

Rivers Edge
Community Development District

August 21, 2024

AGENDA

Rivers Edge
Community Development District
www.RiversEdgeCDD.com

August 14, 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, August 21, 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 July 8, 2024 Joint Special Meeting and July 17, 2024 Regular Board Meeting
 - B. Financial Statements as of June 30, 2024
 - C. Check Register
- IV. Staff Reports
 - A. Landscape Maintenance - Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 1. Consideration of Resolution 2024-07, Adopting a Regular Meeting Schedule for Fiscal Year 2025
 2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025
 - E. General Manager – Monthly Amenity, Field Operations and Pond Reports
- V. Public Hearings

- A. Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget; Consideration of Resolution 2024-08, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2025
- B. Public Hearing for the Purpose of Imposing Special Assessments; Consideration of Resolution 2024-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025
- VI. Consideration of Acceptance of Landscaping at RiverLodge (Cost Share Request)
- VII. Consideration of Cost Share Request for Pond No. 90
- VIII. Consideration of Resolution 2024-10, Setting a Public Hearing Date to Adopt Rules, Rates, Fees and Charges
- IX. Other Business
- X. Supervisor Requests
- XI. Audience Comments
- XII. Next Scheduled Meetings – Joint meeting immediately following adjournment of the Rivers Edge III CDD meeting on September 18, 2024, and a regular Board of Supervisors Meeting the same day at 11:00 a.m. at the RiverTown Amenity Center
- XIII. 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, Rivers Edge II, and Rivers Edge III
Community Development Districts

A joint meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Monday, July 8, 2024 at 8:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Rivers Edge

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

Rivers Edge II

D. J. Smith	Chairman
Jason Thomas	Vice Chairman
Jarrett O’Leary	Supervisor

Rivers Edge III

D. J. Smith	Chairman
Jason Thomas	Vice Chairman
Jarrett O’Leary	Supervisor

Also present were:

Jim Oliver	District Manager
Mary Grace Henley	District Counsel
Lauren Gentry	District Counsel by telephone
Lisa McCormick	Vesta/Amenity Services
Ken Council	Vesta/Amenity Services
Richard Losco	Vesta/Amenity Services
Kevin McKendry	Vesta/Amenity Services
Jay King	Vesta/Amenity Services
Ryan Stillwell	District Engineer
Corbin deNagy	GMS by telephone
Several Residents	

The following is a summary of the discussions and actions taken at the July 8, 2024 joint meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 8:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident asked where is the funding for the pickleball courts coming from?

Mr. Oliver stated we will talk about that process when we get to that agenda item.

A resident asked has anyone looked at pickleball courts constructed by any of the bidders?

Mr. Oliver stated yes.

A resident asked why was this meeting published as being at 11 a.m. in the newsletters?

Mr. Oliver stated I can't account for the newsletter we published it on the website and we also published it in the St. Augustine Record.

A resident stated the crosswalk by Kendall Crossing is dangerous and I would like a lighted crosswalk.

THIRD ORDER OF BUSINESS

Consideration of Proposals for Amenity, Café, Lifestyle and Field Management Services

Mr. Oliver stated we went through a lengthy RFP process and although several companies looked at this opportunity, we received only one proposal from Vesta. You have had several weeks to review that proposal. They would provide services at all three districts.

Mr. King stated during the discussion at the last meeting, four of the five supervisors were leaning towards Option 4, which is the least expensive option, the alternate staffing model and it was cost plus pricing.

After discussion the boards decided to not go with variable cost, but go with fixed cost to prevent unforeseen costs.

On MOTION by Mr. Baron seconded by Mr. Saks with all in favor a fixed cost contract with Vesta for Rivers Edge CDD was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor a fixed cost contract with Vesta for Rivers Edge III CDD was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor a fixed cost contract with Vesta for Rivers Edge II CDD was approved.

The next item was taken out of order of the agenda.

FIFTH ORDER OF BUSINESS

Discussion of Pickleball Court Construction Costs

Mr. Oliver stated if you will recall at our last regular meeting there were four proposals received, three with a pretty tight pricing group and one that seemed to be an outlier in terms of pricing.

