginning	\$ 27,290		\$ 751,712	
Fund Balance - Ending	\$ 0		\$ 2,216,745	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 710,248	\$ 710,248	\$ 699,813	\$ (10,435)
Special Assessments - Prepayment	-	-	13,317	13,317
Interest Income	7,500	7,500	14,915	7,415
Total Revenues	\$ 717,748	\$ 717,748	\$ 728,045	\$ 10,297
Expenditures:				
Interest 11/1	\$ 244,595	\$ 244,595	\$ 244,595	\$ -
Special Call 11/1	-	-	10,000	(10,000)
Interest 5/1	244,595	-	-	-
Principal 5/1	220,000	-	-	-
Total Expenditures	\$ 709,190	\$ 244,595	\$ 254,595	\$ (10,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,558	\$ 473,153	\$ 473,450	\$ 297
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,558	\$ 473,153	\$ 473,450	\$ 297
Fund Balance - Beginning	\$ 308,145		\$ 540,445	
Fund Balance - Ending	\$ 316,703		\$ 1,013,895	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 468,918	\$ 468,918	\$ 449,442	\$ (19,475)
Interest Income	5,000	5,000	8,781	3,781
Total Revenues	\$ 473,918	\$ 473,918	\$ 458,224	\$ (15,694)
Expenditures:				
Interest 11/1	\$ 172,085	\$ 172,085	\$ 172,085	\$ -
Interest 5/1	172,085	-	-	-
Principal 5/1	125,000	-	-	-
Total Expenditures	\$ 469,170	\$ 172,085	\$ 172,085	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,748	\$ 301,833	\$ 286,139	\$ (15,694)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,748	\$ 301,833	\$ 286,139	\$ (15,694)
Fund Balance - Beginning	\$ 199,095		\$ 321,601	
Fund Balance - Ending	\$ 203,843		\$ 607,739	

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 March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 444,981	\$ 444,981	\$ 438,298	\$ (6,683)
Interest Income	5,000	5,000	8,829	3,829
Total Revenues	\$ 449,981	\$ 449,981	\$ 447,127	\$ (2,854)
Expenditures:				
Series 2018A-1				
Interest 11/1	\$ 52,214	\$ 52,214	\$ 52,214	\$ -
Interest 5/1	52,214	-	-	-
Principal 5/1	160,000	-	-	-
Series 2018A-2				
Interest 11/1	44,516	44,516	44,641	(125)
Special Call 11/1	-	-	5,000	(5,000)
Interest 5/1	44,516	-	-	-
Principal 5/1	85,000	-	-	-
Total Expenditures	\$ 438,460	\$ 96,730	\$ 101,855	\$ (5,125)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,521	\$ 353,251	\$ 345,272	\$ (7,979)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 11,521	\$ 353,251	\$ 345,272	\$ (7,979)
Fund Balance - Beginning	\$ 117,816		\$ 281,452	
Fund Balance - Ending	\$ 129,336		\$ 626,724	

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

	Actual	
	Thru 03/31/24	
Revenues		
Interest Income	\$	102
Total Revenues	\$	102
Expenditures:		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	102
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$	-
Total Other Financing Sources (Uses)	\$	-
Net Change in Fund Balance	\$	102
Fund Balance - Beginning	\$	3,886
Fund Balance - Ending	\$	3,988

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

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues				
Interest	\$ 5,000	\$ 2,500	\$ 3,864	\$ 1,364
General Reserve - Grounds Maintenance	100,000	-	-	-
General Reserve - Amenity Center	175,000	-	-	-
Additional Reserves	150,000	-	-	-
Total Revenues	\$ 430,000	\$ 2,500	\$ 3,864	\$ 1,364
Expenditures:				
Repair and Replacements	\$ 100,000	\$ 50,000	\$ 14,036	\$ 35,964
Capital Outlay	150,000	75,000	8,497	66,503
Other Current Charges	1,000	500	-	500
Total Expenditures	\$ 251,000	\$ 125,500	\$ 22,532	\$ 102,968
Excess (Deficiency) of Revenues over Expenditures	\$ 179,000		\$ (18,669)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 179,000		\$ (18,669)	
Fund Balance - Beginning	\$ 808,528		\$ 828,240	
Fund Balance - Ending	\$ 987,528		\$ 809,571	

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	\$	231,707
Reserve Fund Balance		231,707
Bonds outstanding - 10/19/2016	\$	10,765,000
Less: May 1, 2017 (Mandatory)		(160,000)
Less: May 1, 2018 (Mandatory)		(170,000)
Less: November 1, 2018 (Optional)		(5,000)
Less: May 1, 2019 (Mandatory)		(175,000)
Less: May 1, 2019 (Optional)		(5,000)
Less: November 1, 2019 (Optional)		(5,000)
Less: May 1, 2020 (Mandatory)		(185,000)
Less: May 1, 2020 (Optional)		(15,000)
Less: November 1, 2020 (Optional)		(5,000)
Less: May 1, 2021 (Mandatory)		(195,000)
Less: May 1, 2022 (Mandatory)		(200,000)
Less: May 1, 2022 (Optional)		(5,000)
Less: November 1, 2022 (Optional)		(30,000)
Less: May 1, 2023 (Mandatory)		(210,000)
Less: May 1, 2023 (Optional)		(5,000)
Less: November 1, 2023 (Optional)		(10,000)
Current Bonds Outstanding	\$	9,385,000

Series 2018, Capital Improvement Revenue Bonds		
Interest Rate:	4.1% - 5.3%	
Maturity Date:	5/1/2049	
Reserve Fund Definition	25% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$	117,126
Reserve Fund Balance		117,126
Bonds outstanding - 9/30/2018	\$	7,050,000
Less: May 1, 2020 (Mandatory)		(105,000)
Less: May 1, 2021 (Mandatory)		(110,000)
Less: November 1, 2021 (Optional)		(20,000)
Less: May 1, 2022 (Mandatory)		(115,000)
Less: May 1, 2022 (Optional)		(5,000)
Less: May 1, 2023 (Mandatory)		(120,000)
Less: May 1, 2023 (Optional)		(15,000)
Current Bonds Outstanding	\$	6,560,000

Series 2018A-1, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	2.9%-3.75%	
Maturity Date:	5/1/2038	
Reserve Fund Definition	25% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$	68,919
Reserve Fund Balance		68,919
Bonds outstanding - 9/30/2018	\$	3,940,000
Less: May 1, 2019 (Mandatory)		(150,000)
Less: May 1, 2019 (Optional)		(65,000)
Less: November 1, 2019 (Optional)		(25,000)
Less: May 1, 2020 (Mandatory)		(150,000)
Less: May 1, 2020 (Optional)		(10,000)
Less: November 1, 2020 (Optional)		(15,000)
Less: May 1, 2021 (Mandatory)		(150,000)
Less: May 1, 2021 (Optional)		(10,000)
Less: November 1, 2021 (Optional)		(5,000)
Less: May 1, 2022 (Mandatory)		(155,000)
Less: May 1, 2022 (Optional)		(5,000)
Less: May 1, 2023 (Mandatory)		(155,000)
Less: May 1, 2023 (Optional)		(5,000)
Current Bonds Outstanding	\$	3,040,000

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)
Current Bonds Outstanding	\$ 1,840,000
Total Bonds Outstanding	\$ 20,825,000

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF FISCAL YEAR 2024 ASSESSMENTS**

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

		RECEIVED				
ST JOHNS COUNT DIST.	DATE	SERIES 2018A1- 2 DEBT	SERIES 2016 DEBT	SERIES 2018 DEBT	O&M	TOTAL RECEIVED
1	11/3/2023	1,242.87	1,984.44	1,274.47	6,709.42	11,211.20
2	11/17/2023	10,326.39	16,487.75	10,588.96	55,745.21	93,148.31
3	11/23/2023	16,257.86	25,958.28	16,671.25	87,765.19	146,652.58
4	12/14/2023	27,610.18	44,084.10	28,312.23	149,048.73	249,055.24
5	12/21/2023	42,395.48	67,691.21	43,473.48	228,864.58	382,424.75
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
8	3/19/2024	6,598.92	10,536.24	6,766.71	35,623.11	59,524.97
INTEREST	4/10/2024	625.36	998.49	641.27	3,375.92	5,641.04
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL TAX ROLL RECEIPTS		438,297.72	699,812.87	449,442.43	2,366,073.48	3,953,626.49

BALANCE DUE	6,682.97	10,670.42	6,852.91	36,076.79	60,283.10
PERCENT COLLECTED	98.50%	98.50%	98.50%	98.50%	98.50%

C.

Rivers Edge

Community Development District

Check Run Summary

March 31, 2024

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	3/26/24	50653-50657	\$ 923.50
		<u>Sub-Total</u>	<u>\$ 923.50</u>
<i>Accounts Payable</i>	3/1/24	6168-6180	\$ 14,305.01
	3/8/24	6181-6197	52,888.16
	3/15/24	6198-6207	101,939.57
	3/22/24	6208-6221	25,991.18
	3/28/24	6222-6226	2,456.57
		<u>Sub-Total</u>	<u>\$ 197,580.49</u>
Capital Fund			
<i>Accounts Payable</i>	3/1/24	26	\$ 8,925.00
	3/8/24	27-28	12,232.47
		<u>Sub-Total</u>	<u>\$ 21,157.47</u>
Total			\$ 219,661.46

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50653	18	AHMED M MCINTYRE	184.70	3/26/2024
50654	20	ERICK L SAKS	184.70	3/26/2024
50655	21	FREDERICK T BARON	184.70	3/26/2024
50656	22	ROBERT L CAMERON	184.70	3/26/2024
50657	23	SCOTT MAYNARD	184.70	3/26/2024
TOTAL FOR REGISTER			923.50	

Attendance Sheet

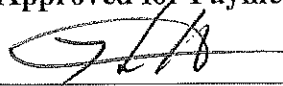
District Name: Rivers Edge CDD

Board Meeting Date: March 20, 2024 Meeting

	<u>Name</u>	<u>In Attendance</u>	<u>Fee</u>
1	Fred Baron <i>Assistant Secretary</i>		YES - \$200 PHONE
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

3-20-2024

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24	00199	3/09/24	03092024	202403	320	57200	49400			*	1,946.00		
			03/09						SPECIAL EVENT				
									BOUNCERS, SLIDES, AND MORE INC			1,946.00	006168
3/01/24	00076	2/26/24	41844974	202402	330	57200	45700			*	97.38		
									FIRST AID SUPPLIES				
									CINTAS FIRE 636525			97.38	006169
3/01/24	00103	2/25/24	14845635	202402	330	57200	50000			*	208.84		
									15X 5G SPRING WATER				
		2/25/24	14845635	202402	330	57200	50000			*	6.99		
									HOT&COLD COOLER W/SMARTFL				
		2/25/24	14845635	202402	330	57200	50000			*	221.83		
									16X 5G SPRING WATER				
		2/25/24	14845635	202402	330	57200	50000			*	4.99		
									H&C BL COOLER UNIV RENTAL				
									CRYSTAL SPRINGS			442.65	006170
3/01/24	00071	2/20/24	23470040	202402	330	57200	34510			*	2,572.64		
									SECURITY SRV 2/5-2/18/24				
		2/20/24	23470040	202402	330	57200	34510			*	349.77		
									MILEAGE				
									GIDDENS SECURITY CORPORATION			2,922.41	006171
3/01/24	00261	1/31/24	1615	202403	320	57200	49400			*	480.00		
									3/9 11AM-2PM EASTER BUNNY				
									GIRLY-GIRL PARTEA'S INC			480.00	006172
3/01/24	00300	2/20/24	8802	202401	310	51300	31500			*	3,231.78		
									JAN GENERAL COUNSEL				
									KILINKSI VAN WYK PLLC			3,231.78	006173
3/01/24	00281	2/13/24	80003	202403	320	57200	49400			*	400.00		
									3/9 DJ SPRING FLING 2024				
									LIVE ENTERTAINMENT SOLUTIONS			400.00	006174
3/01/24	00073	3/01/24	13129562	202403	330	57200	45210			*	1,537.80		
									MAR POOL CHEMICALS				
									POOLSURE			1,537.80	006175
3/01/24	00340	2/20/24	1061	202402	320	57200	46500			*	1,325.00		
									RPLC GFCI RECEPTACLE				
									TMT ELECTRIC LLC			1,325.00	006176
3/01/24	00156	2/23/24	61872786	202402	330	57200	45900			*	162.51		
									FEB PEST CONTROL				
									TURNER PEST CONTROL			162.51	006177

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24	00068	1/22/24	3129	202403	320	57200	49400		JUSTIN REAMS DBA TWIST OF	*	500.00	500.00	006178
3/01/24	00116	2/20/24	75298	202402	330	57200	45700		WELCH TENNIS COURTS INC	*	839.48	839.48	006179
3/01/24	00334	2/19/24	659919	202402	320	57200	46102		YELLOWSTONE LANDSCAPE	*	420.00	420.00	006180
3/08/24	00199	3/29/24	03292024	202403	320	57200	49400		BOUNCERS, SLIDES, AND MORE INC	*	500.00	500.00	006181
3/08/24	00076	3/01/24	52002389	202403	330	57200	45700		CINTAS FIRE 636525	*	110.55	110.55	006182
3/08/24	00365	3/01/24	22139	202403	320	57200	46800		FLORIDA WATERWAYS INC	*	4,470.00	4,470.00	006183
3/08/24	00071	3/05/24	23470118	202402	330	57200	34510		GIDDENS SECURITY CORPORATION	*	2,572.64	2,903.42	006184
		3/05/24	23470118	202402	330	57200	34510			*	330.78		
3/08/24	00003	3/01/24	261	202403	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	4,405.67	5,583.59	006185
		3/01/24	261	202403	310	51300	35100			*	131.42		
		3/01/24	261	202403	310	51300	35100			*	255.08		
		3/01/24	261	202403	310	51300	32400			*	538.83		
		3/01/24	261	202403	310	51300	51000			*	.90		
		3/01/24	261	202403	310	51300	42000			*	173.10		
		3/01/24	261	202403	310	51300	42500			*	76.95		
		3/01/24	261	202403	310	51300	41000			*	1.64		

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/08/24	00154	3/01/24	C-5877	202403 330-57200-45700	SEMI-ANNUAL MAINTENANCE HOWARD SERVICES, INC.	*	578.48	578.48	006186
3/08/24	00302	2/26/24	INV12175	202402 330-57200-45700	HANG GLIDER TROLLEY ASTM KOMPAN INC	*	900.00	900.00	006187
3/08/24	00058	3/01/24	4685	202403 330-57200-34500	MAR CLUBHOUSE MONITOR	*	122.40		
		3/01/24	4685	202403 330-57200-34500	MAR FITNESS CNTR MONITOR	*	32.40		
		3/01/24	4685	202403 330-57200-34500	MAR PARK MONITOR	*	43.92		
					SONITROL OF NORTH CENTRAL FLORIDA			198.72	006188
3/08/24	00340	2/26/24	1062	202402 320-57200-46500	BEACON LIGHT PARKING LOT TMT ELECTRIC LLC	*	2,809.00	2,809.00	006189
3/08/24	00340	2/27/24	1063	202402 320-57200-46500	STREET LIGHTS TMT ELECTRIC LLC	*	300.00	300.00	006190
3/08/24	00340	2/27/24	1064	202402 320-57200-46500	RPR SLICE UNDERGROUND BOX TMT ELECTRIC LLC	*	250.00	250.00	006191
3/08/24	00340	3/01/24	1065	202403 320-57200-46500	RMV 4 WATERFALL LIGHTS TMT ELECTRIC LLC	*	5,200.00	5,200.00	006192
3/08/24	00155	2/29/24	417937	202402 330-57200-34000	FEB BILLABLE MILEAGE 1/3 VESTA PROPERTY SERVICES, INC.	*	105.80	105.80	006193
3/08/24	00155	3/01/24	417563	202403 330-57200-34000	MAR GENERAL MANAGER SRVCS	*	4,014.34		
		3/01/24	417563	202403 320-57200-46001	MAR FIELD OPS MANAGEMENT	*	3,104.42		
		3/01/24	417563	202403 330-57200-34001	MAR LIFESTYLE SRVCS	*	3,178.02		
		3/01/24	417563	202403 330-57200-45200	MAR POOL SRVCS	*	859.34		
		3/01/24	417563	202403 330-57200-45300	MAR JANITORIAL MAINT	*	2,661.09		

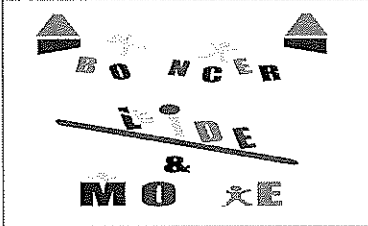
CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/01/24	417563	2024	03	330-57200-34100			MAR MAINTENANCE SRVCS	*	6,569.79		
		3/01/24	417563	2024	03	330-57200-34400			MAR ATTENDANT/HOSPITALITY	*	5,274.26		
		3/01/24	417563	2024	03	330-57200-34402			MAR ADMINISTRATIVE SRVCS	*	1,623.20		
VESTA PROPERTY SERVICES, INC.											27,284.46	006194	
3/08/24	00255	3/05/24	16643	2024	03	330-57200-45700			DISINFECTANT WIPES CASE	*	230.14		
WIPES.COM											230.14	006195	
3/08/24	00334	2/29/24	661541	2024	02	320-57200-46102			LAURAL OAK TREE FELLING	*	1,215.00		
YELLOWSTONE LANDSCAPE											1,215.00	006196	
3/08/24	00334	2/29/24	661542	2024	02	320-57200-46000			IRRIG RPR 225 CLOVERBROOK	*	249.00		
YELLOWSTONE LANDSCAPE											249.00	006197	
3/15/24	00076	3/11/24	41859262	2024	03	330-57200-45700			FIRST AID SUPPLIES	*	97.38		
CINTAS FIRE 636525											97.38	006198	
3/15/24	00381	2/21/24	6395	2024	03	320-57200-49400			LOOPMANDAN PERFORM 3/8	*	300.00		
DANIEL T MARSHALL											300.00	006199	
3/15/24	00351	3/06/24	2024-03-3/29	2024	03	320-57200-49400			WANKA WATCH PARTY	*	800.00		
FIRST COAST FOAM PARTY LLC											800.00	006200	
3/15/24	00155	2/29/24	418163	2024	02	330-57200-45300			AMZN-PAPER TOWELS BATHRM	*	35.17		
VESTA PROPERTY SERVICES, INC.											35.17	006201	
3/15/24	00334	3/06/24	667485	2024	02	320-57200-46000			FEB DECODE RPL SILK GRASS	*	2,468.50		
YELLOWSTONE LANDSCAPE											2,468.50	006202	
3/15/24	00334	3/06/24	667486	2024	02	320-57200-46000			FEB IRR RPR 324 SILKGRASS	*	1,088.00		
YELLOWSTONE LANDSCAPE											1,088.00	006203	
3/15/24	00334	3/06/24	667482	2024	03	320-57200-46102			KENDALL CX & RAFTERTAIL	*	4,652.00		
YELLOWSTONE LANDSCAPE											4,652.00	006204	
REDG RIVERS EDGE										OKUZMUK			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/15/24	00334	3/06/24	667483	202403	320	57200	46000		CONTROLLER 12 REPLACEMENT YELLOWSTONE LANDSCAPE	*	3,504.00	3,504.00	006205
3/15/24	00334	3/06/24	667484	202402	320	57200	46000		FEB IRRG RPR THE PRESERVE YELLOWSTONE LANDSCAPE	*	951.70	951.70	006206
3/15/24	00334	3/06/24	669019	202403	320	57200	46100		MAR LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	88,042.82	88,042.82	006207
3/22/24	00371	1/22/24	15597	202403	320	57200	49400		4/6 5 BOUNCE HOUSES CELEBRATION JAX LLC	*	2,172.87	2,172.87	006208
3/22/24	00257	3/11/24	40559	202403	330	57200	45700		BACKFLOW INSPECTION/CERT DOLPHIN BACKFLOW, INC.	*	247.50	247.50	006209
3/22/24	00257	3/11/24	40560	202403	330	57200	45700		BACKFLOW INSPECTION/CERT DOLPHIN BACKFLOW, INC.	*	49.50	49.50	006210
3/22/24	00257	3/11/24	40561	202403	330	57200	45700		BACKFLOW INSPECTION/CERT DOLPHIN BACKFLOW, INC.	*	49.50	49.50	006211
3/22/24	00071	3/19/24	23470287	202403	330	57200	34510		SECURITY SRVC 3/4-3/17/24 MILEAGE GIDDENS SECURITY CORPORATION	*	2,566.90	2,927.15	006212
3/22/24	00154	3/14/24	S-17718	202403	330	57200	45700		A/C REPAIR HOWARD SERVICES, INC.	*	1,639.13	1,639.13	006213
3/22/24	00154	3/15/24	S-17728	202403	330	57200	45700		A/C REPAIR HOWARD SERVICES, INC.	*	1,023.00	1,023.00	006214
3/22/24	00154	3/18/24	S-17725	202403	330	57200	45700		A/C REPAIR HOWARD SERVICES, INC.	*	1,751.50	1,751.50	006215

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/22/24	00305	1/22/24	1132	202401	330	57200	46110		ACCESS CARDS INTEGRATED ACCESS SOLUTIONS	*	3,250.00	3,250.00	006216
3/22/24	00300	3/18/24	9048	202402	310	51300	31500		FEB GENERAL COUNSEL KILINKSI VAN WYK PLLC	*	5,659.86	5,659.86	006217
3/22/24	00055	3/18/24	52068	202402	310	51300	31100		MAR O & M PROSSER INC	*	2,180.53	2,180.53	006218
3/22/24	00055	3/18/24	52071	202402	310	51300	31100		FEB PICKLEBALL COURTS PROSSER INC	*	4,425.90	4,425.90	006219
3/22/24	00340	3/14/24	1067	202403	320	57200	46500		DUSK-DAWN PHOTOCELL TMT ELECTRIC LLC	*	240.00	240.00	006220
3/22/24	00156	3/04/24	61883182	202403	330	57200	45900		MAR FLEA/TICK SERVICE TURNER PEST CONTROL	*	374.74	374.74	006221
3/28/24	00076	3/25/24	41873821	202403	330	57200	45700		FIRST AID SUPPLIES CINTAS FIRE 636525	*	97.38	97.38	006222
3/28/24	00103	3/24/24	14845635	202403	330	57200	50000		17X 5G SPRING WATER HOT&COLD COOLER W/SMARTFL 16X 5G SPRING WATER H&C BL COOLER UNIV RENTAL CRYSTAL SPRINGS	*	234.82 6.99 221.83 4.99	468.63	006223
3/28/24	00269	12/14/23	898428	202312	330	57200	45700		POOL SUPPLIES PINCH A PENNY 148	*	71.96	71.96	006224
3/28/24	00156	3/20/24	61883167	202403	330	57200	45900		MAR PEST CONTROL TURNER PEST CONTROL	*	218.60	218.60	006225

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/28/24	00156	3/25/24 61899811	202403 330-57200-45900	WILDLIFE SERVICE	*	1,600.00	
-----							1,600.00 006226
						TOTAL FOR BANK A	197,580.49
						TOTAL FOR REGISTER	197,580.49

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice		
				Date: March 9th, 2024 Invoice Number: 03092024.22		
<u>Name / Address</u> Attn: Kim Fatuch River's Edge CDD 1 475 West Town Place Suite 114 St. Augustine, FL 32092		<u>Additional Details</u>				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Atomic Bungee	1	\$1,500.00	20.00%	\$2,001.00	\$1,200.00
2	Dual Lane 80' Hamster Ball Track	1	\$700.00	20.00%	\$560.00	\$560.00
3	Generator	1	\$100.00	50.00%	\$50.00	\$50.00
4	Onsite Supervision	4	\$75.00	100.00%	\$0.00	\$0.00
5	Toddler Bounce House	1	\$170.00	20.00%	\$136.00	\$136.00
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$1,946.00
		Sales Tax (0.0%)				n/a
		Total				\$1,946.00

RECEIVED
 JAN 24 2024
 BY: _____

Approved RECDD I
 Submitted to AP on 1.24.24
 by Jason Davidson

Jason Davidson



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 # 4184497410
 INVOICE DATE 02/26/2024
 SERVICE TICKET # 4184497410
 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

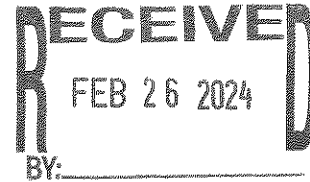
Signature :

Kim . Invoice Total Pymt on Acct
 97.38 0.00
 Sold To: 0021060308 SO#: 4184497410 02/26/2024 08:08 AM



Approved RECDD I
 Submitted to AP on 2.26.24
 by Jason Davidson

Jason Davidson



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.