The board members discussed the proposers' base pricing and pricing for Alternative 1, pickleball court lighting, and Alternative 2, basketball court lighting. The board members also discussed updating the cost-share arrangement for this project so each district would be contributing to an equal 1/3 of the total cost.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor a cost share of one-third for the pickleball courts for the Rivers Edge CDD was approved.

On MOTION by Mr. Mr. Smith seconded by Mr. Thomas with all in favor a cost share of one-third for the pickleball courts for the Rivers Edge II CDD was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor a cost share of one-third for the pickleball courts for Rivers Edge III CDD was approved.

Mr. Stillwell stated alternate no. 2 is for basketball lighting and the discussion at the last meeting was whether the contractor would honor the pricing for alternate 2 that wasn't part of the base bid. They all declined from a mobilization cost perspective.

The board members discussed lighting for basketball court, additional landscaping, cost for alternate no. 2 is variable, experience of contractors with pickleball courts, electric component.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the contract for the pickleball courts and both alternates for Rivers Edge CDD was awarded to Brogdon Builders in amount of \$342,048.

Mr. Baron asked can we engage with the contractor on lighting?

Mr. Cameron was designated as the representative from Rivers Edge CDD to engage with the contractor.

Mr. Oliver stated the cost will be split between the three districts and Rivers Edge CDD’s portion will come from the capital reserve that has been set aside for the project.

FOURTH ORDER OF BUSINESS

Discussion of Results of Request for Qualifications for Geotechnical Engineering Services for Rivers Edge III

Mr. Stillwell stated this is for construction of the roundabout for geotechnical engineering and construction engineering inspection something our firm cannot do. You have a proposal from NicNevol Engineering. This is an estimated budget number of \$176,000, the second page has their hourly rates and estimated hours. They will bill for their onsite inspections. We will monitor their time out here to make sure they are not overcharging.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the proposal from NicNevol Engineering was approved.

FIFTH ORDER OF BUSINESS

Discussion of Pickleball Court Construction Costs

This item taken earlier in the meeting.

SIXTH ORDER OF BUSINESS

Other Business

Additional resident comments: crosswalk at Rivertown Main Street is in a roundabout and is dangerous for cyclists and pedestrians, basketball lighting, River Lodge, River House security, enhanced camera system and St. Johns County patrols in evening, kids in parking lot an hour and

half after closing, unhappy with security personnel, trim shrubs by entrances to subdivisions that block sight lines, four-way stop at Kendall Crossing and Sternwheel, more proactive approach to events by residents, access control for pickleball courts, estimated ground breaking for pickleball courts.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the meeting adjourned at 8:45 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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, July 17, 2024 at 11:04 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Jason Davidson	General Manager
Richard Losco	General Manager
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manger
Mike Scuncio	Yellowstone
Several Residents	

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Hagen stated I want to commend Yellowstone, this place looks the best I have ever seen. I appreciate the work. I know we have a new vendor for the ponds and the ponds are starting to show more algae than I'm used to seeing.

A resident stated we have private security and St. Johns County Sheriffs in here. Does that cover us 24/7? What coverage are we getting? We do not have signage saying this neighborhood is patrolled.

Mr. Saks stated we do have security for 24 hours.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the June 19, 2024 Meeting and June 26, 2024 Joint Meeting**
- B. Financial Statements as of May 31, 2024**
- C. Check Register**

On MOTION by Mr. Saks 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 package.

B. District Engineer

Mr. Mason stated we have been working with counsel on the pickleball contract.

C. Counsel

Ms. Gentry stated we are working on the pickleball contract and on the Vesta contract. Also to offer a preview of something you will see on your August or September agenda, you may recall when I summarized the legislative updates about the end of session, there was a new requirement for adopting performance goals for CDDs. The statute is very broad, the goals and objectives have to be measurable and beginning next year you have to report on if you met those goals or not. Our office is working with GMS to put together some basic goals that would probably apply to all districts. When you see them if there is anything you don't like we can take some out,

we can modify them. Some districts want their goals to be achievable, some want their goals to be aspirational, we veered on the side of doable. They are open for editing and I will get them out to you to give you a chance to review them before you adopt them.

D. District Manager

There being none, the next item followed.

E. General Manager – Monthly Amenity and Field Operations Report

Mr. Losco stated the amenity, field operations and pond reports have been submitted to the board of supervisors.

Mr. McIntyre joined the meeting at this time.

FIFTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2023 Audit Report

Ms. Gentry stated as the board is aware it is required each year that you have an independent audit of your financials.

Mr. deNagy stated it is a clean audit, there were no prior year or current year findings or recommendations.

On MOTION by Mr. Maynard seconded by Mr. Saks with all in favor the fiscal year 2023 audit was accepted.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2025 Budget

Mr. deNagy stated there are no major changes from what you have seen in the previous budgets. The only change is the new contract with Vesta we have factored those items into this budget and the cost share. It was too late to change the assessments; we reduced the reserves by \$11,000. I have given you a list of the capital projects provided by Vesta that they plan for next fiscal year.

SEVENTH ORDER OF BUSINESS

Discussion of RiverFront Park Turnover to St. Johns County

Ms. Gentry stated the RiverFront Park was originally intended to be built as part of the development order and turned over to the county at some point. In the past the county has dragged

their feet on accepting it and there are some benefits to the district being in control of it. You can control the standard of maintenance it receives and also have it subject to your amenity policies, where in theory you can have it for residents and guests and any paid annual users. In practice it is very difficult to control access. We have reached out to the original counsel to get those documents and make sure that any conditions required for turnover are done. We haven't done substantial work on it because we wanted to get authorization of the board on if that is something you would like us to pursue at this time or leave it as is for now.

It was the consensus of the board to have district counsel to do more research on the turnover of RiverFront Park to the county and bring back to the board a proposed plan of action.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2024-05
Designating Corbin deNagy as an Officer**

On MOTION by Mr. Saks seconded by Mr. McIntyre with all in favor Resolution 2024-05 was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2024-06
Ratifying Amendment to the District's
Parking Policy**

Ms. Gentry stated all this does is amend the map that was attached to the original policy to include that median area the board authorized parking on at the last meeting.

On MOTION by Mr. Saks seconded by Mr. McIntyre with four in favor and Mr. Maynard opposed Resolution 2024-05 was approved.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Maynard stated one of the items we are looking at in the future is adding additional lounge chairs, replacing existing lounge chairs in the pool area. As we continue to grow there is more demand for those chairs and I would like to look at potentially reaching out to our fellow CDD and see if they are amenable to paving that second tier below the pool so we can have an additional 20 chairs. That is a small patch of grass to continue to maintain and it would be an

opportunity to accommodate more people. As we replace chairs, we could keep the best chairs to go there to minimize the cost.

Mr. Losco stated the area makes sense and you could put 20 – 30 chairs there.

Mr. Davidson stated if you are adding chairs but we will have to remove some of the other seating because we have to stay within our C.O. It is easy to shift things.

Mr. McIntyre stated this falls in line with the basketball court lighting. It has been requested to add additional lighting in the parking lot. We might see if we can modify what we have to start. I want to get this in the mix while we are dealing with lighting the pickleball and basketball courts.

TWELFTH ORDER OF BUSINESS

Audience Comments

A resident stated when we moved in eight years ago, the park was maintained differently than it is now. At one time you could reserve the park for a wedding or event. It didn't cost anything but you had to call for a reservation. Now, it is like a free for all. You can have 50 parties going on at one time.

Mr. McIntyre stated remember at that time the community was much smaller. For all intents and purposes we are footing the bill for public asset and as long as we have that burden it will look like it looks but if we turn it over to the county it is no longer going to be our responsibility. The county will deal with it how they deal with it.

A resident stated we are paying about \$70,000 to have St. Johns County in here.

Mr. Saks stated that is backwards, that is Gibbons. It is much lower than that.

A resident stated we are spending a lot of money on security but there is no notification to the residents and we aren't keeping people out of here. To avoid problems we should at least have signs.

Mr. White stated St. Johns County has a very quick response. Will the details of that discussion be available with a formal request for public records?

Ms. Gentry stated any of the details that reveal the plan are confidential and exempt and are not subject to public records. Generally, portions that are not related to the details would be subject to public records.

Mr. White stated around amenity access, I talked with a couple other communities in the area that utilize QR code access instead of key cards and that is all managed through an app called

amenity link. There is also facial recognition through a phot on file that pulls up and everything is right there on an iPad, which I believe currently exist. Maybe that is something we can talk about at a future meeting.

Mr. Saks asked since Chris White is an incumbent for one of the seats, will he be able to join?