Bottled Water * Filtration * Coffee

Celebrate Valentine's Day with some sparkle! Enjoy \$5 off 750 mL 12-pks of Mountain Valley sparkling or spring water! Hurry! Offer available for a limited time! Order at water.com/myaccount.

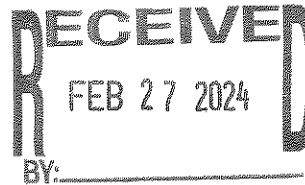
Customer Account#:662311414845635

RIVERTOWN FITNESS CENTER
See Account Summary Details

Invoice Date: 02-25-24
Invoice #: 14845635 022524
Purchase Order #: See Details Below

Date	Transaction #	Details	Qt y.	Each	Amount
		Previous Balance			950.29
02-07-24		Payment - Thank You			-950.29
		Remaining Balance			0.00
		Products and Other Charges			
		Ship To Reference # 14845634			0.00
		Ship To Reference # 15261387			430.67
		Total Products and Other Charges			430.67

Summary continued on next page...



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

Previous Balance \$950.29	Payment \$950.29	Total New Charges \$442.65	Pay This Amount \$442.65
-------------------------------------	----------------------------	--------------------------------------	------------------------------------

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



200 Eagles Landing Blvd
Lakeland, FL 33810

Customer Account#: 662311414845635
Due By: Upon Receipt
Late Fees May Apply After: 03-19-24
Total Amount Due: \$442.65

Check here and see reverse for address and phone corrections.

Approved RECDD I
Submitted to AP on 2.27.24
by Jason Davidson

Jason Davidson

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

↓ Mail Remittance With Payment To: ↓
|||||
CRYSTAL SPRINGS
PO BOX 660579
DALLAS, TX 75266-0579

Date	Détails	Qty.	Each	Amount
	Rental			
	Ship To Reference # 14845634			0.00
	Ship To Reference # 15261387			11.98
	Total Rental			11.98
	Deposits			
	Ship To Reference # 14845634			0.00
	Ship To Reference # 15261387			0.00
	Total Deposits			0.00
	Total New Charges:			442.65

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

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
01-30-24	T240306970013			
	CRYSTAL SPRINGS 5G SPRING WATER	15	12.99	194.85
	5.0 GALLON BOTTLE DEPOSIT	15	6.00	90.00
	5.0 GALLON BOTTLE RETURN	-15	6.00	-90.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	Total			208.84
	Rec'd By:			
	R2403621545799			
	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	6.99	6.99
	Sales Tax			0.00
	Total			6.99
	Rec'd By:			
02-13-24	T240446970010			
	CRYSTAL SPRINGS 5G SPRING WATER	16	12.99	207.84
	5.0 GALLON BOTTLE DEPOSIT	16	6.00	96.00
	5.0 GALLON BOTTLE RETURN	-16	6.00	-96.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	Total			221.83
	Rec'd By:			
	R2405421545799			
	TOP LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL	1	4.99	4.99
	Sales Tax			0.00
	Total			4.99
	Rec'd By:			
	Total for Location			442.65
	We have updated the terms and conditions for our products and services. The new terms and conditions can be found at www.water.com/bottled-water-terms-and-conditions .			

How to Read Your Bill

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

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

Summary:
Previous balance and posted payments since last bill.

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

Important Monthly Message

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

Bottle Deposits:
Highlights bottle deposits and returns.

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

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

Billing Rights Summary

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

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

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

Electronic Funds Transfer Notice

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

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

Insufficient Funds Notice

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

We appreciate your business.

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

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

Address Changes

Mailing address only Mailing and delivery address

Name

Address

City

State

Zip Code

Phone Number

E-mail Address

Customer Account Number

Do Not Forget To:

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



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

INVOICE NO.	23470040
DATE	02/20/24

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 02/05/2024-02/18/2024	112.00	Hours	22.97	2,572.64
Security Officer				
Mileage	534.00	Per	0.655	349.77

RECEIVED
 FEB 27 2024
 BY: _____

Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205

Sub-Total	2,922.41
Sales Tax	
TOTAL(\$)	\$2,922.41

Approved RECDD I
 Submitted to AP on 2.27.24
 by Jason Davidson

Jason Davidson

INVOICE

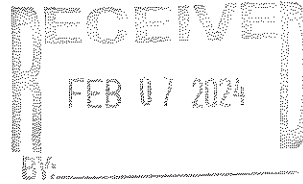
Girly-Girl Partea' Inc

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

Tax ID: 26-3162426

girlygirlpartea@gmail.com; Website:

www.girlygirlparteas.com



Invoice No#: 1615

Invoice Date: Jan 31, 2024

Due Date: Jan 31, 2024

\$480.00
AMOUNT DUE

BILL TO

Rivers Edge CDD 1
475 West Town PL Suite 114, ST AUGUSTINE,
FL 32092, UNITED STATES
kfatuch@vestapropertyservices.com

SHIP TO

140 Landing Street
ST. JOHNS, FL 32259, UNITED STATES

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Easter Bunny Saturday, March 9- 11:00 – 2:00pm \$160/hr for Bunny plus assistant	\$480.00	\$480.00
		Subtotal	\$480.00
		Shipping	\$0.00
		TOTAL	\$480.00 USD

Approved RECDD I
Submitted to AP on 2.7.24
by Jason Davidson

Jason Davidson

NOTES TO CUSTOMER

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

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

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

TERMS AND CONDITIONS

Customer agrees to hold and keep harmless Girly-Girl Partea's, its agents and employees for any and all property damages and/or bodily injury damage caused by the customer's guests, or other persons attending the party. Customer agrees not to hold Girly-Girl Partea's responsible for inclement weather, pandemic or other Acts of God that may cause the cancellation of the

party. Should something of this nature cause the cancellation of the party, Girly-Girl Partea's shall apply any remaining monies due to another party date and location that is mutually agreeable to both parties.

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

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

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

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



INVOICE

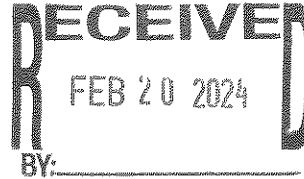
KILINSKI | VAN WYK

Invoice # 8802
Date: 02/20/2024
Due On: 03/21/2024

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



RECDD-01 General

Rivers Edge CDD - 01 General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	01/03/2024	Review draft agenda and send revisions.	0.20	\$285.00	\$57.00
Service	LG	01/05/2024	Attend agenda planning call; confer with district manager regarding amenity RFP.	0.80	\$285.00	\$228.00
Service	JK	01/05/2024	Review Form 1 submittal requirements and ethics training requirements and prepare/ disseminate ethics memo for same.	0.10	\$285.00	\$28.50
Service	LG	01/07/2024	Review and revise amenity RFP documents.	0.40	\$285.00	\$114.00
Service	LG	01/10/2024	Review status of Series 2018 Project; confer with District Engineer and District Manager regarding project closeout.	0.80	\$285.00	\$228.00
Service	LG	01/11/2024	Confer with staff regarding amenity rental request; prepare revisions to amenity policies.	0.40	\$285.00	\$114.00
Service	MGH	01/11/2024	Review and analyze agenda package including various reports, documents, and proposals in preparation for upcoming Board meeting	0.80	\$260.00	\$208.00
Service	LG	01/16/2024	Review cell tower request and confer with district manager regarding same.	0.30	\$285.00	\$85.50
Service	LG	01/17/2024	Prepare for, travel to, and attend Board meeting; research towing policy.	3.50	\$285.00	\$997.50
Expense	AL	01/17/2024	Mileage: Travel LG	78.10	\$0.67	\$52.33

Expense	AL	01/17/2024	Meals: Travel LG	1.00	\$6.28	\$6.28
Expense	AL	01/17/2024	Hotel: Travel LG	1.00	\$47.67	\$47.67
Service	LW	01/18/2024	Preparation of Tax-Exempt Filing Reminder to District Staff.	0.10	\$165.00	\$16.50
Service	MGH	01/23/2024	Prepare Additional Service Order for additional Yellowstone buffer trimming services	0.50	\$260.00	\$130.00
Service	LG	01/28/2024	Review and provide comments to January minutes; prepare automatic renewal for UPS agreement; revise pickleball RFP for informal process.	1.60	\$285.00	\$456.00
Service	LG	01/28/2024	Review and revise landscape ASO for River House trimming.	0.30	\$285.00	\$85.50
Service	JK	01/29/2024	Review Supervisor request for policy/rule options for resident violations and confer re: same	0.20	\$325.00	\$65.00
Service	MGH	01/30/2024	Further prepare agreements prior to final review and execution	0.70	\$260.00	\$182.00
Service	LG	01/31/2024	Review status of cost-share items.	0.20	\$285.00	\$57.00
Service	RVW	01/31/2024	Distribute Legislative Weekly newsletter.: Monitor 2024 legislative bills impacting District and provide summary of same.	0.20	\$365.00	\$73.00
					Total	\$3,231.78

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
8802	03/21/2024	\$3,231.78	\$0.00	\$3,231.78	
				Outstanding Balance	\$3,231.78
				Total Amount Outstanding	\$3,231.78

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

Please pay within 30 days.



INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

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

Invoice Number: 80003

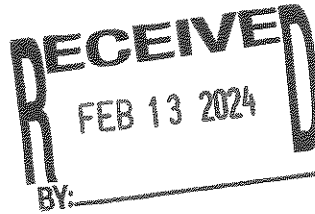
Description	Date	Time	Price
DJ for Spring Fling 2024	3/9/2023	TBD	\$ 400.00

\$ 400.00

Please make all checks out to Live Entertainment Solutions. Thank you!

Approved RECDD I
Submitted to AP on 2.13.24
by Jason Davidson

Jason Davidson





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

Invoice

Date 3/1/2024

Invoice # 131295620161

Terms	Net 20
Due Date	3/21/2024
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,487.80
WM-XPC Upgrade	XPC System Upgrade	1	ea	50.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00

RECEIVED
FEB 19 2024
BY: _____

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

Approved RECDD I
Submitted to AP on 2.19.24
by Jason Davidson

Jason Davidson

Remittance Slip

Customer
13RIV125
Invoice #
131295620161

Amount Due \$1,537.80

Amount Paid _____

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

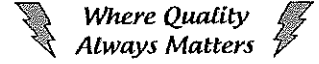


131295620161

TMT Electric, LLC

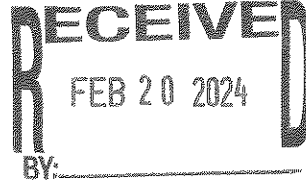
290 Circle Dr S
Saint Augustine, FL 32084 US
(904) 315-1248
tmtelectricllc@gmail.com

TMT ELECTRIC



904-789-0193

Veteran Owned



INVOICE

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

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

INVOICE 1061
DATE 02/20/2024
TERMS Net 30
DUE DATE 03/21/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Street lighting not working on Rivertown Main Street between the Enclaves and the roundabout. Removed and replaced deteriorated electrical panel, all circuit breakers, and faulty GFCI service receptacle behind panel. Verified correct operation upon completion.	1	1,325.00	1,325.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,325.00
TAX	0.00
TOTAL	1,325.00
BALANCE DUE	\$1,325.00

Approved RECDD
Submitted to AP 2.20.2024
By Kevin McKendree

Kevin McKendree

Service Slip/Invoice



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-365-6309 • Fax: 904-363-1499 • Toll Free: 800-225-6305 • turnerpest.com

INVOICE:	618727866
DATE:	2/23/2024
ORDER:	618727866

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
2/23/2024	01:19 PM			01:19 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	2/23/2024		02:11 PM

Service	Description	Price
---------	-------------	-------

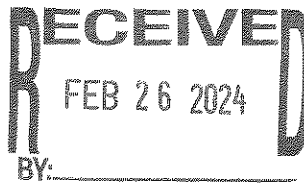
CPCM Commercial Pest Control - Monthly Service \$218.60

SUBTOTAL	\$218.60
TAX	\$0.00
AMT. PAID	(\$56.09)
TOTAL	\$162.51

Approved RECDD I
 Submitted to AP on 2.26.24
 by Jason Davidson

AMOUNT DUE \$162.51

Jason Davidson



[Handwritten Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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



Twist of Fun! Balloon Art

Inflated Excellence

6111 Wakulla Springs Road • Jacksonville • FL 32258 • twistoffun@outlook.com
Tel: (904) 568-2472 • Fax: • <https://www.facebook.com/Twistoffunballoonart>

Invoice for Services

Invoice Date: January 22, 2024

Invoice No.: 3129

Client:

Rivers Edge CDD 1
475 West Town PL Suite 114
St. Augustine, FL, 32092
Tel:
Email: kfatuch@vestapropertyservices.com

Event Info & Venue:

Mar 9, 2024 - Saturday, 11:00am to 2:00pm
RiverTown
140 Landing Street St. John's, FL, 32259

Services:

Item	Rate
Balloon Entertainment 3hrs	\$500.00

Amount Due:

Total:	\$500.00
---------------	-----------------

Terms

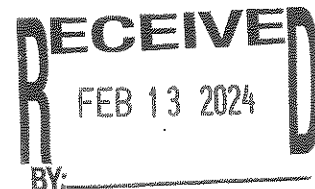
- Balance is due by Feb 8, 2024
- Please make all checks payable to Twist of Fun Balloon Art.

If you have any questions or need any additional information, please contact us at (904) 568-2472 or twistoffun@outlook.com.

Thank you for letting us entertain you!

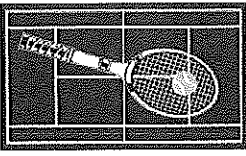
Approved Feb 8, 2024 by Kimberly Fatuch fingerprint: 66.177.116.228::1707413315

ID: 3129



Approved RECDD I
Submitted to AP on 2.13.24
by Jason Davidson

Jason Davidson



Invoice

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

Date	Invoice #
2/20/2024	75298

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

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

Terms	PO #	Due Date
Net 30	Kevin McKendree	3/21/2024
Sales Rep	Ship Via	Ship Date
Kimberly Valencia		2/20/2024

Notes
 Delivery via R&L Carriers (Curbside Delivery with no forklift)
 Contact for Delivery - Kevin McKendree (904) 607-1038

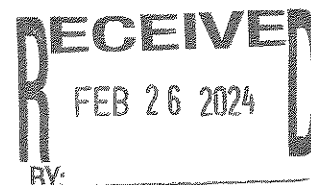
Quantity	Units	Description	Options	Unit Price	Amount
1.4		HT80# bags Each pallet is 1.4 Ton or 35 bags	Size: 80lb	438.00	613.20
1		Shipping Clay Truckloads - via R&L Carriers (Curbside Delivery with no forklift)		226.28	226.28

Thank you for your business.	Total	\$839.48
------------------------------	--------------	-----------------

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

Approved RECDD
 Submitted to AP 2.26.24
 By Kevin McKendree

Kevin McKendree





INVOICE

INVOICE #	INVOICE DATE
659919	2/19/2024
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

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

Remit To:

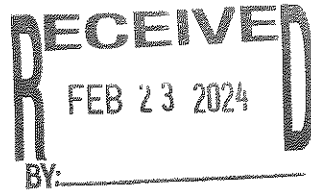
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 20, 2024

Invoice Amount: \$420.00

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

Planter Refresh and Clean Up Inside Community Garden	
Landscape Enhancement CORE	\$420.00

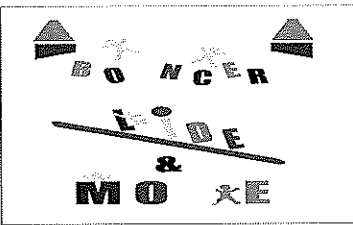


Invoice Total \$420.00

Approved RECDD I
Submitted to AP on 2.23.24
by Jason Davidson

Jason Davidson

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



Bouncers, Slides, and More Inc.
 1915 Bluebonnet Way
 Fleming Island, FL
 32003

Invoice
 Date: March 29th, 2024
 Invoice Number: 03292024.23

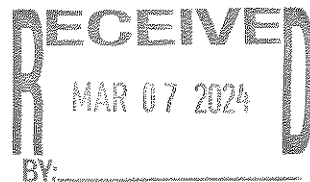
<u>Name / Address</u>	Additional Details
Attn: Kim Fatuch	
River's Edge CDD 1	
475 West Town Place	
Suite 114	
St. Augustine, FL 32092	

	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Outdoor Movie	1	\$500.00		\$350.00	\$350.00
2	Shaved Ice Machine	1	\$75.00		\$75.00	\$75.00
3	Supplies for 100	1	\$75.00		\$75.00	\$75.00
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

Comments:	Subtotal					\$500.00
	Sales Tax (0.0%)					n/a
	Total					\$500.00

Approved RECDD I
 Submitted to AP on 3.7.2024
 by Jason Davidson

Jason Davidson





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 # 5200238973
 Invoice Date 03/01/2024
 Credit Terms NET 30 DAYS
 Customer # 10528780
 Store# RIVERS EDGE COMMUNITY DEV DISTRICT
 Cintas Route LOC #0292 ROUTE 0009
 Order # 7046310245
 Payer # 10596960

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

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000004761083	Unit Description: Pool Office				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
100039	TRIPLE ANTIBIOTIC OINT SM	1 BAG	\$11.92	\$11.92	
280020	LENS/SCREEN WIPES 100/BX	1 BOX	\$30.42	\$30.42	
			Unit Subtotal:	\$52.79	
Unit 00000000009586565	Unit Description: 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	
			Unit Subtotal:	\$36.81	
Unit 00000000099990999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$20.95	\$20.95	
			Unit Subtotal:	\$20.95	
			Invoice Sub-total	\$110.55	
			Tax	\$0.00	
			Invoice Total	\$110.55	

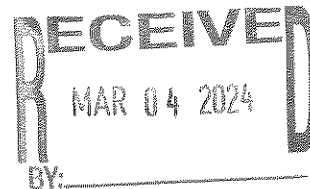
Remit To CINTAS
 P.O. Box 631025
 CINCINNATI, OH 45263-1025

Note

Approved RECDD I
 Submitted to AP on 3.4.24
 by Jason Davidson

Jason Davidson

Handwritten signature: cnabs



**FLORIDA WATERWAYS
INC.**

Invoice

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

DATE	3/1/2024
INVOICE #	22139
CUSTOMER ID	J19302
DUE DATE	3/31/2024

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 5/11 - Mar Treatments	\$4,470.00

Approved RECDD I
Submitted to AP on 3.1.24
Jason Davidson

RECEIVED
MAR 01 2024
BY: _____

OTHER COMMENTS

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

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

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

Thank You For Your Business!



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

INVOICE NO.	23470118
DATE	03/05/24

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 02/19/2024-03/03/2024	112.00	Hours	22.97	2,572.64
Security Officer				
Mileage	505.00	Per	0.655	330.78

RECEIVED
 MAR 05 2024
 BY: _____

Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205

Sub-Total	2,903.42
Sales Tax	
TOTAL(\$)	\$2,903.42

Approved RECDD I
 Submitted to AP on 3.5.24
 by Jason Davidson

Jason Davidson

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 261
Invoice Date: 3/1/24
Due Date: 3/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2024		4,405.67	4,405.67
Website Administration - March 2024		131.42	131.42
Information Technology - March 2024		255.08	255.08
Dissemination Agent Services - March 2024		538.83	538.83
Office Supplies		0.90	0.90
Postage		173.10	173.10
Copies		76.95	76.95
Telephone		1.64	1.64

RECEIVED
MAR 05 2024
BY: _____

Total	\$5,583.59
Payments/Credits	\$0.00
Balance Due	\$5,583.59



Sales - Invoice

Rivers Edge CDD
475 West Town Pl Suite 114
St. Augustine, Fl 32092

Invoice No. INV121750
Bill-to Customer No. C016921
Order No. SO114303
Document Date 02/26/2024
Due Date 03/27/2024

Sales Support Email: Valentina Sverž
spareparts@Kompan.com

Customer Ref. Signed SP131877

Project Name USN008174 Rivertown, glider repair, 1/12/2024

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
AC380250-99	PCM310431 HANG GLIDER TROLLY ASTM	1	Pieces	1,919.00	68.73	600.00
FREIGHT	Freight	1	Pieces	555.36	45.98	300.00
Total USD						900.00

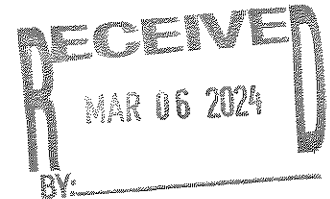
Payment Terms Net 30 days

Product Ship-to Address

Vesta Property Services
Ref: Rivertown
Attn: Kevin McKendree
Kevin McKendree
160 Riverglade Run
Saint Johns, FL 32259
Ship-to Contact Phone 904-679-5523
Ship-to Contact E-mail kmckendree@vestapropertyservices.com

Sell-to Address

Rivers Edge CDD
475 West Town Pl Suite
114
St. Augustine, Fl 32092



Approved RECDD
Submitted to AP 3.6.24
By Kevin McKendree

Kevin McKendree

Invoice #4685

SONITROL OF NORTH CENTRAL FLORIDA



RIVERTOWN

Access Code



0550459DK1G6



Due Date: Mar 1st 2024

RECEIVED
FEB 29 2024
BY: _____

Balance (USD): \$198.72

SELECT YOUR PAYMENT METHOD:

Pay with card



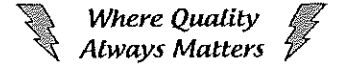
Return Policy:

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

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

INVOICE 1062
DATE 02/26/2024
TERMS Net 30
DUE DATE 03/27/2024

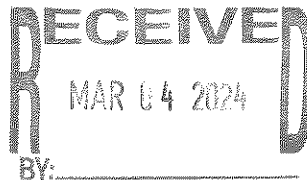
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Ordered and delivered one Beacon light for parking lot light at the Riverhouse. Description : 4K7/UNV/5W/NRNW/PM/GENI01BLT	1	2,809.00	2,809.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	2,809.00
TAX	0.00
TOTAL	2,809.00
BALANCE DUE	\$2,809.00

Approved RECDD
Submitted to AP 3.4.24
By Kevin McKendree

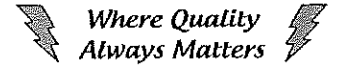
Kevin McKendree



TMT Electric, LLC

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

TMT ELECTRIC



904-789-0193

Veteran Owned

INVOICE

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

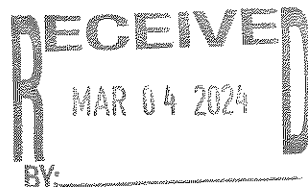
SHIP TO
Rivers Edge CDD 1
475 West Town Place
Suite 114
Saint Augustine, Florida
32092

INVOICE 1063
DATE 02/27/2024
TERMS Net 30
DUE DATE 03/28/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Street lights on Rivertown Main Street between the Enclaves and the dog park flickering or not lighting. Rewired panel to bypass low voltage from FPL transformer. Lights working upon completion. Advised management to contact FPL. *** Panel will need to be rewired after FPL corrects their end ***	1	300.00	300.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	300.00
TAX	0.00
TOTAL	300.00
BALANCE DUE	\$300.00



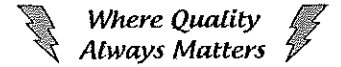
Approved RECDD
Submitted to AP 3.4.24
By Kevin McKendree

Kevin McKendree

TMT Electric, LLC

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

TMT ELECTRIC



904-789-0193

Veteran Owned

INVOICE

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

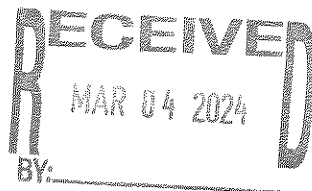
SHIP TO
Rivers Edge CDD 1
475 West Town Place
Suite 114
Saint Augustine, Florida
32092

INVOICE 1064
DATE 02/27/2024
TERMS Net 30
DUE DATE 03/28/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Streetlights not working on Lindenwood Place. Repaired broken splice in underground box. Verified correct operation upon completion.	1	250.00	250.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	250.00
TAX	0.00
TOTAL	250.00
BALANCE DUE	\$250.00



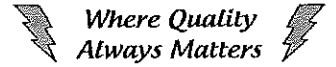
Approved RECDD
Submitted to AP 3.4.24
By Kevin McKendree

Kevin McKendree

TMT Electric, LLC

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

TMT ELECTRIC



904-789-0193

Veteran Owned

INVOICE

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

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

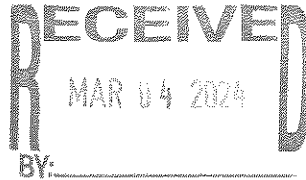
INVOICE 1065
DATE 03/01/2024
TERMS Net 30
DUE DATE 03/31/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Removed four waterfall lights from entrance side of Rivertown Main Street. Moved one existing light from center bay to right bay. Installed four new LED light kits in the center bay. Verified all twelve waterfall lights on the entrance side to be fully operational upon completion.	1	5,200.00	5,200.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	5,200.00
TAX	0.00
TOTAL	5,200.00

BALANCE DUE \$5,200.00



Approved RECDD
Submitted to AP 3.4.24
By Kevin McKendree
Kevin McKendree



Invoice

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

Invoice # 417937
Date 02/29/2024
Terms Net 30
Due Date 03/30/2024
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 Feb split in 3	1	105.80	105.80
Total			105.80

RECEIVED
MAR 04 2024
BY: _____



Invoice

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

Invoice # 417563
Date 03/01/2024
Terms Net 30
Due Date 03/31/2024
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
Total			27,284.46

Thank you for your business.

Total 27,284.46

RECEIVED
FEB 28 2024
BY: _____

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

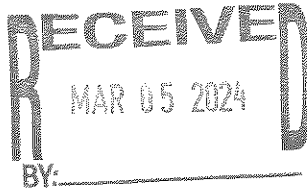
SHIP TO
Rivertown - St Johns FL
140 Landing St
St Johns, FL 32259

SHIP DATE 03/05/2024
SHIP VIA UPS

INVOICE 16643
DATE 03/05/2024
TERMS Net 30
DUE DATE 04/04/2024

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92T
Shipping	Freight Cost	1	32.22	32.22
Sales Tax	Sales Tax calculated by AvaTax on Tue 05 Mar 14:19:56 UTC 2024	1	0.00	0.00

SUBTOTAL	230.14
TAX	0.00
TOTAL	230.14
BALANCE DUE	\$230.14



BY: _____

Approved RECDD I
Submitted to AP on 3.5.24
by Jason Davidson

Jason Davidson



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
661541	2/29/2024
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

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

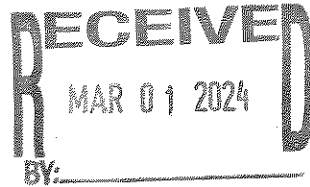
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 30, 2024

Invoice Amount: \$1,215.00

Description	Current Amount
Laurel Oak Tree Felling	
Tree Care Services	\$1,215.00



Invoice Total \$1,215.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 3.1.24
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
661542	2/29/2024
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

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 30, 2024

Invoice Amount: \$249.00

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

February Irrigation Repairs *****225 Cloverbrook*****

Irrigation Repairs	\$249.00
--------------------	----------



Invoice Total \$249.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 3.1.24
by Jason Davidson

Jason Davidson

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



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 # 4185926259
 INVOICE DATE 03/11/2024
 SERVICE TICKET # 4185926259
 STORE # 1

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

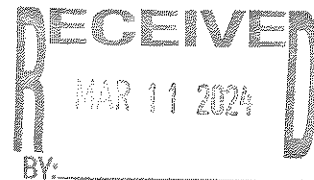
SOLD TO # 21060308
 PAYER # 21049176
 PAYMENT TERMS NET 10 EOM
 SORT # 02800012730
 CINTAS ROUTE 22 / DAY 1 / STOP 006

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 :

JASON DAVIDSON
 Invoice Total / Pymt on Acct
 97.38 / 0.00
 Refd To: 0021050308 SO#: 4185926259 03/11/2024 07:43 AM

Handwritten signature: JDS



Approved RECDD I
 Submitted to AP on 3.11.24
 by Jason Davidson

Handwritten signature: Jason Davidson

INVOICE



First Coast Foam Party LLC

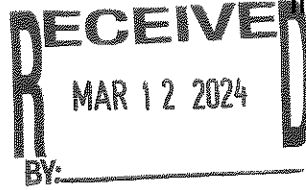
101 Marketside ave Suite 404-154, ponte vedra,

FL 32081

Phone: +1 904-834-1311;

firstcoastfoamparty@gmail.com; Website:

www.Firstcoastfoamparty.com



Invoice No#: 2024-03-29-01

Invoice Date: Mar 6, 2024

Due Date: Mar 29, 2024

\$800.00
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	2 hour party in the soccer field March 29 form 7:30-9:30 in the soccer field for the Wanka watch party	\$800.00	\$800.00

Subtotal \$800.00

Shipping \$0.00

Approved RECDD I
Submitted to AP on 3.12.24
By Jason Davidson

TOTAL \$800.00 USD

Jason Davidson

Minimum amount due \$0.00

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

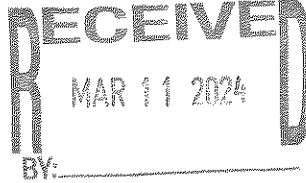


Invoice

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

Invoice # 418163
Date 02/29/2024
Terms Net 30
Due Date 03/30/2024
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
Billable Expenses			35.17
K.MCKENDREE - AMAZON - Paper towels for bathrooms			35.17
Total Billable Expenses			
		Total	35.17

Details for Order #114-2469459-8076258

[Print this page for your records.](#)

Order Placed: February 14, 2024
Amazon.com order number: 114-2469459-8076258
Order Total: \$35.17

Preparing for Shipment

Items Ordered	Price
1 of: AmazonCommercial FSC Certified Ultra Plus Multifold Paper Towels, 2400 Count, 16 Pack of 150, White Sold by: Amazon.com Services, Inc Supplied by: Other Condition: New	\$35.17

Shipping Address:
Rivers Edge CDD
160 Riverglade run
Saint Johns, FL 32259
United States

Shipping Speed:
Standard Shipping

Payment information

Payment Method: American Express ending in 1146	Item(s) Subtotal:	\$35.17
	Shipping & Handling:	\$0.00

Billing address Yolanda 7910 DUBOIS DR JACKSONVILLE, FL 32221-6721 United States	Total before tax:	\$35.17
	Estimated tax to be collected:	\$0.00

	Grand Total:	\$35.17

To view the status of your order, return to Order Summary.

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[Back to top](#)

English

United States

[Help](#)

representatives harmless and indemnify them against any and all claims for property damage and/or personal injury claims.



INVOICE

INVOICE #	INVOICE DATE
667485	3/6/2024
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

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 5, 2024

Invoice Amount: \$2,468.50

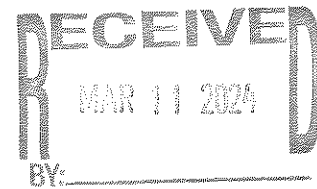
Description	Current Amount
-------------	----------------

February Irrigation Repairs *****Decoder replacement @ Silk Grass*****

Irrigation Repairs \$2,468.50

Invoice Total \$2,468.50

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 3.11.24
by Jason Davidson

Jason Davidson

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
667486	3/6/2024
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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

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

Invoice Due Date: April 5, 2024

Invoice Amount: \$1,088.00

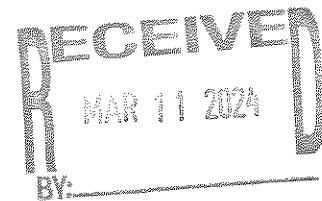
Description	Current Amount
-------------	----------------

February Irrigation Repairs *****324 Silkgrass*****

Irrigation Repairs	\$1,088.00
--------------------	------------

Invoice Total \$1,088.00

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 3.11.24
by Jason Davidson

Jason Davidson

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
667482	3/6/2024
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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: April 5, 2024

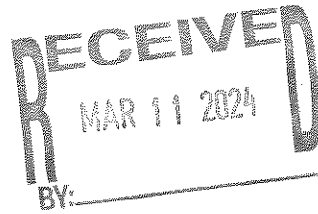
Invoice Amount: \$4,652.00

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

Kendall Crossing and Raftertail Entrance Enhancement

Landscape Enhancement CORE

\$4,652.00



Invoice Total

\$4,652.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I Cost Share
Submitted to AP on 3.11.24
by Jason Davidson

Jason Davidson

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

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: Homestead Plant Replacement

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]



INVOICE

INVOICE #	INVOICE DATE
667483	3/6/2024
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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

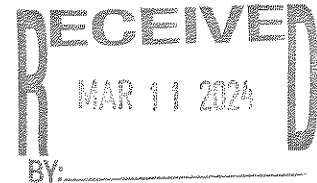
Property Name: Rivers Edge CDD I
Address: 475 West Town Place Suite 114
St. Augustine, FL 32092

Invoice Due Date: April 5, 2024
Invoice Amount: \$3,504.00

Description	Current Amount
Controller 12 replacement	
Irrigation Repairs	\$3,504.00

Invoice Total \$3,504.00

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 3.11.24
by Jason Davidson

Jason Davidson

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



completed

W. O. #

NAME

ADDRESS

DATE

River Town
The Preserve CDD1
2/20/2024 PG OF

#		EACH	EXTNSN
1	Rain Bird timer LXD two wire	\$3,225.00	\$3,225.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 3,225.00

Please stamp here

DESCRIPTION	HOURS	RATE	TOTAL
Tech	3	\$93.00	\$279.00
			\$ -
			\$ -
			\$ -
LABOR & RENTAL TOTAL			\$ 279.00

Approved _____

Not Approved _____

Comments:	PROPOSED WORK
Replaced timer at The Preserve. There was a fault on the front panel. It would not reset	\$279.00
and clock would not run zones. This repair includes new clock and time to install and	LABOR & RENTAL \$3,225
program. There are 48 zones on this clock	
	TOTAL \$3,504.00

Earl _____ CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
667484	3/6/2024
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

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 5, 2024

Invoice Amount: \$951.70

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

February Irrigation Repairs *****The Preserve*****

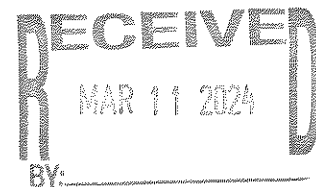
Irrigation Repairs

\$951.70

Invoice Total

\$951.70

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 3.11.24
by Jason Davidson

Jason Davidson

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



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
669019	3/1/2024
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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

Invoice Due Date: March 31, 2024

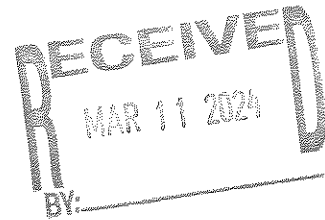
Address: 475 West Town Place Suite 114
St. Augustine, FL 32092

Invoice Amount: \$88,042.82

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

Invoice Total \$88,042.82

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 3.11.24
by Jason Davidson

Jason Davidson

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

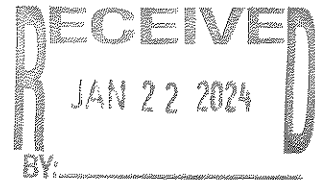
Invoice/Receipt #15597








Celebration Party Rental
 9451 Craven Rd
 JACKSONVILLE, Florida 32257
 904-260-9792
www.celebrationpartyrental.net

Important Information - Please Read Below!

04/06/2024 11:00am, 04/06/2024 02:00pm
 Rivers Edge Community Development District 1
 Kim Fatuch
 475 West Town Place
 Ste 114
 St. Augustine, FL 32092
kfatuch@vestapropertyservices.com
 720-285-6311/904-679-5523
 Order Created by: Customer
 Customer Comments: Grass ok Power/getting generators from us



		Sat, Apr 6 11:00 am - 2:00 pm	
	Hungry Hippo	\$389.90	x 1 = \$389.90
	JOUST	\$289.90	x 1 = \$289.90
	FOAM PIT	\$375.90	x 1 = \$375.90
	65' Sprinter Dual Lane Obstacle Course	\$569.00	x 1 = \$569.00
	GENERATOR	\$117.90	x 3 = \$353.70



HUMAN FOOSBALL

\$435.90 x 1 = \$435.90

Approved RECDD I
Submitted to AP on 1.22.24
by Jason Davidson

Jason Davidson

SubTotal	\$2,414.30
General Discount: 10%	-\$241.43 \$2,172.87
Tax: 0%	\$0.00 \$2,172.87

Total \$2,172.87

Min Payment Req'd \$1,086.44

Due \$2,172.87

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

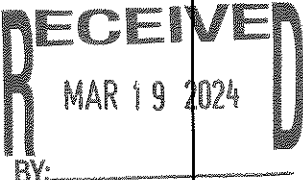
BILL TO

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

DATE	INVOICE #
3/11/2024	40559

P.O. NO.	TERMS
	Due on receipt

WE SEND INSPECTION REPORT TO UTILITY

DESCRIPTION	QUANTITY	PRICE	AMOUNT
Inspection and Certification of Backflow Preventer at: Rivers Edge CCD I Rivers Edge CDD #1, 156 landing St, St Johns FL 32259 Wilkins RP 2.0" Model 975XL2 SN: 4820510 Meter# 70924484 Watts DC 0.75" Model 007M3 SN: 204034 Meter# Fire Bypass Watts DC 8.0" Model 757 SN: LE-0836 Meter# Fire	3	45.00	135.00
Failed Inspection of Backflow Preventer: Wilkins RP 4.0" Model 375 SN: 07185 Meter# 84310710 Watts DC 2.0" Model 007M3-QT SN: 187817 Meter# Process *Proposal included for repair or replacement.	2	45.00	90.00
JEA Report Submission Fee Acct# 8885666288	5	4.50	22.50
			
Approved RECDD I Submitted to AP on 3.19.24 by Jason Davidson <i>Jason Davidson</i>			
EMAIL ADDRESS OR TEXT NUMBER NEEDED FOR CREDIT CARD RECEIPTS			
We Accept Visa, Mastercard, AMX, Discover			BALAN... \$247.50
Credit Card #	Exp.	CVV Billing Zip Code	
A 10% fee will be charged on all invoices unpaid after 60 days.			
Thank you for your business.			

*Insulation not guaranteed to protect against all freeze damage.

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

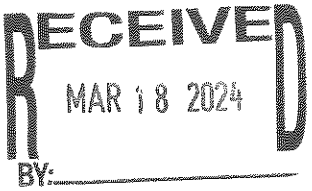
BILL TO

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

DATE	INVOICE #
3/11/2024	40560

P.O. NO.	TERMS
	Due on receipt

WE SEND INSPECTION REPORT TO UTILITY

DESCRIPTION	QUANTITY	PRICE	AMOUNT
Inspection and Certification of Backflow Preventer at: Rivers Edge CDD I, 91 Lanier St, St Johns FL 32259 Wilkins RP 2.0" Model 975CL2 SN: 4200318 Meter# 80913987	1	45.00	45.00
JEA Report Submission Fee Acct# 885666288	1	4.50	4.50
			
Approved RECDD I Submitted to AP on 3.18.24 by Jason Davidson <i>Jason Davidson</i>			
EMAIL ADDRESS OR TEXT NUMBER NEEDED FOR CREDIT CARD RECEIPTS			
We Accept Visa, Mastercard, AMX, Discover			BALAN... \$49.50
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.



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

BACKFLOW PREVENTER TEST REPORT

IBF

MAR 12 2023

clo vesta prop serv.

Name of premises (company, person) <i>Rivers Edge</i>		Owner or agent's name			
Service address <i>Saint Johns, FL 32259</i> <i>91 Lanier ST.</i>		Mailing address			
Physical location of device <i>Front of lot</i>		Contact phone number			
JEA account number (required) <i>8885666288</i>		Meter number (required) <i>80913987</i>			
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 <i>RP</i>	Manufacturer <i>Wilkins</i>	Size <i>2.0</i>	Model Number <i>975XL2</i>	Serial Number <i>4200318</i>	Installation date
INITIAL TEST	Check valve #1 <input checked="" type="checkbox"/> Closed tight at <i>8.4</i> psi <input type="checkbox"/> Leaked	Check valve #2 <input checked="" type="checkbox"/> Closed tight at <i>1.8</i> psi <input type="checkbox"/> Leaked	Differential pressure relief valve <input checked="" type="checkbox"/> Opened at <i>2.2</i> 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 <i>Cory Boehnke</i>	Company name <i>Dolphin Backflow</i>	BFDt certificate number <i>J11-22-15130</i>	Test Date <i>3-11-24</i>
Repaired by	Company name	BFDt certificate number	Repaired Date
Final test performed by <i>Cory Boehnke</i>	Company name <i>Dolphin Backflow</i>	BFDt certificate number <i>J11-22-15130</i>	Test Date <i>3-11-24</i>

PASS/FAIL CERTIFICATION

I hereby certify the assembly described above passed / failed and supportive data is accurate.

Signature *Cory Boehnke* Date *3-11-24*

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

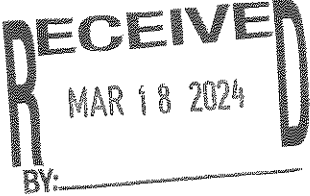
BILL TO

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

DATE	INVOICE #
3/11/2024	40561

P.O. NO.	TERMS
	Due on receipt

WE SEND INSPECTION REPORT TO UTILITY

DESCRIPTION	QUANTITY	PRICE	AMOUNT
Inspection and Certification of Backflow Preventer: Rivers Edge CDD #1, 88 Riverfront Tr, St. Johns, FL 32259 Wilkins RP 1.0" Model 975XL2 SN: ABA44991 Meter# 73060269	1	45.00	45.00
JEA Report Submission Fee Acct# 8885666288	1	4.50	4.50
			
Approved RECDD I Submitted to AP on 3.18.24 by Jason Davidson <i>Jason Davidson</i>			
EMAIL ADDRESS OR TEXT NUMBER NEEDED FOR CREDIT CARD RECEIPTS			
We Accept Visa, Mastercard, AMX, Discover		BALAN...	\$49.50
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.