Ms. Gentry stated unfortunately no. Once you become a supervisor then the second Tuesday after the election all that will be available to you.

Mr. McIntyre stated once we have the closed session, we can probably give a recap on the bigger details and not give away any of the details.

Mr. White stated that would be helpful and the neighborhood should know that as soon as possible.

Mr. Saks stated regardless of the details everyone has access to the budget, no money is being spent that people are not aware of.

A resident asked do you have a timeframe when construction of the pickleball courts will start?

Mr. Baron stated the last we heard from the engineer is that it will start in the next 60 days and it will be done sometime around the December/January timeframe.

A resident stated I like the idea of a QR code. As to the camera system, I'm all about privacy and it is great you have cameras but if you get an attorney like me you are on the hook for negligent security.

A resident stated I ask that you somehow communicate with the residents to get a wider view because most residents don't get involved. They don't read their emails. So, they don't know what's going on. If we give the park to the county it has to be with restrictions. Those are the things that people expect because when we bought in here nobody told us you were going to give it away, it was part of the amenities. If you give it to the county I think it should be better communicated.

Mr. Cameron stated the county can take it at the end of the term. My concern is the cost. Every time the bathrooms get damaged by ripping a sink off, we pay for it. Sooner or later it is not going to be ours no matter how much we care about the park because the county has a time limit when they can take the park. The park was not ours in the first place. It was part of the original DRI. There is a place for a firehouse and a library in the neighborhood. The county has

until 2028 to decide on the fire house and the end of next year to decide on the library. There is one more school to be built. Just a ballpark figure we spent at least \$20,00 last year repairing things at that park.

A resident stated I am asking that you get wider input from the neighbors for something of that nature.

A resident stated someone brought up a brilliant idea on Facebook about golf cart stop signs. People in the neighborhood want to be safe, they want to be organized and they want it to look nice.

Mr. Saks stated the signs is something we coordinate with the county and the engineer.

Ms. Gentry stated if you identify places that you think are safety hazards, if it is a county area we can engage with the county to try to get that improved, if it is our area we can look at that and talk about that. If you don't mind send those locations to the district manager or Jason and Richard. It is impossible to keep up with every Facebook comment that is made. You don't have to wait for a meeting to give that information to staff.

THIRTEENTH ORDER OF BUSINESS Discussion of Amenity and Community Security Service Options

The board went into a shade session to continue their discussions on security service options to protect the district assets after which the board went back into open session.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 21, 2024 at 5:00 p.m. at the RiverTown Amenity Center

Mr. LeBrun stated the next meeting is scheduled for August 21, 2024 at 5:00 p.m. in the same location.

On MOTION by Mr. Saks seconded by Mr. Cameron with all in favor the meeting adjourned at 1:05 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge
Community Development District

Unaudited Financial Reporting
June 30, 2024



Rivers Edge
Community Development District
Combined Balance Sheet
June 30, 2024

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 491,422	\$ -	\$ 912,364	\$ -	\$ 1,403,787
Due from Rivers Edge II	5,674	-	-	-	5,674
Due from Mattamy - Utilities	18,494	-	-	-	18,494
Due from Other	10	-	-	-	10
Investments:					
State Board of Administration (SBA)	7,483	-	309,725	-	317,208
US Bank Custody Account	1,045,515	-	-	-	1,045,515
Series 2016					
Reserve	-	234,745	-	-	234,745
Revenue	-	325,962	-	-	325,962
Prepayment	-	86	-	-	86
Series 2018					
Reserve	-	116,783	-	-	116,783
Revenue	-	205,193	-	-	205,193
Construction	-	-	-	4,040	4,040
Series 2018A-1/2018A-2					
Revenue	-	139,473	-	-	139,473
Prepayment	-	9,803	-	-	9,803
Reserve 2018A-1	-	68,919	-	-	68,919
Reserve 2018A-2	-	87,773	-	-	87,773
Prepaid Expenses	5,248	-	-	-	5,248
Deposits	7,241	-	-	-	7,241
Total Assets	\$ 1,581,087	\$ 1,188,737	\$ 1,222,089	\$ 4,040	\$ 3,995,954
Liabilities:					
Accounts Payable	\$ 237,202	\$ -	\$ -	\$ -	\$ 237,202
Accrued Expenses	71,245	-	-	-	71,245
Fica Payable	245	-	-	-	245
Total Liabilities	\$ 308,692	\$ -	\$ -	\$ -	\$ 308,692
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 5,248	\$ -	\$ -	\$ -	\$ 5,248
Deposits	7,241	-	-	-	7,241
Restricted for:					
Debt Service	-	1,188,737	-	-	1,188,737
Capital Project	-	-	-	4,040	4,040
Assigned for:					
Capital Reserve Fund	-	-	1,222,089	-	1,222,089
Unassigned	1,259,907	-	-	-	1,259,907
Total Fund Balances	\$ 1,272,395	\$ 1,188,737	\$ 1,222,089	\$ 4,040	\$ 3,687,262
Total Liabilities & Fund Balance	\$ 1,581,087	\$ 1,188,737	\$ 1,222,089	\$ 4,040	\$ 3,995,954