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

BACKFLOW PREVENTER TEST REPORT

IBF

MAR 12 2023

Name of premises (company, person) <i>Rivers Edge Comm.</i>		Owner or agent's name			
Service address <i>St. Johns, FL 32259</i> <i>BB River Front trail</i>		Mailing address			
Physical location of device <i>Near Round about left side of Pch.</i>		Contact phone number			
JEA account number (required) <i>888 5666288</i>		Meter number (required) <i>73060269</i>			
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 type="checkbox"/> Irrigation <input type="checkbox"/> Process/Isolation <input checked="" 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 <i>RP</i>	Manufacturer <i>Wilkins</i>	Size <i>1.0</i>	Model Number <i>975XL2</i>	Serial Number <i>ABA44991</i>	Installation date
INITIAL TEST	Check valve #1 <input checked="" type="checkbox"/> Closed tight at <i>9.4</i> psi <input type="checkbox"/> Leaked	Check valve #2 <input checked="" type="checkbox"/> Closed tight at <i>2.6</i> psi <input type="checkbox"/> Leaked	Differential pressure relief valve <input checked="" type="checkbox"/> Opened at <i>2.4</i> 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 <i>Wory Boehnke</i>	Company name <i>Dolphin Backflow</i>	BFDT certificate number <i>J11-22-15130</i>	Test Date <i>3-11-24</i>
Repaired by	Company name	BFDT certificate number	Repaired Date
Final test performed by <i>Wory Boehnke</i>	Company name <i>Dolphin Backflow</i>	BFDT certificate number <i>J11-22-15130</i>	Test Date <i>3-11-24</i>

PASS/FAIL CERTIFICATION

I hereby certify the assembly described above passed / failed and supportive data is accurate.

Signature *Wory Boehnke* Date *3-11-24*



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

INVOICE NO.	23470287
DATE	03/19/24

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 03/04/2024-03/17/2024	111.75	Hours	22.97	2,566.90	
Security Officer	550.00	Per	0.655	360.25	
Mileage					
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205					
				Sub-Total	2,927.15
				Sales Tax	
				TOTAL(\$)	\$2,927.15

Approved RECDD I
 Submitted to AP on 3.20.24
 by Jason Davidson

Jason Davidson

Service Invoice



Howard Services

P.O. Box 5637
 Jacksonville, FL 32247
 Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001877

Site ID: # 001877-0001

Rivertown - Rivers Edge CDD1
 475 West Town Place
 Ste 114
 St Augustine, Fl 32092

Rivertown - Vesta Property
 POC - Jason Davidson - GM
 140 Landing St
 Recreation Center
 St Johns, FL 32259

Call Slip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #	Amount Paid
19194	3/14/2024	S-17718	04/13/2024		
19194	3/14/2024	S-17718	04/13/2024	CAC1822034	

Problem Reported:

*** GENRPR-General Repairs ***

Leak Check AHU & Cond B for Unit #2
 QTD \$1639.13

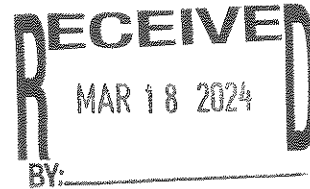
Tech	Date
JEREMY	03/14/2024
ANDRES	03/14/2024

Equipment:

Unit : CCOND Model : 4TTA3060D3000AA
 Brand: TRANE Serial#: 1164TP12F
 Location: Cond A Unit #2

Unit : CCOND Model : 4TTA3060D3000AA
 Brand: TRANE Serial#: 1164S6B2F
 Location: Cond B Unit #2

Unit : CAHU Model : TWE120E300AA
 Brand: TRANE Serial#: 11444KMABA
 Location: AHU #2



Upon inspecting unit and condensers I discovered that the contactor would open immediately after closing. Realized that the thermostat would energize Y1 and immediately short out and reset back to a short cycle delay.

Proceeded to ahu and realized that the wiring was not correct. There are 2 shut off solenoid valves (on each liquid line) but we're wired in series as if they were switches rather than solenoids. This was causing the 24vac to drop down to 15vac on its way out. Resolved the wiring issues. This allowed the contactors to remain running.

Upon start up I was able to determine that the units were indeed low on refrigerant. Both circuits were low (270/90). Both circuits were at this approx pressure. We performed a leak search but found nothing. I'm not sure if this unit has been improperly charged as a result of the shut off valve not energizing properly. I recommend adding refrigerant and monitoring its performance.

Service Invoice

Approved RECDD I
Submitted to AP on 3.18.24
by Jason Davidson



Amount Due	1,639.13
-------------------	----------

The above prices and specifications are hereby accepted. You are authorized to perform the work as specified. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

A \$25.00 service charge will be added for all returned checks.

Service Invoice



Howard Services

P.O. Box 5637
Jacksonville, FL 32247
Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001877

Site ID: # 001877-0001

Rivertown - Rivers Edge CDD1
475 West Town Place
Ste 114
St Augustine, Fl 32092

Rivertown - Vesta Property
POC - Jason Davidson - GM
140 Landing St
Recreation Center
St Johns, FL 32259

19200

3/15/2024

S-17728

04/14/2024

Amount Paid

Call Slip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
19200	3/15/2024	S-17728	04/14/2024	CAC1822034

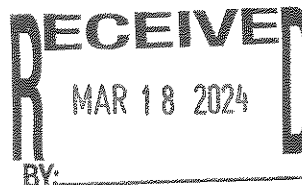
Problem Reported:

*** GENRPR-General Repairs ***

Cond B for Unit #2
top off charge with up to 8 lbs 410A
Tech Date
JEREMY 03/15/2024

Qty Material
(8) 410a

Equipment:
Unit : CCOND Model : 4TTA3060D3000AA
Brand: TRANE Serial#: 1164TP12F
Location: Cond A Unit #2



Added 5 lbs of R410a refrigerant.

Unit : CCOND Model : 4TTA3060D3000AA
Brand: TRANE Serial#: 1164S6B2F
Location: Cond B Unit #2

Charged unit. Added 3 lbs of R410a refrigerant

ADDITIONAL DETAILS:

Added refrigerant as necessary and verified systems proper operation.

Approved RECDD I
Submitted to AP on 3.18.24
by Jason Davidson

Amount Due 1,023.00

The above prices and specifications are hereby accepted. You are authorized to perform the work as specified. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

A \$25.00 service charge will be added for all returned checks.

Service Invoice



Howard Services

P.O. Box 5637
 Jacksonville, FL 32247
 Phone: (904)398-1414 Fax: (904)398-3586

Billed Customer: #001877

Site ID: # 001877-0001

Rivertown - Rivers Edge CDD1
 475 West Town Place
 Ste 114
 St Augustine, Fl 32092

Rivertown - Vesta Property
 POC - Jason Davidson - GM
 140 Landing St
 Recreation Center
 St Johns, FL 32259

19191	3/18/2024	S-17725	04/17/2024	Amount Paid	
Call Slip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #	
19191	3/18/2024	S-17725	04/17/2024	CAC1822034	

Problem Reported:

*** GENRPR-General Repairs ***

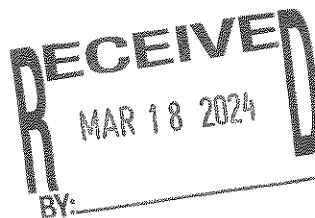
QTD \$1751.50

Cond #1
 Capacitor
 Contactor

Cond A Unit #2
 2 capacitors
 Contactor

Cond B Unit #2
 contactor

Tech	Date
JEREMY	03/14/2024
JEREMY	03/15/2024
JEREMY	03/18/2024



Qty	Material
(1)	USA2218A
(1)	USA2206
(1)	USA2229
(1)	WEB
(3)	L36-797 contactor
(1)	WEB

Equipment:

Unit : CCOND Model : 4TWB4036E1000BA
 Brand: TRANE Serial#: 11204RL84F
 Location: Cond #1

Replaced 55/7.5 mfd capacitor. Replaced contactor.

Unit : CCOND Model : 4TTB3060D1000BA
 Brand: TRANE Serial#: 11461LKE4F
 Location: Cond A Unit #2

Replaced contactor, 80 mfd capacitor and 7.5 mfd capacitor.

Unit : CCOND Model : 4TTA3060D3000AA
 Brand: TRANE Serial#: 1164S6B2F
 Location: Cond B Unit #2

Service Invoice



Howard Services

P.O. Box 5637
Jacksonville, FL 32247
Phone: (904)398-1414 Fax: (904)398-3586

(Continued from previous page)

Invoice Number: S-17725

Replaced 2 pole contactor.

ADDITIONAL DETAILS:

Picked up parts from office.

Arrived on site and replaced parts as recommended during maintenance visit.

Approved RECDD I
Submitted to AP on 3.18.24
by Jason Davidson

A handwritten signature in cursive script that reads "Jason Davidson".

Amount Due 1,751.50

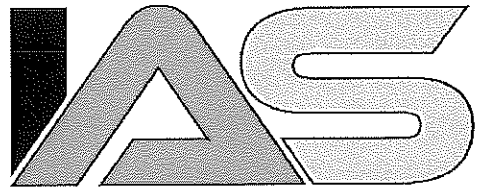
The above prices and specifications are hereby accepted. You are authorized to perform the work as specified. I agree to pay you in full upon completion of the work and to pay for attorney's fees and costs you incur if you file a lawsuit to recover money which I owe to you. In addition, if I do not pay you upon completion of the work, I agree to pay interest on the outstanding balance at the rate of 18% per annum. The venue for any legal action related to this agreement shall be Jacksonville, Florida unless otherwise required by law. In connection with any such action I/we waive the right to a trial by jury.

Howard Services Warranty: Recommended service repairs are warranted for a period of (90) Ninety days on labor and (1) One year on all applicable parts from the date of the repair, excluding refrigerant unless otherwise stated.

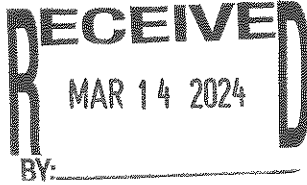
A \$25.00 service charge will be added for all returned checks.

Integrated Access Solutions, LLC

2227 Crystal Cove Dr
FL US
Chris@iasnfl.com



Integrated Access Solutions
INTEGRATION THAT WORKS FOR YOU



INVOICE

BILL TO
Rivers Edge CDD (Rivertown)
475 West Town Pl.
STE. 114
St. Augustine, FL.

INVOICE 1132
DATE 01/22/2024
TERMS Due on receipt
DUE DATE 01/22/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
01/17/2024	Prox Cards w/Rivertown Logo		500	6.50	3,250.00

Contact Integrated Access Solutions, LLC to pay.
Payment Due upon Receipt of Invoice.

SUBTOTAL	3,250.00
TAX	0.00
TOTAL	3,250.00
BALANCE DUE	\$3,250.00

Approved RECDD I
Submitted to AP on 3.14.24
by Jason Davidson

Jason Davidson



INVOICE

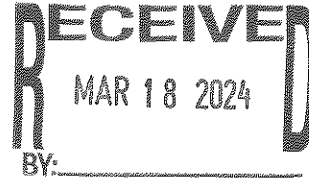
KILINSKI | VAN WYK

Invoice # 9048
Date: 03/18/2024
Due On: 04/17/2024

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



RECDD-01 General

Rivers Edge CDD - 01 General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	02/02/2024	Review draft agenda and provide feedback regarding cost-share procedures; attend agenda planning call.	0.90	\$285.00	\$256.50
Service	MGH	02/02/2024	Review and analyze interlocal cost-share agreements and related documentation	0.20	\$260.00	\$52.00
Service	MGH	02/05/2024	Review and analyze numerous easements and related documentation and prepare outline and summary of context and potential revisions needed on behalf of District	2.90	\$260.00	\$754.00
Service	LG	02/11/2024	Prepare letter to resident regarding parking violations and sign removal.	0.60	\$285.00	\$171.00
Service	LG	02/11/2024	Prepare form of license agreement for Boy Scout project.	0.30	\$285.00	\$85.50
Service	LG	02/14/2024	Review media correspondence regarding roadways; confer with McGaffney regarding same.	0.20	\$285.00	\$57.00
Service	JK	02/15/2024	Distribute Legislative Weekly newsletter.: Monitor 2024 legislative bills impacting District and provide summary of same.	0.20	\$285.00	\$57.00
Service	LG	02/16/2024	Review and provide comments to proposed riparian rights easement and conservation easement amendment.	1.60	\$285.00	\$456.00
Service	LG	02/19/2024	Prepare for Board meeting.	0.40	\$285.00	\$114.00

Service	LG	02/21/2024	Review proposals and request additional information regarding same; confer with operations team regarding remedies for damaged sidewalk, confer with amenity team regarding plan for March event; prepare polling place addendum; travel to and attend Board meetings.	5.30	\$285.00	\$1,510.50
Expense	AL	02/21/2024	Mileage: Travel LG	357.80	\$0.67	\$239.73
Expense	AL	02/21/2024	Hotel: Travel LG	1.00	\$44.63	\$44.63
Service	LG	02/23/2024	Review and provide comments to proposed drainage easement; provide comments to February minutes.	1.10	\$285.00	\$313.50
Service	GK	02/23/2024	Prepare Additional Services Order for Yellowstone Landscaping; prepare Agreement for Tennis Court Resurfacing with B.A.B. Tennis Courts.	1.70	\$260.00	\$442.00
Service	MGH	02/23/2024	Review and analyze correspondence regarding insurance coverage concerns for upcoming Spring event	0.20	\$260.00	\$52.00
Service	LG	02/26/2024	Update informal RFP package; prepare form of agreement and form of payment and performance bonds for pickleball project.	1.30	\$285.00	\$370.50
Service	LG	02/27/2024	Attend conference call with Vesta team and Egis team regarding special events; review and finalize ASO for mulch; review and finalize agreement for tennis court resurfacing.	1.20	\$285.00	\$342.00
Service	LG	02/28/2024	Update foodtruck vendor agreement; prepare form of special event vendor agreement; prepare form of special event waiver.	1.20	\$285.00	\$342.00
					Total	\$5,659.86

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
9048	04/17/2024	\$5,659.86	\$0.00	\$5,659.86
			Outstanding Balance	\$5,659.86

Total Amount Outstanding **\$5,659.86**

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

Please pay within 30 days.



March 18, 2024
 Project No: P0113094.60
 Invoice No: 52068

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 developing maps requested, attend February CDD meeting.

Professional Services from February 01, 2024 to February 29, 2024

Professional Personnel

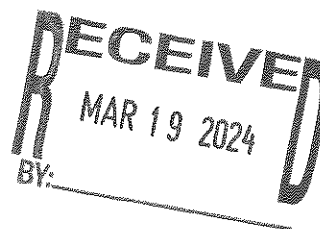
	Hours	Rate	Amount	
CADD Technician	14.50	105.00	1,522.50	
Engineer	.75	150.00	112.50	
Vice President	2.00	250.00	500.00	
Totals	17.25		2,135.00	
Total Labor				2,135.00

Reimbursable Expenses

Printing - Reimbursable			2.20	
Travel - Reimbursable - Mileage			24.83	
Travel - Reimbursable- Mileage Client OV			12.56	
Total Reimbursables	1.15 times		39.59	45.53
	Total this Invoice			\$2,180.53

Outstanding Invoices

Number	Date	Balance
51852	2/19/2024	625.00
Total		625.00





March 18, 2024
 Project No: P0113094.90
 Invoice No: 52071

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 February 01, 2024 to February 29, 2024

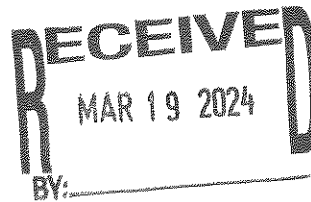
Fee and Expense Billing

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Site Plan, Prelim Eng	3,750.00	100.00	3,750.00	3,750.00	0.00
Task 2: Final Eng & Const Drawing	14,750.00	60.00	8,850.00	4,425.00	4,425.00
Task 4A: Bidding, Award & Preconstruct	3,500.00	0.00	0.00	0.00	0.00
Total Fee	22,000.00		12,600.00	8,175.00	4,425.00
		Total Fee			4,425.00

Reimbursable Expenses

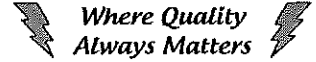
Printing - Reimbursable					.78
Total Reimbursables			1.15 times		.78
			Total this Task		\$4,425.90
			Total this Invoice		\$4,425.90



TMT Electric, LLC

290 Circle Dr S
Saint Augustine, FL 32084 US
(904) 315-1248
tmelectricllc@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

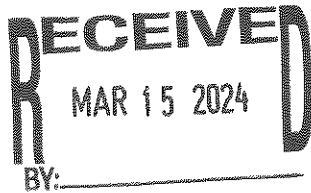
SHIP TO
Rivers Edge CDD 1
475 West Town Place
Suite 114
Saint Augustine, Florida
32092

INVOICE 1067
DATE 03/14/2024
TERMS Net 30
DUE DATE 04/13/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	All exterior lighting on Rivertown Main Street exit and entrance at LongLeaf Parkway not working. Removed faulty timeclock from circuit and replaced with dusk to dawn photocell.	0	240.00	240.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	240.00
TAX	0.00
TOTAL	240.00
BALANCE DUE	\$240.00



Approved RECDD
Submitted to AP 3.15.24
By Kevin McKendree
Kevin McKendree



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 # 4187382127
 INVOICE DATE 03/25/2024
 SERVICE TICKET # 4187382127
 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

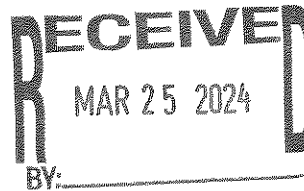
EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	02	F	3	6.960	20.88	N
	X10186	4X6 ACTIVE SCRAPER	02	F	2	8.120	16.24	N
	X10189	3X5 XTRAC MAT ONYX	02	F	2	11.020	22.04	N
	X10192	4X6 XTRAC MAT ONYX	02	F	1	13.920	13.92	N
	X10202	3X10 XTRAC MAT ONYX	02	F	1	17.400	17.40	N
SUBTOTAL							90.48	
SERVICE CHARGE								6.90 N
SUBTOTAL								97.38
TAX								0.00
TOTAL USD								97.38

Signature :

JASON DAVIDSON
 Sold To: 0021060308 SO#: 4187382127

Invoice Total Pymt on Acct
 97.38 0.00
 03/25/2024 07:31 AM

Approved RECDD I
 Submitted to AP on 3.25.24
 by Jason Davidson



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.



Bottled Water * Filtration * Coffee

Mountain Valley Spring Water flows from a spring in the heart of the Ouachita Mountains and right to your door. Enjoy \$5 off 750 mL 12-pks of sparkling or spring water. Limited time offer! Order at water.com/myaccount.

Customer Account#:662311414845635

RIVERTOWN FITNESS CENTER
See Account Summary Details

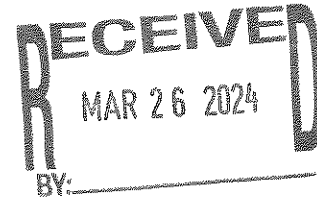
Invoice Date: 03-24-24
Invoice #: 14845635 032424
Purchase Order #: See Details Below

Date	Transaction #	Details	Qt y.	Each	Amount
		Previous Balance			442.65
03-11-24		Payment - Thank You			-442.65
		Remaining Balance			0.00
		Products and Other Charges			
		Ship To Reference # 14845634			0.00
		Ship To Reference # 15261387			456.65
		Total Products and Other Charges			456.65

Summary continued on next page...

Approved RECDD I
Submitted to AP on 3.26.2024
by Jason Davidson

Jason Davidson



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

Previous Balance \$442.65	Payment \$442.65	Total New Charges \$468.63	Pay This Amount \$468.63
-------------------------------------	----------------------------	--------------------------------------	------------------------------------

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



200 Eagles Landing Blvd
Lakeland, FL 33810

Customer Account#: 662311414845635
Due By: Upon Receipt
Late Fees May Apply After: 04-16-24
Total Amount Due: \$468.63

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

Date	Détails	Qty.	Each	Amount
	Rental			
	Ship To Reference # 14845634			0.00
	Ship To Reference # 15261387			11.98
	Total Rental			11.98
	Deposits			
	Ship To Reference # 14845634			0.00
	Ship To Reference # 15261387			0.00
	Total Deposits			0.00
	Total New Charges:			468.63

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

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
02-27-24	T240586970014			
	CRYSTAL SPRINGS 5G SPRING WATER	17	12.99	220.83
	5.0 GALLON BOTTLE RETURN	-17	6.00	-102.00
	5.0 GALLON BOTTLE DEPOSIT	17	6.00	102.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	Total			234.82
	Rec'd By:			
	R2406421545799			
	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	6.99	6.99
	Sales Tax			0.00
	Total			6.99
	Rec'd By:			
03-12-24	T240726970014			
	CRYSTAL SPRINGS 5G SPRING WATER	16	12.99	207.84
	5.0 GALLON BOTTLE DEPOSIT	16	6.00	96.00
	5.0 GALLON BOTTLE RETURN	-16	6.00	-96.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	Total			221.83
	Rec'd By:			
	R2408221545799			
	TOP LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL	1	4.99	4.99
	Sales Tax			0.00
	Total			4.99
	Rec'd By:			
	Total for Location			468.63

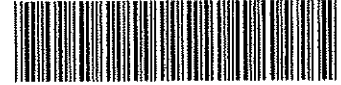
Pinch A Penny 148

625 State Road 13
St. Johns, FL 32259

Statement

Account Number:

9044405668



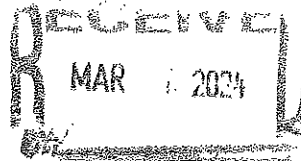
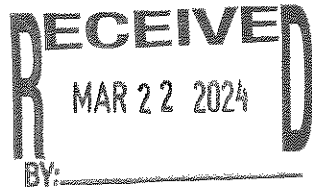
Account Summary

JASON DAVIDSON 475 WEST TOWN PLACE, SUITE 114 AUGUSTINE, FL 32092 RIVERTOWN:RIVERS EDGE CDD	Statement Number: 10 Closing Date: 2/29/2024 Balance: \$71.96
--	---

1-30 Days	31-60 Days	61-90 Days	Over 90 Days	Balance Due
\$0.00	\$0.00	\$71.96	\$0.00	\$71.96

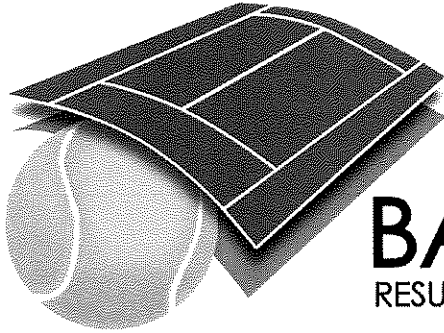
Account Activity

Date	Due Date	Type	Reference	Description	Amount	Balance
12/14/2023	12/31/2023	Invoice	TR:898428		\$71.96	\$71.96



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/01/24	00014	2/18/24 1	202402 600-53800-61000	DEP TENNIS CT RESURFACING	*	8,925.00		
							B.A.B. TENNIS COURTS	8,925.00 000026
3/08/24	00016	2/26/24 02262024	202402 600-53800-61000	FINAL SLAB RPR RIVERHOUSE	*	3,735.87		
							ALPHA FOUNDATION SPECIALISTS LLC	3,735.87 000027
3/08/24	00015	2/21/24 02212024	202402 600-53800-60000	50% VISION SLING CHAISE	*	8,496.60		
							WINSTON FURNITURE COMPANY OF	8,496.60 000028
						TOTAL FOR BANK B	21,157.47	
						TOTAL FOR REGISTER	21,157.47	

REDG RIVERS EDGE OKUZMUK



RECEIVED
FEB 27 2024
BY: _____

BAB Tennis Courts

RESURFACING CONSTRUCTION MAINTENANCE

RiverTown Tennis Center Clay Court Resurfacing Invoice #1

Name: Rivertown Tennis Courts	From: Brian Bullock
Attention: Kevin Kmckendree@vestapropertyservices.com	Date: 2.18.24
Address- Vesta property Rivertown Kendall Crossing Dr St Johns, FL 32259	Phone Number: 352-572-0179

Jason,

Here is the Invoice that we spoke about for the resurfacing of your 3 clay courts as well as the pickleball court Conversion.

- Resurfacing to include removal all existing lines and nails, the removal of existing dead material and scarify entire surface. We will then install **6 tons** of new Har-Tru material per court via our laser leveling system.

• Installation of new lines and nails and sanding and repainting of existing net posts. Re-installation of existing net. Rolling of courts until appropriate compaction.

Owner is responsible for rolling courts for firmness after completion.

B.A.B has a strict quality control program and we are extremely careful when administering services and we supply our customers with a 12 month warranty on work performed, however we are not responsible for any patios, pavers, concrete, asphalt or landscape damage while working in the area .

Customer must provide a properly functioning irrigation system (with a minimum of 40 psi) and water and power within 50ft.

Cost Per court at 6 tons per court \$5,950.00(3)-\$17,850.00

Invoice #1-\$8,925.00 -Due now-

Invoice #2-\$8,925.00- Due on Completion of project

If you have any questions or concerns or if you would like to make any changes to the estimate, please do not hesitate to call or email.

Thanks and best,
Brian Bullock
B.A.B. Tennis Courts

P.O Box 5212 Ocala, FL 34478 352-572-0179 www.babtennis.com



A Groundworks Company

Randall Stewart
Alpha Foundation Specialists, LLC
66 Industrial Park
Monticello, FL 32344
Phone : 850-877-1313

Invoice Date: 2/26/2024
Job Number: 58057
Submitted To: Rivers Edge CDD
Address: 475 West Town Pl Suite 114
St. Augustine, FL 32092
Job Location:
Phone: 140 Landing Street
Saint Johns, FL 32259

Email: office@alphafoundations.com

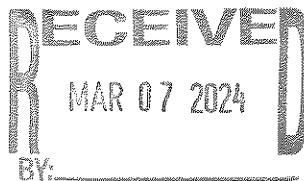
PRODUCT	QTY	AMOUNT
Foundation Settlement		\$4,981.16
1 Year Annual Service Plan	1	
Engineering A	1	
Fuel Surcharge	1	
Permit Package A	1	
SettleStop Push Pier	2	
TOTAL		\$4,981.16

Deposit Paid	\$1,245.29
Total of Partial Payments	\$0.00
Final Payments	\$0.00
Adjustments	\$0.00
Balance Due	\$3,735.87

BUYER'S SIGNATURE

Approved RECDD
Submitted to AP 3.7.24
By Kevin McKendree

Kevin McKendree



TEXACRAFT®

DEPOSIT INVOICE

Remit To Address
5514 PAYSHERE CIRCLE
CHICAGO, IL 60674

SALES ORDER: 817407
DATE: 2/21/2024
Page: 1 of 1

Sold To: Riversedge CDD
475 West Town Place suite 114
St Augustine, FL 32092

Ship To: Rivertown
140 Landing St
St Johns FL 32259
USA
Receiving

Kevin Mckendree
Phone: 904-607-1038
kmckendree@vestapropertyservices.com

Customer #:	66018	Ship Via:	Less Than Truck Load
Customer PO:	TEXQ11585	FOB:	Origin
Order Date:	2/1/2024	Terms:	50% Deposit Net 30
Sales Rep:	MANDY BATEMAN		

Call Kevin McKendree for delivery appt and ref. Rivertown order 904-607-1038

Line	PartNum	Description	Order Qty	Unit Price	Ext. Price
1	M4409S	M4409SSLV027 - Vision Sling Chaise Finish: Silver Sling 1: Clay Sky (027)	40.00 EA	\$376.08	\$15,043.20

Ship By Date: 3/29/2024

Miscellaneous Charges Breakdown

Contract Freight Charge	1,950.00
	1,950.00

Net Total \$15,043.20

Total Misc Charges \$1,950.00

Tax Total \$0.00

Order Total \$16,993.20

Less Deposit \$0.00

Balance Due \$16,993.20

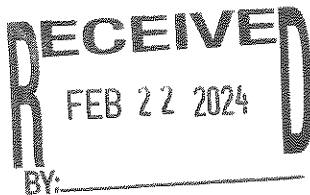
50% Deposit \$8,496.60

SPECIAL INSTRUCTIONS

Call Kevin McKendree for delivery appt and ref. Rivertown order 904-607-1038

Approved RECDD
Submitted to AP 2.22.24
By Kevin McKendree

Kevin McKendree



Texacraft- PO Box 868, Haleyville, AL 35565 205-486-9211

Visit our website to review the warranty information
<http://texacraft.com/warranty-information>

NOTICE: Some furniture products can expose you to chemicals known to the State of California to cause cancer and/or birth defects or other reproductive harm. Please check the on-product label for warning information.

FOURTH ORDER OF BUSINESS

A.



Rivers Edge CDD – I, II, and III

Landscape Update for May 2024

- **General Maintenance**
 - Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds
 - We have Detailed and Cleaned up the Riverhouse and Riverclub.
 - Team is spraying for weeds throughout the community and trimming shrubs.
 - Team has been spraying all mulch beds for clean appearance.
 - Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on status of concerned areas and the overall appearance of the community.
 - We have started Installing Pine Straw and Mulch Throughout the community. We are projecting to complete by the end of May.
 - Annual flowers have been installed along with fresh and rich soil. We raised the beds for a better show. We will install Yellow Coleus in the back, Lipstick Pentas in the middle, and Purple Angelonia in front. This will give the Summer feel and look amazing. The next rotation will be June.
 - 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 four times a week due to Warm temperatures and the drought we are in.
- Lead tech is working with IQ system to help system run more efficiently.
- We are setting three day rain delays when we have rain
- We have cut the water bill in half
- Other options are being looked at to make the system more efficient and save on the annual water cost.
 - Items being looked at:
 - Eliminating bubblers on established trees that do not need them anymore
 - Making sure all rain sensors are operational
 - Adding rain sensors to battery operated valves
 - Each area will be different depending on layout and justification of cost.
 - Some will be looked at to be added to a clock with wiring.
 - Others will be looked at for rain sensor installation and hidden by plant material if required.
- Full Irrigation inspection report will be sent over once we have run through entire system
- We are running system 4 to 5 days a week during the drought we are in. Irrigation is supplemental to the amount of rainfall we get. Turf will recover and look much better once we receive rain.

- **Fert/Chem**

- Our techs will be fertilizing the entire property this month with 21-7-14 Granular. Lots of Iron in this treatment to get turf to push and green up.
- We will treat for turf weeds throughout community.
 - Seasonal weeds such as chamber bitter is popping up in a lot of areas already.
- The turf is starting to push growth. We have had record warm temperatures during this time, so our team has been doing full maintenance throughout community.
- 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.

D.

1.

April 26, 2024

Rivers Edge Community Development District
Attn: Courtney Hogge, Recording Secretary
475 West Town Place, Ste. 114
St. Augustine, FL 32092

Dear Ms. Hogge:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

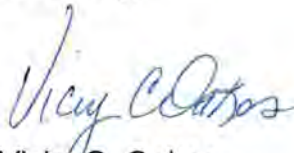
Rivers Edge CDD

3948 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2024.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

VO/db

E.

RIVERTOWN

RECDD's Weekly Operations Report

Date of report: **05/15/2024**

Submitted by: **Richard Losco & Kevin McKendree**

RECDD I

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 also relocated the fish barrier as the old one was broken and unsafe to access.

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. We plan to have this painted before Memorial Day.

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. Our old chairs were also soft washed this month and we are looking into buying replacement slings in preparation for the busy season. New chairs shipped on 4/26.

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. We are currently working on the pool decks in preparation for the busy season.

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.

Slide resurfacing:

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

Street lights:

We have located 5 of the tall street lights in the community that after troubleshooting, have been determined to have bad drivers. These are on order and this project will be coupled with others while we rent a lift in order to save costs. The drivers have arrived and installed. 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.

RiverFront Park Pier:

Two out of the four flags were stolen from the piers roof. We will now be locking these to the pole with a wire that is crimped so that it cannot be cut easily. This is now closed.

RiverHouse Pool:

The expansion joint in the family pool has developed a crack. Epic Pools came out to putty over it to ensure no water is lost. We will continue to keep an eye on this crack and have backup putty on hand.

Mascotte and Baya:

It was brought to our attention during Marchs meetings that the do not enter sign at the corner of Mascotte and Baya is not deterring traffic from going the wrong direction. In conversating with district engineer it was determined to paint a one way traffic arrow on the asphalt there. We will perform this in house to save costs.

Footbridge Sidewalk:

The sidewalk between 411 and 425 Footbridge has a very steep dip in between the 2 homes which is allowing excess water to puddle well beyond our 48 hour rule. After going over the area with district engineer it was determined that we need to remove the sidewalk and have it repoured to proper slope. We also need to remove the sod between the curb and the sidewalk, excavate the soil and replant new sod in order to bring down the overall height which will allow the water to shed to the street. This is now closed.

Basketball Court Lighting:

We will be exploring options for basketball court lighting to gather costs for budgeting purposes. One Solar option and one hardwired option.

Broken Faucets:

We continue to have issues with bathroom faucets at the Riverhouse due to their age. We were able to repair 2 this week but are still having issues with 3 others. We have ordered replacements and will install once they arrive.

Broken Sprinkler Heads:

We discovered about 20 sprinkler heads across from the new dog park on Rivertown Main that were vandalized as they were running overnight. There are no tire marks leading to the heads but it is clear that they were struck by something intentionally to snap them all. This is now closed.

RECDD II**RiverClub Missing Plant Material:**

We installed approximately 30 Jack Frost ligustrums in the median at the club. This is to fill in areas for cosmetic purposes and hopefully deter cars/golf carts from running over the other landscaping. This is now closed.

Watersong Pond 13:

Pond 13 in Watersong has washouts/craters in the shoreline from runoff. We will be having this excavated and smoothed back out then resodded.

Backup Pool Pump:

A backup pool pump and motor was approved for purchase in April's meeting. This order has been placed and we are awaiting its arrival.

Drainage:

Our in house team was busy this month installing a series of drains at the Riverclub to help alleviate water runoff that comes from the electrical conduit in the transformers and leaves rust stains. This is now closed.

RECDD III

Haven Ponds:

Pond PP and RR in the Haven have washouts that have impacted the sight lines of the shoreline which has made for some unhappy residents. We had them excavated out which will bring them back to standard. Pond PP is done and RR are completed. This is now closed.

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.

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 numerous concerns already this year as to what will be done to mitigate the issue this year. After talking with Jim Schwartz with Florida Waterways, he stated that the growing season for these starts in April. He performed 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. We have contracted Florida Waterways to perform both of these methods at the price of their product costs with no labor charges as a favor from Mr. Schwartz. The bacterial treatment was performed 4/3/24 and a second dose on 4/24/24. The 8,000 gambusia fish were also introduced on 4/24.

Crosswalk lights:

The crosswalk lights that lead to the Riverclub from Homestead have been having issues with connectivity. We found that one of the ports on the top of the unit is taped from the factory and the tape has eroded over time allowing water to infiltrate the unit causing damage to the batteries and circuit board. Replacement parts have been ordered.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: 5/15/24

Submitted by: **Kim Fatuch**

Ongoing Projects

- Working on Grand Opening stuff for RiverLodge – tentative date of July 13th
- Events through December slated and some vendors booked.

April Events

- 4.11 & 25.24 – Music Bingo and Trivia
 - DJ Ross will be in the café doing music bingo and trivia on the second and fourth Thursdays
- 4.27.24 – Mad Hatter Tea Party
 - Roughly 80 residents showed up. Very low-key event.
 - Received kudos on this event via email. “Hi!

I wanted to say thank you for putting on the tea party today at the Riverhouse. It was such a fun event and so well put together. My kids enjoyed themselves and it really reminded me that RiverTown is such a fun and beautiful place to live. We don't participate in many holidays, so we miss out on events sometimes and this one was just the right vibe!

Hope to see more events like this.

With gratitude,

Elizabeth

- Kids decorated cookies, and cups. They had tea and lemonade with Mad Hatter and Alice.
- Everyone ate cotton candy, scones, muffins and cake squares while the DJ took song requests.



May Events

- 5.4.24 – Community Yard Sale
 - All residents can set up shop and sell their old stuff.
 - List of homes participating will be sent Friday prior
 - Total of 62 residents reached out to be added to the list of homes participating
- 5.5.24 – Cinco De Mayo Fiesta at the RiverClub
 - Nacho Bar, Live Music, Bachata lessons, pinata giveaway, drink specials
 - Roughly 200 people came out to this event.
 - High praise for service, musician and event as a whole



- 5.11.24 – Mom's Day Out
 - Pampering vendors, charcuterie, RiverHome Candles and more will be at the RiverClub pampering mom's/women while they enjoy Brunch and mimosas.
- 5.17.24 – Jeremy Weinglass
 - Back for a piano performance at the RiverClub

- 5.25.24 – Music & BBQ Memorial Weekend Party
 - Emily Mikus (daughter of Tony, lead singer of Big Engine) providing music
 - BBQ specials – possibly pulling kitchen staff out to grill burgers and hot dogs outside
 - Drink specials

- 5.27.24 – Memorial Day Pool Party at the RiverHouse
 - DJ, face painting and food trucks
- 5.27.24 – Memorial Day entertainment at the RiverClub
 - Café open 12pm – 8pm
 - Live music by Violette Lani



Customer Service Report

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

Date of Visit: 4/1/2024

Waterway and Ditch Treatments

Site	A	AA	B	BB	C	CC	CR1	CR2	CR3	CR4	CR5	CR6	CR7	CR8	D
Algae	x			x		x		x					x	x	
Submersed Weeds	x			x		x		x						x	
Shoreline Grasses & Brush						x				x	x	x		x	
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection															
Debris Removal		x	x		x		x								x

Comments: For today's service report I treated the ponds for algae, submersed weeds, shoreline grasses, and removed debris from in and around the ponds.

Carp Program

- Carp Observed
- Barriers Inspected

Flow

- None
- Slight
- Visible

Water Clarity

- < 1'
- 1-2'
- 2-4'
- >4'

Water Levels

- High
- Normal
- Low

Fish/Wildlife Observations

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

Native/Beneficial Vegetation Noted

- | | | | |
|--|---------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input 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 checked="" 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: 4/1/2024

Waterway and Ditch Treatments

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

Comments: For today's service report I treated the ponds for algae, submersed weeds, shoreline grasses, and removed debris from in and around the ponds.

Carp Program

- Carp Observed
- Barriers Inspected

Flow

- None
- Slight
- Visible

Water Clarity

- < 1'
- 1-2'
- 2-4'
- >4'

Water Levels

- High
- Normal
- Low

Fish/Wildlife Observations

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

Native/Beneficial Vegetation Noted

- | | | | |
|--|---------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input checked="" 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: 4/1/2024

Waterway and Ditch Treatments

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

Comments: For today's service report I treated the ponds for algae, mosquito larve, shoreline grasses, and removed debri from in and around the ponds. Thank you for choosing Florida Waterways Inc. and have a blessed day!

Carp Program

- Carp Observed
- Barriers Inspected

Flow

- None
- Slight
- Visible

Water Clarity

- < 1'
- 1-2'
- 2-4'
- >4'

Water Levels

- High
- Normal
- Low

Fish/Wildlife Observations

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

Native/Beneficial Vegetation Noted

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

Did you know? 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: 4/1/2024



Pond A



Pond AA



Pond B



Pond BB



Pond C



Pond CC

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: 4/1/2024



Pond CR1



Pond CR2



Pond CR4



Pond CR5



Pond CR6



Pond CR7

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: 4/1/2024



Pond CR8



Pond D



Pond DD



Pond E



Pond EE



Pond FF

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: 4/1/2024



Pond G



Pond GG



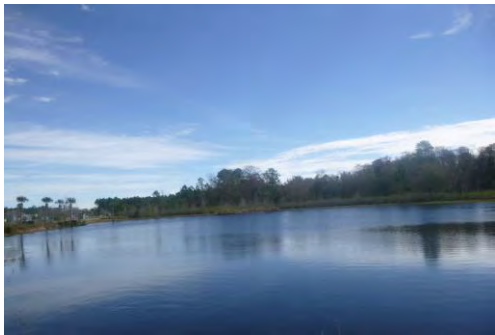
Pond H



Pond HH



Pond I



Pond II

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: 4/1/2024



Pond J



Pond K



Pond L



Pond LL



Pond M



Pond MM

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: 4/1/2024



Pond OO



Pond Q



Pond R



Pond S



Pond T



Pond U

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: 4/1/2024



Pond V



Pond W



Pond WW



Pond X



Pond Y



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
	SJSO24CAD080219			3

ACTIVITY / COMMENTS:

Total Contacts:4 Citations:0 Warnings:3 Top speed measured by radar was; ,***38MPH on Kendall Crossing***, ***35MPH on Rivertown Main***

Responded to a tree falling on a person (SJSO24OFF003785) and assisted with a disturbance (SJSO24OFF003786)



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO24CAD084906			3

ACTIVITY / COMMENTS:

Total Contacts:3 Citations:0 Warnings:3 Top speed measured by radar was; ,***35MPH on Rivertown Main***, **42MPH on Keystone Corners**

***Routine Patrolled Construction sights due to ongoing issues with speeding trucks, no violations observed**



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
	SJSO24CAD094619			3

ACTIVITY / COMMENTS:

Total Contacts:1 Citations:0 Warnings:0 Top speed measured by Radar was,, **33 MPH on RiverTown Main Street.

Assisted with a disturbance at the Rivertown Publix. Spoke to two juveniles who were near the houses under construction in the Ravine. Advised them not to enter the houses or be on the construction sites.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 3015227

FIFTH ORDER OF BUSINESS

A.

RESOLUTION 2024-03

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

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

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

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 15TH DAY OF MAY, 2024.

ATTEST

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

**RIVERS EDGE, RIVERS EDGE II, RIVERS EDGE III
COMMUNITY DEVELOPMENT DISTRICTS**

REQUEST FOR PROPOSALS

FOR

AMENITY, CAFÉ, LIFESTYLE AND FIELD MANAGEMENT

May __, 2024

TABLE OF CONTENTS

1. Instructions for Proposers
2. General Description of Facilities
3. Scope of Management Services
 - A. Additional Instructions
4. Proposal Forms
 - A. Affidavit of Acknowledgments
 - B. Sworn Statement Regarding Public Entity Crimes
 - C. General Proposer Information
 - D. Personnel
 - E. Experience
 - F. Pricing (please use proposal form attached separately)
5. Forms of Agreement (attached separately)
 - A. Rivers Edge CDD
 - B. Rivers Edge II CDD
 - C. Rivers Edge III CDD

1. INSTRUCTIONS FOR PROPOSERS

DATE	EVENT
May __, 2024	Project Manual Available to Bidders
May __, 2024, at _____	Non-Mandatory Pre-bid Conference
May __, 2024, to June __, 2024, during business hours	Site Available for Inspection
_____, 2024, at 5:00 p.m.	Deadline for Questions
_____, 2024, at 12:00 p.m.	Proposals Due
_____, 2024, at _____	Joint Board Meeting to Evaluate Proposals & Award Contract

Notice is hereby given that the Rivers Edge, Rivers Edge II, Rivers Edge III Community Development Districts (the “Districts”) will accept proposals from qualified firms interested in providing amenity, café, lifestyle, and field management services for the District’s shared facilities. These shared facilities are the “River House”, the “River Club” which has a full restaurant/café that serves alcohol, and the new facility anticipated to open in summer 2024 known as the “River Lodge” (together, the “Facilities”). The Districts intend to each select the proposal(s) that is/are in the best interests of each individual district. It is possible that each district may choose a different vendor, or that all three Districts may select the same vendor. Proposers should submit pricing for each district individually and, if any price efficiencies are realized in the event of a contract award for all three Districts, submit separate pricing reflecting such efficiencies. The proposal form contemplates each of these scenarios. The contracts are anticipated to commence on October 1, 2024.

In order to submit a proposal, each Proposer must, at a minimum, be authorized to do business in Florida, hold all required state and federal licenses in good standing, and otherwise meet any applicable requirements set forth by the Districts.

All proposals should include the following information, among other things described herein:

- A. Completed and executed proposal forms as set forth herein.
- B. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person(s). Proposer shall demonstrate its level of experience and expertise in substantially similar operations.
- C. A narrative description of the Proposer’s approach to providing the services for each of the tasks as described in the scope of services provided herein.
- D. Complete pricing showing the total cost of providing the services, broken down as set forth on the following price proposal form. For any subcontractor being proposed, the total amount proposed to be paid by the District for these services shall be segregated between the actual funds being paid to the subcontractor and the mark up being charged by Proposer.

- E. A written statement how the Contractor proposes revenues from lessons and special events to be distributed.
- F. A list of community development districts for which the Proposer has provided a full range of amenity services within the last five years. As a minimum requirement, Proposer must have, within the last five years, provided a full range of amenity services to at least three community development districts with an annual general fund budget of over \$500,000. The Proposer's list should demonstrate compliance with this requirement.