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,402,218	\$ 2,402,218	\$ 2,417,350	\$ 15,132
Misc Income/Interest	30,000	30,000	48,164	18,164
Insurance Proceeds	-	-	1,476	1,476
Rental Revenue	20,000	20,000	25,064	5,064
Cost Share Landscaping Rivers Edge II	688,424	516,318	401,581	(114,737)
Cost Share Landscaping Rivers Edge III	162,917	122,188	95,035	(27,153)
Cost Share Amenity Rivers Edge III	248,626	186,470	145,032	(41,438)
Community Garden	1,000	750	500	(250)
Tennis Revenue	4,000	3,000	915	(2,085)
Special Event	-	-	17,110	17,110
Total Revenues	\$ 3,557,185	\$ 3,280,943	\$ 3,152,226	\$ (128,717)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 7,800	\$ 1,200
FICA Expense	918	689	597	92
District Engineer	25,000	25,000	27,248	(2,248)
District Counsel	55,000	41,250	22,604	18,646
District Management	52,868	39,651	39,651	(0)
Assessment Administration	5,300	5,300	5,300	-
Dissemination	6,466	4,850	5,349	(500)
Information Technology	3,061	2,296	2,296	(0)
Website Maintenance	1,577	1,183	1,183	(0)
Annual Audit	5,100	3,825	-	3,825
Trustee Fees	13,500	12,745	12,745	-
Arbitrage	1,800	1,800	1,800	-
Telephone	800	600	88	512
Postage	1,500	1,125	909	216
Printing & Binding	3,000	2,250	507	1,743
Insurance	11,116	11,116	10,570	546
Legal Advertising	3,500	2,625	-	2,625
Other Current Charges	2,000	1,500	-	1,500
Office Supplies	150	113	10	103
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 204,830	\$ 167,090	\$ 138,831	\$ 28,259