Proposal packages are available by contacting the office of the District Manager at the address and e-mail provided herein. The Districts may choose not to evaluate any proposal not completed as specified or missing the required documents. By submitting a proposal, Proposers acknowledge this is an informal solicitation of proposals for contractual services and there is no right to protest this proposal package or the Boards' selection(s) of the ultimate proposal(s).

Firms desiring to provide a proposal shall submit **ten (10) originals and one (1) electronic copy of the required proposal no later than _____, 2024 at 12:00 p.m. (EST), to the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092, Attention: Jim Oliver, joliver@gmsnf.com, electronic copy to District Counsel, Lauren Gentry, at lauren@cddlattorneys.com.**

Any firm submitting a proposal is strongly encouraged to attend the joint meeting of the Districts' Boards of Supervisors to be held on _____, 2024, starting at _____ located at **Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32259**. The Boards of Supervisors will be evaluating the proposals at this meeting and each Proposer will be allocated time to describe their company and proposal(s) and to answer questions.

If the Proposer desires to propose an alternate approach to operating and maintaining the Districts' Facilities based on Proposer's specialized knowledge and experience in this area, the Proposer is strongly encouraged to submit both a proposal responsive to the structure outlined herein and a separate, alternative proposal.

Price will be one factor used in determining the proposal that is in the best interest of each district, but the Districts explicitly reserve the right to make such award to other than the lowest price proposal. The Districts have the right to reject any and all proposals and waive any technical errors, informalities or irregularities if they determine in their discretion it is in the best interest of the Districts to do so. The Districts' Boards of Supervisors shall review and evaluate the proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the Districts. The Districts reserve the right to reject any and all proposals, make modifications to the scope of the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the Districts. There is no public procurement requirement for these services and as such bid protest rights are not afforded.

Nothing herein shall be construed as or constitute a waiver of Districts' limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

Any and all questions relative to this project shall be directed in writing by e-mail only to the District Manager Jim Oliver, joliver@gmsnf.com, no later than _____.

*Rivers Edge, Rivers Edge II, Rivers Edge III Community Development Districts
Jim Oliver
District Manager*

2. GENERAL DESCRIPTION OF FACILITIES

The three districts (Rivers Edge CDD, Rivers Edge II CDD, and Rivers Edge III CDD) combined consist of over 4000 acres of land located entirely within St. Johns County, Florida. Currently, Rivers Edge owns, operates and maintains various common areas, parking lots, storm water management ponds, playground, the RiverHouse amenity center, aquatic facilities located at the RiverHouse that includes a zero entry family pool and water slide, as well as a competition pool, sport courts (i.e. tennis courts and basketball courts, etc) multi-purpose fields, fitness center, RiverFront Park, hardscaping, onsite and offsite landscaping and irrigation systems. Rivers Edge II owns, operates, and maintains various common areas, parking lots, storm water management ponds, amphitheater, kayak launch, the RiverClub amenity center, aquatic facilities located at the RiverClub that includes a zero entry more adult styled pool, a Café operation which serves alcohol, hardscaping, onsite and offsite landscaping, and irrigation systems. At this point, Rivers Edge III is finalizing the opening of the RiverLodge amenity center which will have a family pool, lazy river, recreation pond, kayak launch into a large recreation lake; it also owns and operates various stormwater facilities, landscape and irrigation facilities. The maintenance and management contracts currently in effect are public records and can be obtained by contacting: Jim Oliver, joliver@gmsnf.com. Proposers should familiarize themselves with the Districts' lands and facilities prior to submitting a proposal.

3. SCOPE OF MANAGEMENT SERVICES NEEDED

The scope of services for each position is set forth in the forms of agreement attached to this Project Manual. Staffing levels and additional instructions are set forth in **Section 3.A**. Bidders should carefully examine the required scopes and staffing levels on which the bid should be based.

What is Not Included in the RFP? If the proposer requires clarification about what is or is not included in the RFP, it shall seek guidance from the District in advance of submitting a proposal.

1. District Management and Accounting Services
2. Performance of Primary Landscape Maintenance Services
3. Performance of Primary Preventative Maintenance of Fitness Equipment
4. Engineering Services
5. Legal Services
6. Auditing Services

3.A. – ADDITIONAL INSTRUCTIONS

Staffing Hours

Normal Facility Hours of Operation														
RiverHouse (RE 1)	5:30 a.m. - 8:30 p.m.													
RiverClub (RE 2)	5:30 a.m. - 8:30 p.m.													
RiverLodge (RE 3)	5:30 a.m. - 8:30 p.m.													
Facilities are closed in observation of these Holidays														
New Years Eve	Close at 2:00 p.m.													
New Years Day	Closed													
Easter	Closed													
Thanksgiving Eve	Close at 2:00 p.m.													
Thanksgiving	Closed													
Christmas Eve	Close at 2:00 p.m.													
Christmas	Closed													
Staffing Positions	Normal Staffing Hours	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	RiverHouse	RiverClub	RiverLodge	Weekly Hours	Annual Hours	
GENERAL MANAGER-CPO Certified	9:00 a.m. to 5:00 p.m.	8.0	8.0	8.0	8.0	8.0			13.3	13.3	13.3	40.0	2,080.00	
LIFESTYLE DIRECTOR	8:00 a.m. to 4:00 p.m.	8.0	8.0	8.0	8.0	8.0			13.3	13.3	13.3	40.0	2,080.00	
Lifestyle Assistant	8:00 a.m. to 4:00 p.m.	8.0	8.0	8.0	8.0	8.0			13.3	13.3	13.3	40.0	2,080.00	
AMENITY/AQUATICS MANAGER-CPO Certified	9:00 a.m. to 5:00 p.m.	8.0	8.0	8.0	8.0	8.0			13.3	13.3	13.3	40.0	2,080.00	
Amenity Office-Resident Services (1 per Facility)	9:00 a.m. to 5:00 p.m.	8.0	8.0	8.0	8.0	8.0			13.3	13.3	13.3	40.0	2,080.00	
Facilities Attendant (1 per Facility)	7:00 a.m. to 7:00 p.m.	36.0	36.0	36.0	36.0	36.0	36.0	36.0	84.0	84.0	84.0	252.0	13,104.00	
Janitorial	7:00 a.m. to 3:00 p.m.	8.0	8.0	8.0	8.0	8.0			13.3	13.3	13.3	40.0	2,080.00	
FIELD OPERATIONS MANAGER-CPO Certified	8:00 a.m. to 4:00 p.m.	8.0	8.0	8.0	8.0	8.0			13.3	13.3	13.3	40.0	2,080.00	
Pool Technician-CPO	7:00 a.m. to 3:00 p.m.	8.0	8.0	8.0	8.0	8.0			13.3	13.3	13.3	40.0	2,080.00	
Pool Technician-CPO	7:00 a.m. to 3:00 p.m.	8.0	8.0	8.0	8.0	8.0			13.3	13.3	13.3	40.0	2,080.00	
Maintenance Technician	7:00 a.m. to 3:00 p.m.	8.0	8.0	8.0	8.0			8.0	13.3	13.3	13.3	40.0	2,080.00	
Maintenance Technician	7:00 a.m. to 3:00 p.m.		8.0	8.0	8.0	8.0	8.0		13.3	13.3	13.3	40.0	2,080.00	
Total		116.0	124.0	124.0	124.0	116.0			230.7	230.7	230.7	692.0	35,984.00	
<p>This table is meant to provide assistance to proposing firms. Actual Hours may vary day to day, week to week, or as Directed by the Boards. The General Manager, Lifestyle Director and Assistant, Amenity/Aquatics Manager and Field Operations Manager shall oversee the operations of all 3 Districts Manager On Duty (MOD) coverage is mandatory 7 days a week. One member of management will cover the main hours of activity on Saturday and Sunday During Holiday closures, residents have the ability to use the Gym, Ballet Studio, Tennis Courts, Basketball Courts, Soccer Field, Play Parks. During Holiday closures, Rivers Edge II (River Club) including café is closed. Proof of CPO Certification for All Mangers shall be provided within the first 180 days after execution of the agreement, and must be maintained throughout the term of the agreement(s)</p>														

Additional Instructions

EMERGENCY ACTION PLAN AND SAFETY PROGRAM

Within the first 90 days of the start of the Agreement, the Amenity Management company shall develop, implement, and maintain the District's Emergency Action Plan (EAP) and Safety Program for operations at the Amenity Centers. The Emergency Action Plan shall be a detailed plan and checklists for the Preparation, Response and Recovery of the Amenity Centers in the event of natural disasters. The Management Company shall comply with all District, State of Florida, Federal and local regulations/orders, rules, policies, and directives, as they pertain to occupational safety and health, the safe operation and security of the amenity facilities. The Amenity Management Company shall provide, at the Amenity Management Company's expense, all safety equipment, and materials necessary for and related to the work performed by its employees. Such equipment will include, but is not limited to items personal protective equipment (PPE), to protect its employees.

SPECIAL QUALIFICATIONS/CERTIFICATIONS, LICENSING REQUIREMENTS

Qualifications/Certifications:

1. The General Manager, Amenity Manager, Field Operations Manager, and any Managers on Duty, shall be qualified as a (CPO) Certified Pool Operator or (AFO) Aquatics Facility Operator within the first 180 days after the execution of the agreement, and shall maintain those certifications for those positions throughout the term of the agreement(s).
2. The General Manager, Amenity Manager and Café Manager must both possess a valid Manager's Food Safety Certification.
3. There must be at least two (2) employees of the management company that work onsite, who have been professionally trained by the preferred clay court Contractor of the District, in the upkeep and maintenance of clay tennis courts and hydration systems.
4. All staff will be required to be certified in CPR and AED use per direction of the District.
5. Licensing Requirements: Proposing company shall be required to possess all applicable licenses required by state and local agencies, in order to manage the Amenity facilities.
6. Must successfully manage the amenity facilities and pass all health and safety inspections by local governments such as Fire Safety Inspections and Health Inspections.

ADDITIONAL GUIDANCE ON STAFFING LEVELS/HOURS

1. Companies are instructed to provide pricing in each of the individual District's pricing sheet with the understanding that this individual pricing sheet is meant to determine the total cost individually for each District, if only one District was awarded, or separate companies were selected by the different Boards. A separate sheet is provided for combined pricing, if all 3 Districts Boards awarded a single company the agreement for all 3 Districts Services.
2. Holiday Schedule will allow for closing early on specific days as approved by the board of Supervisors, and remaining closed for the holidays, as listed in the Holiday Schedule Table
3. The General Manager, Amenity/Aquatics Manager, Field Operations Manager, and all MODs shall be CPO or AFO certified.
4. The Amenity Office shall be staffed with (1) Amenity Office-Resident Services at each of the 3 amenity centers/facilities, who answers calls, takes reservations, and assists with resident relations, supporting the General Manager and other managers with administrative support responsibilities.
5. Facilities Attendant: Scheduled for 12 hours a day at each facility, 7 days a week. This position provides general maintenance services at the amenity centers only, including but not limited to cleans and vacuums pools, keeps walkways clear of debris, keeps bathrooms cleaned and mopped after janitorial services are performed, and other responsibilities as assigned by the General Manager.
6. Janitorial: Start and end times may vary. This position is solely for cleaning and providing other usual and customary custodial services including but not limited to cleaning of the restrooms, amenity center rooms, windows, floors, dusting, and high dusting, at all 3 Facilities. The Contractor shall provide at least 1 person per day, that is not scheduled as part of the other staffing coverages. This position is solely for janitorial services.
7. The District shall pay for all equipment, chemicals, cleaners used by Janitorial and Facilities Attendant to perform required general amenity cleaning and sanitizing of the amenities including the fitness centers.
8. Two (2) CPO or AFO shall be scheduled 8 hours a day and 5 days a week to maintain the 3 Districts recreation pools and other bodies of water at the amenity centers at a high standard. The 8 hours a day will include but is not limited to: planned/preventative maintenance, clean filters, balance chemistry, clean tiles, grout, and pool surfaces, maintain pool maintenance logs in accordance with local and state FDOH standards and regulations. **RiverHouse (RE-1) Pools are closed on Mondays for maintenance, RiverClub (RE-2) Pools are closed on Tuesdays for maintenance, RiverLodge (RE-3) Pools are closed on Wednesdays for maintenance (actual day to TBD)**

9. The District shall pay for all chemicals, treatments, pool cleaning equipment, repairs and replacement parts related to the recreation pools.
10. Maintenance Technicians: This position shall provide the planned/preventative daily, monthly, periodic, and annual maintenance, including tennis court maintenance, pressure washing of the amenity facilities, as well as other Field or Amenity Maintenance repairs/work as directed by the Field Operations Manager and/or General Manager. This does not include work where it is required to have a professional license, for instance electrical or plumbing.
11. The District shall pay for all clay, chemical treatments for the courts, repairs and replacement items, and equipment
12. Maintenance Technicians: Staffed weekdays and on weekends, and handles pool cleaning, pool chemical testing/readings, tennis court maintenance and other amenity/field maintenance
13. The General Manager, Amenity Manager, Lifestyle Director, and Field Operations Manager schedules may vary based on the needs of the District, Special Events and required MOD coverage for weekends
14. Manager on Duty (MOD): A member of management shall be present during each weekend day and holiday where the facilities are staffed. This is to ensure proper coverage of a member of management who is empowered by policy or direction to handle resident relations issues, staffing concerns and emergency situations. All MODs shall be trained, certified and maintain certifications in CPR, AED, and First Aid.
15. Room Rentals-After Hours Facilities Attendants: For Rental of Clubhouse where facilities attendant is required to be present to assist with setup and take down, clean, and remove trash. This rate is paid by the resident renting the facilities.
16. Labor rate shall include **ALL** of the proposing company's annual costs, including but not limited to payroll expenses , health insurance, social security tax, federal/state unemployment taxes, workers 'compensation insurance, payroll processing and human resource/corporate/regional administration costs and cell phone. A cell phone must be provided to each member of Management to use for work related calls while on duty.
17. Mileage Reimbursement shall be invoiced at the current IRS Rate and the monthly invoice shall correctly identify the position of the staff who incurred mileage, and the number of miles.

ADDITIONAL GUIDANCE RELATED TO LIFEGUARD STAFFING IS ON THE NEXT PAGE

ADDITIONAL GUIDANCE ON STAFFING LEVELS/HOURS-LIFEGUARDING

Lifeguard Staffing shall be provided for Rivers Edge and Rivers Edge III only. Rivers Edge II is swim at your own risk. Lifeguard hours shall be invoiced bi-weekly based on actual hours staffed, and shall include summary of personnel's hours as support for invoices. Proposing Companies shall use the guide below to assist them in projecting the total number of lifeguard hours. As part of the response, a projected number of lifeguard hours by facility and a lifeguard staffing plan which includes the location of guards each day, and a proposed annual budget amount for lifeguards at Rivers Edge and Rivers Edge III shall be provided by the proposing companies. It is understood that weather plays a role in staffing, and the District expects the company that is selected to manage staffing closely to avoid over staffing the facility due to weather.

TOTAL LIFEGUARD STAFFING DAYS APPROXIMATELY: 110

MARCH 2025 (9 DAYS)

03/08 through 03/16

APRIL 2025 (8 DAYS)

04/05, 04/06, 04/12, 04/13, 04/19, 04/20, 04/26, 04/27

MAY 2025 (15 DAYS)

05/03, 05/04, 05/10, 05/11, 05/17, 05/18, 05/23 - 05/31

JUNE 2025 (30 DAYS)

06/01 through 06/30

JULY 2025 (31 DAYS)

07/01 through 07/31

AUGUST 2025 (16 DAYS)

08/01 through 08/10 (School Starts 08/11)

08/16, 08/17, 08/23, 08/24, 08/30, 08/31

SEPTEMBER 2025 (1 DAY)

09/01

**ADDITIONAL GUIDANCE RELATED TO THE RIVERS EDGE II CAFÉ OPERATIONS
STAFFING IS ON THE NEXT PAGE**

ADDITIONAL GUIDANCE ON RIVERS EDGE II “RIVER CLUB”, CAFÉ OPERATIONS

The Rivers Edge II Amenity Center is otherwise known as the RiverClub” and has a café that operates as a full restaurant, including a bar that serves alcohol and liquor.

The RiverClub Café operates under the following operational processes:

1. The Amenity Company shall provide a monthly profit and loss statement which shall include All Revenues, Discounts, Voids, All Costs of Goods Sold, all Labor Costs, Food and Beverage Costs, Controllable Expenses, Merchant Services/CC fees, Bank fees, Accounting and Accounts Payable Expenses. The P&L **shall not** include regional or corporate costs as a burden to the Café Operations.
2. The Amenity Company shall provide a flat **Monthly Management Fee** to pay for all costs associated with the Proper Regional/Corporate oversight of the Café Operations.
3. All revenues that exceed expenditures shall be remitted on a semi-annual basis to the District. The P&L shall concur with the Districts fiscal year (October 1st through September 30th).
4. All expenses that exceed revenues will be paid by the District to the Amenity Company, payable semi-annually after the **Semi-Annual True Up** is completed by the District and the Amenity Companies accounting departments.
5. The Amenity Company shall ensure that all staff are properly trained in food safety and responsible alcohol serving using the Florida Hotel and Restaurant or some other accredited training course. A member of Management must be trained in the Manager’s Course. This training must remain in place for all employees who work in the Café through the term of the agreement.
6. Under no circumstances shall a patron/resident/guest be served to intoxication.

4. PROPOSAL FORMS

4.A.
AFFIDAVIT OF ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“Proposer”), and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“Proposal”) provided in response to the Rivers Edge, Rivers Edge II, and Rivers Edge III Community Development Districts proposal for amenity, café, lifestyle, and field management. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information one hundred and twenty (120) days from the opening of the proposals.

5. The Proposer acknowledges the receipt of the complete Request for Proposals as provided by the District and as described in the Table of Contents, as well as the receipt of the following Addendum Numbers: _____.

6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Rivers Edge, Rivers Edge II, Rivers Edge III Community Development District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

[Continued on following page]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this _____ day of _____, 2024.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2024, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

4.B.
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Rivers Edge, Rivers Edge II, and Rivers Edge III Community Development Districts.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer’s business address is _____

4. Proposer’s Federal Employer Identification Number (FEIN) is _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or,
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders,

employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of _____, 2024.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2024, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

4.C.
GENERAL PROPOSER INFORMATION

This Proposal has been prepared by:

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Fax: _____

Email: _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

Contact Name _____ Title _____

- Company Standing:

Proposer's Corporate Form: _____
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

Is the Proposer in good standing with that State? Yes ___ No ___

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ___ No ___

If no, please explain _____

- What are the Proposer's current insurance limits? (Please also attach a copy of a current insurance certificate and review the insurance levels set forth in the form of agreement).

General Liability	\$ _____
Automobile Liability	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

- Licensure – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

4.D.
PERSONNEL

- List the location of the Proposer's office which would perform work for the District.

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any Supervisory Personnel listed.
- Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- Security Measures - Please describe any background checks, drug tests or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:

- Confirm Compliance with the Youth Safety Guidelines attached hereto and provide any clarification or additional screening or training you do regarding the same.

___ Check here to confirm you have read and agree to comply with the Youth Safety Guidelines.

OFFICERS

PROPOSER: _____

DATE: _____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

**SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK
NOTE: ATTACH RESUMES OF INDIVIDUALS LISTED BELOW**

PROPOSER: _____

DATE: _____

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

4.E.
EXPERIENCE

- Has the Proposer performed work for a community development district or master planned residential community in excess of 4000 acres previously? Yes ___ No ___ If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

- Within the last five years, has the Proposer provided a full range of amenity services for at least three community development districts with an annual general fund budget of over \$500,000? Yes ___ No ___ If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

- List the Proposer's total annual dollar value of amenity center management and grounds maintenance management completed for each of the last five (5) years starting with the latest year and ending with the most current year:

2019 = _____

2020 = _____

2021 = _____

2022 = _____

2023 = _____

- Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. Attach additional sheets if necessary.

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Scope of Services for Project: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No ___

If yes, please describe each violation, fine, and resolution _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ___

If yes, please describe each incident _____

- Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts?
Yes ___ No ___ If yes, please provide:

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

- List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer’s role in the action, and the status and/or resolution of the action.

- List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer’s role in the litigation, and the status and/or resolution of the litigation.

- Has any public employer terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the past year?

Yes No

Please note that the successful proposer will be required to perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors.

4.F
PRICING

Please use the proposal form attached separately as **4.F** to provide pricing proposals. Each District will select the proposal(s) that is/are in the best interests of each individual district. It is possible that each District may choose a different vendor, or that all three Districts may select the same vendor. Proposers should submit pricing for each District individually and, if any price efficiencies are realized in the event of a contract award for all three Districts, submit separate pricing reflecting such efficiencies. The proposal form contemplates each of these scenarios.

NOTE: IF THE PROPOSER DESIRES TO PROPOSE AN ALTERNATE APPROACH TO OPERATING AND MAINTAINING THE DISTRICT'S FACILITIES, THE PROPOSER IS STRONGLY ENCOURAGED TO SUBMIT BOTH A PROPOSAL RESPONSIVE TO THE STRUCTURE OUTLINED HEREIN AND A SEPARATE, ALTERNATIVE PROPOSAL.

RIVERHOUSE (RIVERS EDGE)					
Staffing Positions	Hourly Wage or Salary	Labor Rate %	Annual Total October 1, 2024 - September 30, 2025 (Wage + Labor Rate)	Annual Total October 1, 2025 - September 30, 2026	Annual Total October 1, 2026 - September 30, 2027
EXAMPLE "Manager"	\$75,000	15%	\$86,250	\$88,838	\$91,503
GENERAL MANAGER					
LIFESTYLE DIRECTOR					
Amenity Office-Resident Services (1 per Facility)					
Facilities Attendant (1 per Facility)					
Janitorial (part time)					
FIELD OPERATIONS MANAGER-CPO					
Pool Technician-CPO					
Maintenance Technician					
TOTAL					

Monthly Management Fee		This amount must be a Flat Monthly Fee
Lifeguards Billable Hourly Rate		
Room Rentals-Facilities Attendants Billable Hourly Rate		

NOTE: Labor Rate shall be all inclusive of all Payroll Expenses/Burdens, Health Insurance and Cell Phone Costs. Mileage is billable separately based on actual Monthly Mileage at an agreed upon rate
NOTE: Please provide pricing as if a contract for ONLY this District is awarded. A separate sheet is provided for combined pricing.
NOTE: When pricing individually, there will be a General Manager who will over see all Amenity Operations and a Field Operations Manager. No Amenity Manager.
NOTE: When pricing individually, there will only be a Lifestyle Director (no assistant), 1 Pool Technician and 1 Maintenance Technician.

RIVERCLUB (RIVERS EDGE II)					
Staffing Positions	Hourly Wage or Salary	Labor Rate %	Annual Total October 1, 2024 - September 30, 2025 (Wage + Labor Rate)	Annual Total October 1, 2025 - September 30, 2026	Annual Total October 1, 2026 - September 30, 2027
EXAMPLE "Manager"	\$75,000	15%	\$86,250	\$88,838	\$91,503
GENERAL MANAGER					
LIFESTYLE DIRECTOR					
Amenity Office-Resident Services (1 per Facility)					
Facilities Attendant (1 per Facility open to close)					
Janitorial (part time)					
FIELD OPERATIONS MANAGER-CPO					
Pool Technician-CPO					
Maintenance Technician					
TOTAL					

Monthly Management Fee		This amount must be a Flat Monthly Fee
Monthly Café Management Fee		This amount must be a Flat Monthly Fee
Lifeguards Billable Hourly Rate	N/A	Rivers Edge II is swim at your own risk.
Room Rentals-Facilities Attendants Billable Hourly Rate		

NOTE: Labor Rate shall be all inclusive of all Payroll Expenses/Burdens, Health Insurance and Cell Phone Costs. Mileage is billable separately based on actual Monthly Mileage at an agreed upon rate
NOTE: Please provide pricing as if a contract for ONLY this District is awarded. A separate sheet is provided for combined pricing.
NOTE: When pricing individually, there will be a General Manager who will over see all Amenity Operations and a Field Operations Manager. No Amenity Manager.
NOTE: When pricing individually, there will only be a Lifestyle Director (no assistant), 1 Pool Technician and 1 Maintenance Technician.

RIVERLODGE (RIVERS EDGE III)					
Staffing Positions	Hourly Wage or Salary	Labor Rate %	Annual Total October 1, 2024 - September 30, 2025 (Wage + Labor Rate)	Annual Total October 1, 2025 - September 30, 2026	Annual Total October 1, 2026 - September 30, 2027
EXAMPLE "Manager"	\$75,000	15%	\$86,250	\$88,838	\$91,503
GENERAL MANAGER					
LIFESTYLE DIRECTOR					
Amenity Office-Resident Services (1 per Facility)					
Facilities Attendant (1 per Facility open to close)					
Janitorial (part time)					
FIELD OPERATIONS MANAGER-CPO					
Pool Technician-CPO					
Maintenance Technician					
TOTAL					

Monthly Management Fee	This amount must be a Flat Monthly Fee
Lifeguards Billable Hourly Rate	
Room Rentals-Facilities Attendants Billable Hourly Rate	

NOTE: Labor Rate shall be all inclusive of all Payroll Expenses/Burdens, Health Insurance and Cell Phone Costs. Mileage is billable separately based on actual Monthly Mileage at an agreed upon rate
NOTE: Please provide pricing as if a contract for ONLY this District is awarded. A separate sheet is provided for combined pricing.
NOTE: When pricing individually, there will be a General Manager who will over see all Amenity Operations and a Field Operations Manager. No Amenity Manager.
NOTE: When pricing individually, there will only be a Lifestyle Director (no assistant), 1 Pool Technician and 1 Maintenance Technician.

All 3 Districts Combined	Rivers Edge			Rivers Edge II			Rivers Edge III		
	Annual Total October 1, 2024 - September 30, 2025 Including (Wage + Labor Rate)	Annual Total October 1, 2025 - September 30, 2026 Including (Wage + Labor Rate)	Annual Total October 1, 2026 - September 30, 2027 Including (Wage + Labor Rate)	Annual Total October 1, 2024 - September 30, 2025 Including (Wage + Labor Rate)	Annual Total October 1, 2025 - September 30, 2026 Including (Wage + Labor Rate)	Annual Total October 1, 2026 - September 30, 2027 Including (Wage + Labor Rate)	Annual Total October 1, 2024 - September 30, 2025 Including (Wage + Labor Rate)	Annual Total October 1, 2025 - September 30, 2026 Including (Wage + Labor Rate)	Annual Total October 1, 2026 - September 30, 2027 Including (Wage + Labor Rate)
EXAMPLE "Manager"	\$25,000	\$25,750	\$26,523	\$25,000	\$25,750	\$26,523	\$25,000	\$25,750	\$26,523
GENERAL MANAGER-CPO Certified									
LIFESTYLE DIRECTOR									
Lifestyle Assistant									
AMENITY / AQUATICS MANAGER-CPO Certified									
Amenity Office-Resident Services (1 per Facility)									
Facilities Attendant (1 per Facility open to close)									
Janitorial									
FIELD OPERATIONS MANAGER-CPO Certified									
Pool Technician-CPO									
Pool Technician-CPO									
Maintenance Technician									
Maintenance Technician									
TOTAL									

Monthly Management Fee		This amount must be a Flat Monthly Fee
Monthly Café Management Fee		This amount must be a Flat Monthly Fee
Lifeguards Billable Hourly Rate		
Room Rentals-Facilities Attendants Billable Hourly Rate		

NOTE: Labor Rate shall be all inclusive of all Payroll Expenses/Burdens, Health Insurance and Cell Phone Costs. Mileage is billable separately based on actual Monthly Mileage at an agreed upon rate
NOTE: Please provide pricing as if a contract is awarded to one company for all 3 Districts

C.

**OPTION 1:
ASSESSMENT INCREASE**

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 170, AND/OR 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Rivers Edge Community Development District ("**District**") prior to June 15, 2024, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 170, and/or 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 170, and/or 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. If levied pursuant to Chapter 170, Florida Statutes, the Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, or, if levied pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes, the Assessments shall be collected on the tax roll of St. Johns County, Florida, and paid as directed therein.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 21, 2024
HOUR: 5:00 p.m.
LOCATION: RiverTown Amenity Center
156 Landing Street
St. Johns, Florida 32259

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and to ensure the Proposed Budget remains on the website for at least 45 days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF MAY 2024.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget

**OPTION 2:
NO ASSESSMENT INCREASE**

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Rivers Edge Community Development District ("**District**") prior to June 15, 2024, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 21, 2024
HOUR: 5:00 p.m.
LOCATION: RiverTown Amenity Center
156 Landing Street
St. Johns, Florida 32259

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this

Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF MAY 2024.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget

Rivers Edge
Community Development District



Proposed Budget
FY 2025

Presented by:



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Rivers Edge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
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REVENUES:

Special Assessments - On Roll	\$ 2,402,218	\$ 2,366,073	\$ 36,077	\$ 2,402,150	\$ 2,499,646
Misc Income/Interest	30,000	23,489	20,000	43,489	30,000
Rental Revenue	20,000	18,155	15,000	33,155	30,000
Cost Share Landscaping Rivers Edge II	688,424	344,212	344,212	688,424	688,424
Cost Share Landscaping Rivers Edge III	162,917	81,459	81,458	162,917	162,917
Cost Share Amenity Rivers Edge III	248,626	124,313	124,313	248,626	279,911
Community Garden	1,000	-	1,000	1,000	1,500
Tennis Revenue	4,000	335	3,665	4,000	1,000
Special Events	-	15,497	10,000	25,497	15,000
Insurance Proceeds	-	1,476	-	1,476	-
Carry Forward	27,290	-	27,290	27,290	21,882

TOTAL REVENUES	\$ 3,584,475	\$ 2,975,009	\$ 663,015	\$ 3,638,024	\$ 3,730,280
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 4,800	\$ 6,000	\$ 10,800	\$ 12,000
FICA Expense	918	367	459	826	918
District Engineer	25,000	16,006	8,994	25,000	25,000
District Counsel	55,000	15,044	39,956	55,000	55,000
District Management	52,868	26,434	26,433	52,868	56,040
Assessment Roll Administration	5,300	5,300	-	5,300	5,618
Dissemination Agent	6,466	3,433	3,033	6,466	6,854
Information Technology	3,061	1,531	1,530	3,061	3,244
Website Maintenance	1,577	788	788	1,577	1,671
Annual Audit	5,100	-	5,100	5,100	5,200
Trustee Fees	13,500	11,205	2,295	13,500	12,500
Arbitrage	1,800	1,200	600	1,800	1,800
Telephone	800	51	449	500	500
Postage	1,500	705	795	1,500	1,500
Printing & Binding	3,000	336	2,664	3,000	3,000
Insurance	11,116	10,570	-	10,570	11,126
Legal Advertising	3,500	-	2,500	2,500	2,500
Other Current Charges	2,000	-	500	500	500
Office Supplies	150	7	143	150	100
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 204,830	\$ 97,952	\$ 102,240	\$ 200,192	\$ 205,246
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Operations & Maintenance

Grounds Maintenance

Field Operations Management (Vesta)	\$ 37,253	\$ 18,627	\$ 18,626	\$ 37,253	\$ 38,370
Landscape Maintenance	1,321,303	528,257	793,046	1,321,303	1,347,729
Landscape Contingency	60,000	29,322	30,678	60,000	61,200
Irrigation Repairs and Maintenance	30,000	57,030	15,000	72,030	45,000
Lake Maintenance	56,340	32,283	27,717	60,000	56,340
Irrigation Water Use	288,000	90,511	125,000	215,511	245,000
Electric	140,000	78,535	78,600	157,135	158,000
Street Lighting & Signage Repairs and Replacements	20,000	22,997	5,000	27,997	20,000
Street and Drainage Maintenance	5,000	-	2,500	2,500	5,000
Repairs and Maintenance	10,000	24,498	25,000	49,498	18,530

TOTAL GROUNDS MAINTENANCE	\$ 1,967,896	\$ 882,060	\$ 1,121,167	\$ 2,003,227	\$ 1,995,170
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Rivers Edge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<u>Amenity Center - River House</u>					
General Manager (Vesta)	\$ 48,172	\$ 24,740	\$ 23,432	\$ 48,172	\$ 49,617
Amenity Manager (Vesta)	19,478	9,739	9,739	19,478	20,062
Maintenance Service (Vesta)	78,837	39,419	39,418	78,837	81,202
Lifestyle Director (Vesta)	38,136	19,068	19,068	38,136	39,280
Lifeguards (Vesta)	47,390	5,712	41,678	47,390	48,812
Facility Attendant (Vesta)	63,291	31,646	31,645	63,291	65,190
Security Monitoring	3,500	1,192	2,308	3,500	3,500
Security Guards	75,000	50,287	50,000	100,287	100,000
Telephone & Internet	14,582	22,672	25,200	47,872	38,000
Insurance	142,002	95,345	-	95,345	106,238
Fitness Equipment Lease	27,921	27,921	-	27,921	27,921
Pool Maintenance (Vesta)	10,312	5,156	5,156	10,312	10,621
Janitorial Services & Supplies (Vesta)	31,933	16,002	15,931	31,933	32,891
Window Cleaning	2,767	-	-	-	-
Pressure Washing	30,000	-	20,000	20,000	20,000
Pool Chemicals (Poolsure)	19,440	8,974	10,466	19,440	20,420
Natural Gas	510	221	180	401	410
Electric	37,320	18,045	18,300	36,345	37,000
Water & Sewer	53,570	19,281	21,000	40,281	45,000
Repair and Replacements	110,000	49,944	60,056	110,000	110,000
Refuse	37,200	23,935	24,000	47,935	50,000
Pest Control	6,588	5,620	5,500	11,120	12,000
Fire Alarm System Maintenance	2,000	-	2,000	2,000	2,000
Access Cards	1,000	3,250	-	3,250	3,250
License & Permits	1,800	536	1,264	1,800	1,800
Other Current	3,500	4,700	300	5,000	8,000
Special Events	50,000	30,805	19,195	50,000	50,000
Holiday Decorations	13,500	12,575	925	13,500	20,150
Office Supplies & Postage	1,500	3,177	3,000	6,177	3,500
Capital Expenditure	15,000	-	7,500	7,500	-
Community Garden	500	-	500	500	500
TOTAL AMENITY CENTER - RIVER HOUSE	\$ 986,749	\$ 529,963	\$ 457,760	\$ 987,723	\$ 1,007,364
<u>Reserves</u>					
General Reserve - Grounds Maintenance	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
General Reserve - Amenity Center	175,000	-	175,000	175,000	180,000
Additional Reserves	150,000	-	150,000	150,000	242,500
TOTAL RESERVES	\$ 425,000	\$ -	\$ 425,000	\$ 425,000	\$ 522,500
TOTAL EXPENDITURES	\$ 3,584,475	\$ 1,509,975	\$ 2,106,167	\$ 3,616,142	\$ 3,730,280
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 1,465,033	\$(1,443,151)	\$ 21,882	\$ (0)

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments - Tax Roll

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund a portion of the General Operating Expenditures for the fiscal year. These are collected on the St. Johns County Tax Roll for platted lands. Unplatted lands are direct

Misc Income/Interest

Miscellaneous Income from proceeds from access cards from residents and guest of the community and any other income is deposited to the district. The District will have funds invested in a money market fund with U.S. Bank that earns interest based upon the estimated balance invested throughout the year. Also included are insurance reimbursement costs.

Rental Revenue

Income received from residents/non-residents for rental of cabana, pool and River House area.

Cost Share Landscaping Rivers Edge II

Mattamy Rivertown LLC and Rivers Edge CDD II agreement to cost share a portion of the maintenance costs for landscaping. Cost share is based on future development and estimated costs.

Cost Share Landscaping Rivers Edge III

Mattamy Rivertown LLC and Rivers Edge CDD III agreement to cost share a portion of the maintenance costs for landscaping. Cost share is based on future development and estimated costs.

Cost Share Amenity Rivers Edge III

Mattamy Rivertown LLC and Rivers Edge CDD III agreement to cost share a portion of the maintenance costs for amenities. Cost share is based on future development and estimated costs.

Community Garden

Income received from community garden fees.

Tennis Revenue

Income received from tennis camps.

Special Events

Income received from residents for rental of clubroom or patio and special events deposits.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

District Engineer

The District's engineer, Prosser will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

District Counsel

The District's legal counsel, Kilinski Van Wyk, PPLC will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Assessment Roll Administration

The District has contracted with Governmental Management Services for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger Toombs to conduct this annual audit, with the budgeted amount representing the estimated cost.

Trustee Fees

A Trustee at U.S. Bank holds the District's series 2016, 2018, & 2018A Special Assessment Revenue Bonds. The amount represents the fee for the administration of the District's bond issue.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016, 2018, & 2018A Special Assessment Refunding and Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premiums.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Field

Field Operations Management

The District has contracted with Vesta to provide onsite services for field contract administration, field inspections, and oversight of the following maintenance items: Landscape, Lakes, Roadways and Utilities.

Vendor	Description	Monthly	Annual
Vesta	Field Operation Mgmt	\$ 3,198	\$ 38,370

Landscape Maintenance

The District contracted with Yellowstone to maintain the common areas of the District and Amenity Center.

Landscape Contingency

For additional landscape services and possible storm cleanup.

Irrigation Repairs and Maintenance

Estimated miscellaneous irrigation maintenance and repair costs.

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Field (continued)

Lake Maintenance

Maintenance costs to maintain lakes and control vegetation and algae. The District currently uses Charles Aquatics, Inc. and Aerostar SES for storm water inspection services.

Vendor	Description	Monthly	Annual
Charles Aquatics	Lake Maintenance	\$ 4,470	\$ 53,640
	Contingency		<u>2,700</u>
	Total		\$ 56,340

Irrigation/Reclaimed Water

Estimated costs for irrigation by the district for reuse water billed by JEA.

Location	Meter Number	Monthly	Annual
10 Bailey Creek Apr	87744848	\$ 57	\$ 684
109 Cloverbrook Rd	85557736	39	468
109 Fawnwood	86408611	251	3,012
112 Maybeck Dr	84918378	50	600
121 Cabot Place Apt IR01	85639239	73	876
1217 Rivertown Main St	87743256	829	9,948
128 Maybeck Dr	84966345	977	11,724
140 Whistling Straits Dr	84332628	1,020	12,240
141 Kendall Crossings	86624382	870	10,440
141 Whirlaway Ct	210027239	74	888
149 Lanier St Apt IR01	80914013	766	9,192
15 Baya St	71174367	350	4,200
15 Kendall Crossings Dr	88897801	601	7,212
16 Cloverbrook	82157881	79	948
1668 Orange Branch TL APT IR01	80529647	299	3,588
17 Baya St	73270055	89	1,068
1846 Orange Branch Trl	68953528	637	7,644
234 Perdido St	75392334	20	245
252 Rawlings Dr Apt IR01	68090707	1,500	18,000
258 Rivertown Main St	83003077	1,136	13,632
261 Indian Grass	85083644	805	9,660
262 Chandler Dr APT IR01	86823624	84	1,008
277 Footbridge Apt IR01	87647651	55	660
29 Rivertown Bv	68090742	1,383	16,592
308 Oak Shadow Pl	88310615	91	1,089
316 Rambling Water Run	67153677	369	4,433
32 Fawnwood	88310637	50	599
324 Silkgrass Pl	87614708	43	519
33 Calumet Dr Apt IR01	80575469	151	1,815
341 Calumet Dr Apt IR01	83003074	369	4,424
345 Orange Branch TL APT IR01	84682773	1,292	15,504
366 Sternwheel Dr	86349187	845	10,140
373 Waterfront Dr	68090725	912	10,944
386 Perdido St Apt LS01	74759223	83	996
39 Riverwalk Blvd	71731588	103	1,236
39 Riverwalk Blvd	70602127	56	672
405 Oak Shadow Pl	87386163	90	1,080
407 Yearling BV	78727795	88	1,056
41 Indian Grass Rd	83547108	201	2,412
41 Oak Shadow Pl	87614709	102	1,224
481 Indian Grass	85083641	738	8,856
49 Fiddlewood Dr	89393736	92	1,104
498 Narrowleaf Dr Apt IR01	84966365	732	8,784
547 Rivertown Main Street	82400253	60	720
598 Kendall Crossings Dr	83113752	526	6,312
674 Sternwheel Dr	72407045	110	1,324
6824 Longleaf Pine PY APT IR01	87614645	67	800
7601 Longleaf Pine PY	70204198	38	450
7904 Longleaf Pine PY	71731573	58	696
8102 Longleaf Pine PY	70204176	58	696
847 Orange Branch TL APT IR01	80914007	310	3,720
87 Kendall Crossing Dr Apt IR01	68090740	390	4,679
88 Riverfront TL	71731611	299	3,588
Contingency		<u>50</u>	<u>600</u>
Total		\$ 20,417	\$ 245,000

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Field (continued)

Electric (Street Lights and Pumps)

Estimated costs for electric billed to the district by FPL.

Location	Meter Number	Monthly	Annual
373 Waterfront Dr # Lights	0849527304	\$ 34	\$ 408
43 Secret River PL #Lights	0961173390	30	363
66 Foot Bridge Dr #Lights	1840736282	58	695
158 Chandler Dr #IRR	1948796477	26	317
20 Cloverbrook Rd #IRR	1983445246	26	315
153 Rawlings Dr #Lights	2027153390	60	725
53 LANIER ST # LIGHTS	2138829185	49	586
20 Twin Flower Pl #Entry	2306702586	30	355
380 Sternwheel Dr	2961434400	181	2,167
1758 Orange Branch Trl	3022429090	54	646
49 Indian Grass Dr #IRR	3719284246	26	313
47 Narrowleaf Dr # Mail Kiosk	3733493484	27	321
595 Rivertown Main St #Lights	4535462172	56	666
7306 Longleaf Pine Pkwy #Sign	5262085169	29	344
156 Landing St # Lights	5292756029	115	1,380
216 Perdido ST Kiosk	5465700168	34	414
808 KEYSTONE CORNERS BLVD #IRR	5822774047	89	1,064
459 Kendall Crossing Dr #LGTS	5923894249	29	347
385 RUSKIN DR #LTG	6130612309	138	1,653
783 Rivertown Main St. # Lights	6547572179	81	969
25 Rafter Tail Ln #Entr	6649873020	31	376
8 Mascotte Place	7123229028	50	604
131 Rivertown Main St #Lights	7248902178	100	1,204
251 Waterfront Dr #Lights	7663646300	36	428
427 Rivertown Main St. #Lights	7862742173	81	971
71 Landing St #Park	7975970117	30	360
147 Chipola Trce #Lights	8461452438	31	378
2198 Orange Branch Trl #ENTR	8521892243	81	972
686 NARROWLEAF DR # IRR	9067238536	28	336
484 INDIAN GRASS DR # IRR	9116255242	26	315
109 Rivertown Main St. #Fountains	9328401261	2,249	26,987
98 Perdido St #Lights	9390325356	34	403
111 Orange Branch Trail	9614703305	8,712	104,550
324 Silkgrass PL IRR	9116038283	28	337
13 Fawnwood St	1136848288	34	405
41 Oak Shadow Place	5656738282	28	335
405 Oak Shadow Place	4043348285	28	335
2346 Rivertown Main St #IRR	8251668029	138	1,653
2126 Rivertown Main St #IRR	1483458020	74	884
2804 RIVERTOWN MAIN ST #IRR	6119621099	70	839
161 Palomar DR # IRR	7305570041	29	347
Contingency		78	931
Total		\$ 13,167	\$ 158,000

Street Lighting & Signage Repairs and Replacement

The estimated costs for street lighting and signage repairs and replacements.

Street and Drainage Maintenance

The estimated costs for street and drainage repairs.

Other Repairs and Maintenance

Estimated costs for other repairs and maintenance incurred by the district.

Expenditures – Amenity Center

General Manager

The District has contracted with Vesta Property Services, Inc. to provide general amenity management, facility administration, and special

Vendor	Description	Monthly	Annual
Vesta	General Manager	\$ 4,135	\$ 49,617

Amenity Manager

The District contracted with Vesta Property Services to provide management services for the Amenity Center.

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Amenity Center (continued)

Maintenance Services

The District has contracted with Vesta Property Services, Inc to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

Lifestyle Director

The District has contracted with Vesta Property Services, Inc to provide planning, implementation, and supervision of the day-to-day social, recreational group activities and entertainment for the residents living at the community.

Lifeguards/Pool Attendants

The District has contracted with Vesta Property Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

Vendor	Description	Monthly	Annual
Vesta	Lifeguards/Pool	\$ 4,068	\$ 48,812

Facility Attendant

The District has contracted with Vesta to provide community facility staff for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

Security Monitoring

Maintenance costs of the security alarms/cameras provided by Sonitrol and quarterly monitoring by Dynamic Security.