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<i>Operations & Maintenance</i>				
Ground Maintenance				
Field Operations Management (Vesta)	\$ 37,253	\$ 27,940	\$ 27,940	\$ (0)
Landscape Maintenance	1,321,303	990,978	792,385	198,592
Landscape Contingency	60,000	45,000	37,703	7,297
Irrigation Repairs and Maintenance	30,000	30,000	86,160	(56,160)
Lake Maintenance	56,340	42,255	46,673	(4,418)
Irrigation Water Use	288,000	216,000	165,582	50,418
Electric	140,000	105,000	119,090	(14,090)
Street Lighting & Signage Repairs and Replacements	20,000	20,000	34,096	(14,096)
Street and Drainage Maintenance	5,000	5,000	-	5,000
Other Repairs and Maintenance	10,000	10,000	26,287	(16,287)
Subtotal Ground Maintenance	\$ 1,967,896	\$ 1,492,172	\$ 1,335,917	\$ 156,255
Amenity Center - River House				
General Manager (Vesta)	\$ 48,172	\$ 36,129	\$ 37,014	\$ (885)
Amenity Manager (Vesta)	19,478	14,609	14,609	(0)
Maintenance Service (Vesta)	78,837	59,128	59,128	(0)
Lifestyle Director (Vesta)	38,136	28,602	28,602	(0)
Lifeguards (Vesta)	47,390	35,543	14,944	20,599
Facility Attendant (Vesta)	63,291	47,468	47,468	(0)
Security Monitoring	3,500	2,625	1,788	837
Security Guards	75,000	56,250	72,394	(16,144)
Telephone	14,582	14,582	33,942	(19,360)
Insurance	142,002	142,002	95,345	46,657
Fitness Equipment Lease	27,921	27,921	27,921	-
Pool Maintenance (Vesta)	10,312	7,734	8,616	(882)
Janitorial Services/Supplies (Vesta)	31,933	23,950	23,985	(35)
Window Cleaning	2,767	2,075	-	2,075
Pressure Washing	30,000	22,500	-	22,500
Pool Chemicals (Poolsure)	19,440	14,580	16,563	(1,983)
Natural Gas	510	383	351	31
Electric	37,320	27,990	27,464	526
Water & Sewer	53,570	40,178	31,741	8,436
Repair and Replacements	110,000	82,500	75,257	7,243
Refuse	37,200	37,200	37,743	(543)
Pest Control	6,588	6,588	6,806	(218)
Fire Alarm System Maintenance	2,000	1,500	-	1,500
Access Cards	1,000	1,000	4,150	(3,150)
License/Permits	1,800	1,350	761	589
Other Current	3,500	3,500	6,447	(2,947)
Special Events	50,000	37,500	40,858	(3,358)
Holiday Decorations	13,500	13,500	12,575	925
Office Supplies/Postage	1,500	1,500	5,323	(3,823)
Capital Expenditure	15,000	11,250	-	11,250
Community Garden	500	375	-	375
Subtotal Amenity Center - River House	\$ 986,749	\$ 802,010	\$ 731,795	\$ 70,215
Total Operations & Maintenance	\$ 2,954,645	\$ 2,294,182	\$ 2,067,712	\$ 226,470

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Reserves				
General Reserve - Grounds Maintenance	\$ 100,000	\$ 100,000	100,000	\$ -
General Reserve - Amenity Center	175,000	175,000	175,000	-
Additional Reserves	150,000	150,000	150,000	-
Subtotal Reserves	\$ 425,000	\$ 425,000	\$ 425,000	\$ -
Total Expenditures	\$ 3,584,475	\$ 2,886,272	\$ 2,631,543	\$ 254,729
Excess (Deficiency) of Revenues over Expenditures	\$ (27,290)	\$ 394,671	\$ 520,684	\$ 126,013
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (27,290)	\$ 394,671	\$ 520,684	\$ 126,013
Fund Balance - Beginning	\$ 27,290		\$ 751,712	
Fund Balance - Ending	\$ 0		\$ 1,272,395	

Rivers Edge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 150,220	\$ 377,913	\$ 1,586,271	\$ 212,670	\$ 38,999	\$ -	\$ 51,276	\$ -	\$ -	\$ -	\$ -	\$ 2,417,350
Misc Income/Interest	2,922	2,694	3,880	927	5,897	7,170	7,735	10,248	6,693	-	-	-	48,164
Insurance Proceeds	-	-	-	1,476	-	-	-	-	-	-	-	-	1,476
Rental Revenue	1,875	10,675	-	3,930	1,075	600	1,334	975	4,600	-	-	-	25,064
Cost Share Landscaping Rivers Edge II	57,369	57,369	57,369	57,369	57,369	57,369	57,369	-	-	-	-	-	401,581
Cost Share Landscaping Rivers Edge III	13,576	13,576	13,576	13,576	13,576	13,576	13,576	-	-	-	-	-	95,035
Cost Share Amenity Rivers Edge III	20,719	20,719	20,719	20,719	20,719	20,719	20,719	-	-	-	-	-	145,032
Community Garden	-	-	-	-	-	-	500	-	-	-	-	-	500
Tennis Revenue	335	-	-	-	-	-	580	-	-	-	-	-	915
Special Event	1,776	2,210	3,784	1,961	4,599	1,166	155	413	1,045	-	-	-	17,110
Total Revenues	\$ 98,572	\$ 257,462	\$ 477,241	\$ 1,686,230	\$ 315,904	\$ 139,599	\$ 101,968	\$ 62,912	\$ 12,338	\$ -	\$ -	\$ -	\$ 3,152,226

Expenditures:

General & Administrative:

Supervisor Fees	\$ 2,000	\$ -	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 7,800
FICA Expense	153	-	-	77	61	77	77	77	77	-	-	-	597
District Engineer	1,125	4,070	125	4,080	6,606	4,558	4,715	1,969	-	-	-	-	27,248
District Counsel	3,986	1,131	1,036	3,232	5,660	4,736	2,823	-	-	-	-	-	22,604
District Management	4,406	4,406	4,406	4,406	4,406	4,406	4,406	4,406	4,406	-	-	-	39,651
Assessment Administration	5,300	-	-	-	-	-	-	-	-	-	-	-	5,300
Dissemination	739	539	539	539	539	539	839	539	539	-	-	-	5,349
Information Technology	255	255	255	255	255	255	255	255	255	-	-	-	2,296
Website Maintenance	131	131	131	131	131	131	131	131	131	-	-	-	1,183
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	7,178	4,026	-	-	-	-	-	-	1,541	-	-	-	12,745
Arbitrage	600	600	-	-	-	-	-	-	600	-	-	-	1,800
Telephone	-	49	-	-	-	2	19	13	5	-	-	-	88
Postage	44	378	6	28	76	173	29	129	46	-	-	-	909
Printing & Binding	50	82	30	43	55	77	34	21	116	-	-	-	507
Insurance	10,570	-	-	-	-	-	-	-	-	-	-	-	10,570
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	2	1	0	1	1	1	1	1	1	-	-	-	10
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 36,714	\$ 15,669	\$ 6,527	\$ 13,791	\$ 18,591	\$ 15,954	\$ 14,329	\$ 8,541	\$ 8,715	\$ -	\$ -	\$ -	\$ 138,831

Operations & Maintenance

Ground Maintenance

Field Operations Management (Vesta)	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ 3,104	\$ -	\$ -	\$ 27,940
Landscape Maintenance	88,043	88,043	88,043	88,043	88,043	88,043	88,043	88,043	88,043	-	-	-	792,385
Landscape Contingency	-	133	-	955	8,610	19,624	2,795	-	5,586	-	-	-	37,703
Irrigation Repairs and Maintenance	6,950	22,728	9,630	713	5,454	11,556	10,247	16,171	2,712	-	-	-	86,160
Lake Maintenance	9,933	4,470	4,470	4,470	4,470	4,470	4,470	5,450	4,470	-	-	-	46,673
Irrigation Water Use	26,106	23,767	23,475	6,691	4,586	5,886	12,656	21,666	40,749	-	-	-	165,582
Electric	12,839	12,945	13,074	13,267	13,407	13,002	12,785	13,670	14,101	-	-	-	119,090
Street Lighting & Signage Repairs and Replacements	-	6,648	1,985	4,240	4,684	5,440	2,440	1,480	7,179	-	-	-	34,096
Street and Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Repairs and Maintenance	1,811	12,094	1,947	3,959	2,350	2,338	498	968	323	-	-	-	26,287
Subtotal Ground Maintenance	\$ 148,785	\$ 173,933	\$ 145,727	\$ 125,442	\$ 134,708	\$ 153,464	\$ 137,038	\$ 150,552	\$ 166,267	\$ -	\$ -	\$ -	\$ 1,335,917