Vendor	Description	Monthly	Annual
Sonitrol	Security Monitoring	\$ 184	\$ 2,208
Dynamic Security	Qrt Monitoring	35	420
	Contingency		872
	Total		\$ 3,500

Security Guards

The District has entered into contracts with Giddens Security for security patrols and mileage reimbursement on District property, and with the St. Johns Sheriff's Office for off-duty patrols.

Vendor	Description	Monthly	Annual
Giddens Security	Security Patrols	\$ 4,783	\$ 57,400
SJCSO Off Duty	Security Patrols	3,550	42,600
	Total		\$ 100,000

Telephone & Internet

The estimated cost for telephone and Internet services for the Amenity Center provided by AT&T.

Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity and other District facilities.

Fitness Equipment Lease

The District has contracted with Macrolease to rent fitness equipment.

Pool Maintenance

The District is under contract with Vesta Property Services, Inc. for the maintenance of the Amenity Center Swimming Pools.

Vendor	Description	Monthly	Annual
Vesta	Pool Maintenance	\$ 885	\$ 10,621

Janitorial Services & Supplies

The District is under contract with Vesta Property Services, Inc. to provide janitorial cleaning for the Amenity Center.

Vendor	Description	Monthly	Annual
Vesta	Janitorial Sv	\$ 2,741	\$ 32,891

Pressure Washing

Estimated costs to have the District Amenity Center pressure washed.

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Amenity Center (continued)
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Pool Chemicals (Poolsure)

The District is under contract with Poolsure for the chemicals of the Amenity Center Swimming Pools.

Vendor	Description	Monthly	Annual
Poolsure	Pool Chemicals Oct-Mar	\$ 1,320	\$ 7,920
Poolsure	Pool Chemicals Apr-Sept	1,900	11,400
	Contingency		<u>1,100</u>
	Total		\$ 20,420

Natural Gas

The District is under contract with TECO Peoples Gas to provide gas for fire place and gas grills.

Location	Monthly	Annual
156 Landing St	\$ 30	\$ 360
Contingence		<u>50</u>
Total		\$ 410

Electric

Estimated costs for electric billed to the district by FPL.

Location	Meter Number	Monthly	Annual
156 Landing St Club House	0073172207	\$ 387	\$ 4,640
136 Landing St (Tennis)	8675434248	1,883	22,599
140 Landing St Fitness	2299084240	738	8,851
Contingency for new accounts		<u>76</u>	<u>910</u>
Total		\$ 3,083	\$ 37,000

Water & Sewer

Estimated costs for sewer, water, and irrigation for the amenity center billed to the district by JEA.

Location	Meter Number	Monthly	Annual
156 Landing St -Sewer	84310710	\$ 600	\$ 7,200
156 Landing St-Fire Sprinkler		72	864
156 Landing St -Water	70924484	585	7,020
156 Landing St -Water	84310710	420	5,040
156 Landing St -Irrigation	68090752	1,100	13,200
91 Lanier St.-Water	80913987	165	1,980
91 Lanier St.-Sewer	80913987	379	4,548
39 Riverwalk Blvd- Sewer	70602127	120	1,440
88 Riverfront TL-Sewer	73060269	98	1,176
88 Riverfront TL-Water	73060269	100	1,200
Contingency		<u>111</u>	<u>1,332</u>
Total		\$ 3,750	\$ 45,000

Repair and Replacements

Represents regular cleaning, supplies, and repairs and replacements for District's Amenity Center.

Refuse Service

Garbage disposal services for the Amenity Centers provided Republic Services.

Vendor	Description	Monthly	Annual
Republic Services	Clubhouse	\$ 2,750	\$ 33,000
Republic Services	Park	1,400	16,800
	Contingency		<u>200</u>
	Total		\$ 50,000

Pest Control

The District is contracted with Turner's Pest Control to provide for pest control services.

Vendor	Description	Monthly	Annual
Turners Pest Control	Pest Control	\$ 1,000	\$ 12,000

Fire Alarm System Maintenance

Represents the estimated cost for repairs and maintenance of fire alarm system.

Access Cards

Represents the estimated cost for access cards to the District's Amenity Center.

License & Permits

Represents license fees for amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pool.

Rivers Edge
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Amenity Center (continued)

Other Current

Represents the miscellaneous cost incurred by the District's Amenity Center.

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the Amenity center for the holidays.

Office Supplies & Postage

Costs of supplies and postage incurred for the operation of the Amenity Center.

Community Garden

Represents costs associated with the operations of the community garden. These costs are estimated for electric, water and other miscellaneous costs.

Expenditures – Reserves

General Reserves

Establishment of general reserve to fund future replacements of Capital items.

Rivers Edge

Community Development District

Proposed Budget

Debt Service Series 2016 Capital Improvement Revenue and Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments - Tax Roll	\$ 710,248	\$ 699,813	\$ 10,670	\$ 710,483	\$ 709,452
Special Assessments - Prepayment	-	13,317	-	13,317	-
Interest Earnings	7,500	14,915	13,000	27,915	5,000
Carry Forward Surplus ⁽¹⁾	308,145	308,738	-	308,738	326,526
TOTAL REVENUES	\$ 1,025,893	\$ 1,036,783	\$ 23,670	\$ 1,060,453	\$ 1,040,977
EXPENDITURES:					
Interest - 11/1	\$ 244,595	\$ 244,595	-	\$ 244,595	\$ 238,910
Principal Prepayment - 2/1	-	10,000	-	10,000	-
Interest - 5/1	244,595	-	244,333	244,333	238,910
Principal - 5/1	220,000	-	220,000	220,000	230,000
Principal Prepayment - 5/1	-	-	15,000	15,000	-
TOTAL EXPENDITURES	\$ 709,190	\$ 254,595	\$ 479,333	\$ 733,928	\$ 707,820
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	-	-	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 709,190	\$ 254,595	\$ 479,333	\$ 733,928	\$ 707,820
EXCESS REVENUES (EXPENDITURES)	\$ 316,703	\$ 782,188	\$ (455,662)	\$ 326,526	\$ 333,157

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$ 233,655

Rivers Edge
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2016 Capital Improvement Revenue and Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 9,150,000	4.5% / 5.3%		\$ 238,910	\$ 238,910
05/01/25	9,150,000	4.5% / 5.3%	230,000	238,910	
11/01/25	8,920,000	4.5% / 5.3%		233,655	702,565
05/01/26	8,920,000	4.5% / 5.3%	240,000	233,655	
11/01/26	8,680,000	4.5% / 5.3%		228,175	701,830
05/01/27	8,680,000	5.2% / 5.3%	250,000	228,175	
11/01/27	8,430,000	5.2% / 5.3%		221,663	699,838
05/01/28	8,430,000	5.2% / 5.3%	265,000	221,663	
11/01/28	8,165,000	5.2% / 5.3%		214,758	701,420
05/01/29	8,165,000	5.2% / 5.3%	280,000	214,758	
11/01/29	7,885,000	5.2% / 5.3%		207,463	702,220
05/01/30	7,885,000	5.2% / 5.3%	295,000	207,463	
11/01/30	7,590,000	5.2% / 5.3%		199,780	702,243
05/01/31	7,590,000	5.2% / 5.3%	310,000	199,780	
11/01/31	7,280,000	5.2% / 5.3%		191,705	701,485
05/01/32	7,280,000	5.2% / 5.3%	325,000	191,705	
11/01/32	6,955,000	5.2% / 5.3%		183,240	699,945
05/01/33	6,955,000	5.2% / 5.3%	345,000	183,240	
11/01/33	6,610,000	5.2% / 5.3%		174,253	702,493
05/01/34	6,610,000	5.2% / 5.3%	365,000	174,253	
11/01/34	6,245,000	5.2% / 5.3%		164,745	703,998
05/01/35	6,245,000	5.2% / 5.3%	385,000	164,745	
11/01/35	5,860,000	5.2% / 5.3%		154,718	704,463
05/01/36	5,860,000	5.2% / 5.3%	405,000	154,718	
11/01/36	5,455,000	5.2% / 5.3%		144,168	703,885
05/01/37	5,455,000	5.2% / 5.3%	425,000	144,168	
11/01/37	5,030,000	5.2% / 5.3%		133,095	702,263
05/01/38	5,030,000	5.2% / 5.3%	440,000	133,095	
11/01/38	4,590,000	5.3%		121,503	694,598
05/01/39	4,590,000	5.3%	475,000	121,503	
11/01/39	4,115,000	5.3%		109,048	705,550
05/01/40	4,115,000	5.3%	500,000	109,048	
11/01/40	3,615,000	5.3%		95,798	704,845
05/01/41	3,615,000	5.3%	525,000	95,798	
11/01/41	3,090,000	5.3%		81,885	702,683
05/01/42	3,090,000	5.3%	555,000	81,885	
11/01/42	2,535,000	5.3%		67,178	704,063
05/01/43	2,535,000	5.3%	585,000	67,178	
11/01/43	1,950,000	5.3%		51,675	703,853
05/01/44	1,950,000	5.3%	620,000	51,675	
11/01/44	1,330,000	5.3%		35,378	707,053
05/01/45	1,330,000	5.3%	650,000	35,378	
11/01/45	680,000	5.3%		18,153	703,530
05/01/46	680,000	5.3%	680,000	18,153	698,153
Total			\$ 9,150,000	\$ 6,541,880	\$ 15,691,880

Rivers Edge

Community Development District

Proposed Budget Debt Service Series 2018 Capital Improvement Revenue Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments Tax Roll	\$ 468,918	\$ 449,442	\$ 6,853	\$ 456,295	\$ 456,295
Interest Earnings	5,000	8,781	7,500	16,281	5,000
Carry Forward Surplus ⁽¹⁾	199,095	204,475	-	204,475	202,881
TOTAL REVENUES	\$ 673,013	\$ 662,698	\$ 14,353	\$ 677,051	\$ 664,177
EXPENDITURES:					
Interest - 11/1	\$ 172,085	\$ 172,085	-	\$ 172,085	\$ 168,955
Interest - 5/1	172,085	-	172,085	172,085	168,955
Principal - 5/1	125,000	-	125,000	125,000	130,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 469,170	\$ 172,085	\$ 302,085	\$ 474,170	\$ 467,910
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 469,170	\$ 172,085	\$ 302,085	\$ 474,170	\$ 467,910
EXCESS REVENUES (EXPENDITURES)	\$ 203,843	\$ 490,613	\$ (287,732)	\$ 202,881	\$ 196,267
⁽¹⁾ Carry Forward is Net of Reserve Requirement				Interest Due 11/1/25	\$ 165,835

Rivers Edge
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 6,430,000	4.800%		\$ 168,955	\$ 168,955
05/01/25	6,430,000	4.800%	130,000	168,955	
11/01/25	6,300,000	4.800%		165,835	464,790
05/01/26	6,300,000	4.800%	135,000	165,835	
11/01/26	6,165,000	4.800%		162,595	463,430
05/01/27	6,165,000	4.800%	145,000	162,595	
11/01/27	6,020,000	4.800%		159,115	466,710
05/01/28	6,020,000	4.800%	150,000	159,115	
11/01/28	5,870,000	5.200%		155,515	464,630
05/01/29	5,870,000	5.200%	155,000	155,515	
11/01/29	5,715,000	5.200%		151,485	462,000
05/01/30	5,715,000	5.200%	165,000	151,485	
11/01/30	5,550,000	5.200%		147,195	463,680
05/01/31	5,550,000	5.200%	175,000	147,195	
11/01/31	5,375,000	5.200%		142,645	464,840
05/01/32	5,375,000	5.200%	185,000	142,645	
11/01/32	5,190,000	5.200%		137,835	465,480
05/01/33	5,190,000	5.200%	195,000	137,835	
11/01/33	4,995,000	5.200%		132,765	465,600
05/01/34	4,995,000	5.200%	205,000	132,765	
11/01/34	4,790,000	5.200%		127,435	465,200
05/01/35	4,790,000	5.200%	215,000	127,435	
11/01/35	4,575,000	5.200%		121,845	464,280
05/01/36	4,575,000	5.200%	225,000	121,845	
11/01/36	4,350,000	5.200%		115,995	462,840
05/01/37	4,350,000	5.200%	240,000	115,995	
11/01/37	4,110,000	5.200%		109,755	465,750
05/01/38	4,110,000	5.200%	250,000	109,755	
11/01/38	3,860,000	5.350%		103,255	463,010
05/01/39	3,860,000	5.350%	265,000	103,255	
11/01/39	3,595,000	5.350%		96,166	464,421
05/01/40	3,595,000	5.350%	280,000	96,166	
11/01/40	3,315,000	5.350%		88,676	464,843
05/01/41	3,315,000	5.350%	295,000	88,676	
11/01/41	3,020,000	5.350%		80,785	464,461
05/01/42	3,020,000	5.350%	310,000	80,785	
11/01/42	2,710,000	5.350%		72,493	463,278
05/01/43	2,710,000	5.350%	330,000	72,493	
11/01/43	2,380,000	5.350%		63,665	466,158
05/01/44	2,380,000	5.350%	345,000	63,665	
11/01/44	2,035,000	5.350%		54,436	463,101
05/01/45	2,035,000	5.350%	365,000	54,436	
11/01/45	1,670,000	5.350%		44,673	464,109
05/01/46	1,670,000	5.350%	385,000	44,673	
11/01/46	1,285,000	5.350%		34,374	464,046
05/01/47	1,285,000	5.350%	405,000	34,374	
11/01/47	880,000	5.350%		23,540	462,914
05/01/48	880,000	5.350%	430,000	23,540	
11/01/48	450,000	5.350%		12,038	465,578
05/01/49	450,000	5.350%	450,000	12,038	462,038
Total			\$ 6,430,000	\$ 5,346,140	\$ 11,776,140

Rivers Edge

Community Development District

Proposed Budget Debt Service Series 2018A1 & A2 Capital Improvement Revenue Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments - Tax Roll	\$ 444,981	\$ 438,298	\$ 6,683	\$ 444,981	\$ 444,246
Interest Earnings	5,000	8,829	8,500	17,329	5,000
Carry Forward Surplus ⁽¹⁾	117,816	124,635	-	124,635	138,360
TOTAL REVENUES	\$ 567,797	\$ 571,762	\$ 15,183	\$ 586,945	\$ 587,606
EXPENDITURES:					
Series 2018A-1					
Interest - 11/1	\$ 52,214	\$ 52,214	-	\$ 52,214	\$ 50,114
Interest - 5/1	52,214	-	52,214	52,214	50,114
Principal - 5/1	160,000	-	160,000	160,000	165,000
Series 2018A-2					
Interest 11/1	\$ 44,516	\$ 44,641	-	\$ 44,641	\$ 42,531
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest 5/1	44,516	-	44,516	44,516	42,531
Principal 5/1	85,000	-	85,000	85,000	90,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 438,460	\$ 101,855	\$ 346,730	\$ 448,585	\$ 440,291
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 438,460	\$ 101,855	\$ 346,730	\$ 448,585	\$ 440,291
EXCESS REVENUES (EXPENDITURES)	\$ 129,336	\$ 469,907	\$ (331,547)	\$ 138,360	\$ 147,315

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$ 88,408

Rivers Edge
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018A1 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 2,880,000	2.625%		\$ 50,114	\$50,114
05/01/25	2,880,000	2.750%	165,000	50,114	
11/01/25	2,715,000	2.750%		47,846	262,960
05/01/26	2,715,000	3.000%	170,000	47,846	
11/01/26	2,545,000	3.000%		45,296	263,141
05/01/27	2,545,000	3.100%	175,000	45,296	
11/01/27	2,370,000	3.100%		42,583	262,879
05/01/28	2,370,000	3.200%	180,000	42,583	
11/01/28	2,190,000	3.200%		39,703	262,286
05/01/29	2,190,000	3.375%	185,000	39,703	
11/01/29	2,005,000	3.375%		36,581	261,284
05/01/30	2,005,000	3.500%	190,000	36,581	
11/01/30	1,815,000	3.500%		33,256	259,838
05/01/31	1,815,000	3.500%	200,000	33,256	
11/01/31	1,615,000	3.500%		29,756	263,013
05/01/32	1,615,000	3.500%	205,000	29,756	
11/01/32	1,410,000	3.500%		26,169	260,925
05/01/33	1,410,000	3.500%	215,000	26,169	
11/01/33	1,195,000	3.500%		22,406	263,575
05/01/34	1,195,000	3.750%	220,000	22,406	
11/01/34	975,000	3.750%		18,281	260,688
05/01/35	975,000	3.750%	230,000	18,281	
11/01/35	745,000	3.750%		13,969	262,250
05/01/36	745,000	3.750%	240,000	13,969	
11/01/36	505,000	3.750%		9,469	263,438
05/01/37	505,000	3.750%	250,000	9,469	
11/01/37	255,000	3.750%		4,781	264,250
05/01/38	255,000	3.750%	255,000	4,781	259,781
Total			\$ 2,880,000	\$ 840,421	\$ 3,720,421

Rivers Edge
Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2018A2 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 1,750,000	4.375%		\$ 42,531	\$ 42,531
05/01/25	1,750,000	4.375%	90,000	42,531	
11/01/25	1,660,000	4.375%		40,563	173,094
05/01/26	1,660,000	4.375%	95,000	40,563	
11/01/26	1,565,000	4.375%		38,484	174,047
05/01/27	1,565,000	4.375%	100,000	38,484	
11/01/27	1,465,000	4.375%		36,297	174,781
05/01/28	1,465,000	4.375%	105,000	36,297	
11/01/28	1,360,000	4.375%		34,000	175,297
05/01/29	1,360,000	5.000%	105,000	34,000	
11/01/29	1,255,000	5.000%		31,375	170,375
05/01/30	1,255,000	5.000%	115,000	31,375	
11/01/30	1,140,000	5.000%		28,500	174,875
05/01/31	1,140,000	5.000%	120,000	28,500	
11/01/31	1,020,000	5.000%		25,500	174,000
05/01/32	1,020,000	5.000%	125,000	25,500	
11/01/32	895,000	5.000%		22,375	172,875
05/01/33	895,000	5.000%	130,000	22,375	
11/01/33	765,000	5.000%		19,125	171,500
05/01/34	765,000	5.000%	140,000	19,125	
11/01/34	625,000	5.000%		15,625	174,750
05/01/35	625,000	5.000%	145,000	15,625	
11/01/35	480,000	5.000%		12,000	172,625
05/01/36	480,000	5.000%	150,000	12,000	
11/01/36	330,000	5.000%		8,250	170,250
05/01/37	330,000	5.000%	160,000	8,250	
11/01/37	170,000	5.000%		4,250	172,500
05/01/38	170,000	5.000%	170,000	4,250	174,250
Total			\$ 1,750,000	\$ 717,750	\$ 2,467,750

Rivers Edge
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Interest Income	\$ 5,000	\$ 3,864	\$ 2,500	\$ 6,364	\$ 10,000
General Reserve - Grounds Maintenance	100,000	-	100,000	100,000	100,000
General Reserve - Amenity Center	175,000	-	175,000	175,000	180,000
Additional Reserves	150,000	-	150,000	150,000	242,500
Carryforward	808,528	828,240	-	828,240	1,008,604
TOTAL REVENUES	\$ 1,238,528	\$ 832,104	\$ 427,500	\$ 1,259,604	\$ 1,541,104
EXPENDITURES:					
Capital Outlay					
Repair and Replacements	\$ 100,000	\$ 14,036	\$ 85,964	\$ 100,000	\$ 100,000
Capital Outlay	150,000	8,497	141,503	150,000	150,000
Other Current Charges	1,000	-	1,000	1,000	1,000
TOTAL EXPENDITURES	\$ 251,000	\$ 22,532	\$ 228,468	\$ 251,000	\$ 251,000
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 251,000	\$ 22,532	\$ 228,468	\$ 251,000	\$ 251,000
EXCESS REVENUES (EXPENDITURES)	\$ 987,528	\$ 809,571	\$ 199,032	\$ 1,008,604	\$ 1,290,104

Capital Reserve Study

General

Description	FY 2025 Reserve Study
Reserves Beginning of Year	\$ 1,162,516
Contributions	430,829
Interest Income	44,712
Expenditures	57,720
Anticipated Balance	\$ 1,695,777

Description	Proposed Budget FY 2025
Reserves Beginning of Year	\$ 828,240
Contributions	522,500
Interest Income	10,000
Expenditures	251,000
Anticipated Balance	\$ 1,611,740

Variance Reserve Study Vs Actual	\$ (84,037)
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Rivers Edge
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	Total Units	Bonds Units 2016	Bonds Units 2018	Bonds Units 2018A1 & A2	Annual Maintenance Assessments			Annual Debt Assessments						
					FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY 2025	FY 2025	FY2024	FY2024	FY2024	Increase/ (decrease)
								Series 2016	Series 2018	Series 2018A1&A2	Series 2016	Series 2018	Series 2018A1&A2	Total
Single Family - 30'-39' Lot	23	2	0	21	\$1,192.32	\$1,145.81	\$46.50	\$991.14	\$0.00	\$647.41	\$991.14	\$0.00	\$647.41	\$0.00
Single Family - 40'-49' Lot	512	265	187	57	\$1,423.09	\$1,367.58	\$55.51	\$991.14	\$1,121.81	\$781.41	\$991.14	\$1,121.81	\$781.41	\$0.00
Single Family - 50'-59' Lot	490	192	86	205	\$1,673.09	\$1,607.84	\$65.26	\$1,182.44	\$1,318.88	\$915.40	\$1,182.44	\$1,318.88	\$915.40	\$0.00
Single Family - 60'-69' Lot	194	73	37	83	\$1,923.09	\$1,848.09	\$75.01	\$1,182.44	\$1,515.96	\$1,049.38	\$1,182.44	\$1,515.96	\$1,049.38	\$0.00
Single Family - 70'-79' Lot	218	58	24	100	\$2,307.71	\$2,217.70	\$90.01	\$1,665.38	\$1,819.15	\$1,257.33	\$1,665.38	\$1,819.15	\$1,257.33	\$0.00
Single Family - 80'+ Lot	81	43	9	10	\$2,557.72	\$2,457.96	\$99.76	\$1,864.25	\$2,069.32	\$1,397.76	\$1,864.25	\$2,069.32	\$1,397.76	\$0.00
Total	1518	633	343	476										