Rivers Edge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center - River House													
General Manager (Vesta)	\$ 4,103	\$ 4,122	\$ 4,121	\$ 4,131	\$ 4,120	\$ 4,143	\$ 4,147	\$ 4,112	\$ 4,014	\$ -	\$ -	\$ -	\$ 37,014
Amenity Manager (Vesta)	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	1,623	-	-	-	14,609
Maintenance Service (Vesta)	6,570	6,570	6,570	6,570	6,570	6,570	6,570	6,570	6,570	-	-	-	59,128
Lifestyle Director (Vesta)	3,178	3,178	3,178	3,178	3,178	3,178	3,178	3,178	3,178	-	-	-	28,602
Lifeguards (Vesta)	-	-	-	-	-	-	5,712	3,559	-	5,672	-	-	14,944
Facility Attendant (Vesta)	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	5,274	-	-	-	47,468
Security Monitoring	199	199	199	199	199	199	199	199	199	-	-	-	1,788
Security Guards	8,350	9,941	4,485	11,482	8,254	7,776	7,824	9,406	4,877	-	-	-	72,394
Telephone	2,930	3,118	3,117	5,342	4,327	3,837	4,582	3,409	3,278	-	-	-	33,942
Insurance	95,345	-	-	-	-	-	-	-	-	-	-	-	95,345
Fitness Equipment Lease	-	-	-	-	27,921	-	-	-	-	-	-	-	27,921
Pool Maintenance (Vesta)	859	859	859	859	859	859	1,741	859	859	-	-	-	8,616
Janitorial Services/Supplies (Vesta)	2,661	2,661	2,661	2,661	2,696	2,661	2,661	2,661	2,661	-	-	-	23,985
Window Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals (Poolsure)	1,454	1,454	1,454	1,538	1,538	1,538	2,530	2,530	2,530	-	-	-	16,563
Natural Gas	31	31	32	41	43	43	43	43	45	-	-	-	351
Electric	3,290	2,752	2,219	2,961	3,660	3,163	2,955	3,102	3,362	-	-	-	27,464
Water & Sewer	4,197	4,771	4,103	1,980	2,051	2,179	2,917	4,185	5,358	-	-	-	31,741
Repair and Replacements	9,749	5,860	9,710	4,851	7,988	11,787	14,666	6,325	4,321	-	-	-	75,257
Refuse	3,533	3,832	4,005	3,746	4,386	4,434	4,619	4,599	4,589	-	-	-	37,743
Pest Control	576	691	810	1,024	325	2,193	593	593	-	-	-	-	6,806
Fire Alarm System Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Access Cards	-	-	-	-	3,250	-	-	-	900	-	-	-	4,150
License/Permits	-	-	101	435	-	-	-	-	225	-	-	-	761
Other Current	871	-	1,019	599	443	1,768	493	636	619	-	-	-	6,447
Special Events	6,271	1,103	8,587	3,315	2,969	8,561	4,565	3,943	1,544	-	-	-	40,858
Holiday Decorations	-	12,575	-	-	-	-	-	-	-	-	-	-	12,575
Office Supplies/Postage	1,951	-	787	58	-	381	851	387	908	-	-	-	5,323
Capital Expenditure	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Garden	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center - River House	\$ 163,015	\$ 70,614	\$ 64,913	\$ 61,868	\$ 91,674	\$ 77,880	\$ 75,591	\$ 63,634	\$ 62,607	\$ -	\$ -	\$ -	\$ 731,795
Total Operations & Maintenance	\$ 311,801	\$ 244,546	\$ 210,640	\$ 187,310	\$ 226,382	\$ 231,344	\$ 212,629	\$ 214,186	\$ 228,874	\$ -	\$ -	\$ -	\$ 2,067,712
Reserves													
General Reserve - Grounds Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
General Reserve - Amenity Center	-	-	-	-	-	-	-	175,000	-	-	-	-	175,000
Additional Reserves	-	-	-	-	-	-	-	150,000	-	-	-	-	150,000
Subtotal Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425,000	\$ -	\$ -	\$ -	\$ -	\$ 425,000
Total Expenditures	\$ 348,515	\$ 260,215	\$ 217,167	\$ 201,101	\$ 244,973	\$ 247,298	\$ 226,958	\$ 647,727	\$ 237,589	\$ -	\$ -	\$ -	\$ 2,631,543
Excess (Deficiency) of Revenues over Expenditures	\$ (249,943)	\$ (2,753)	\$ 260,074	\$ 1,485,129	\$ 70,931	\$ (107,699)	\$ (124,990)	\$ (584,815)	\$ (225,251)	\$ -	\$ -	\$ -	\$ 520,684
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (249,943)	\$ (2,753)	\$ 260,074	\$ 1,485,129	\$ 70,931	\$ (107,699)	\$ (124,990)	\$ (584,815)	\$ (225,251)	\$ -	\$ -	\$ -	\$ 520,684

Rivers Edge
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 710,248	\$ 710,248	\$ 714,979	\$ 4,731
Special Assessments - Prepayment	-	-	13,317	13,317
Interest Income	7,500	7,500	25,980	18,480
Total Revenues	\$ 717,748	\$ 717,748	\$ 754,276	\$ 36,527
Expenditures:				
Interest 11/1	\$ 244,595	\$ 244,595	\$ 244,595	\$ -
Special Call 11/1	-	-	10,000	(10,000)
Interest 5/1	244,595	244,595	244,333	263
Principal 5/1	220,000	220,000	220,000	-
Special Call 5/1	-	-	15,000	(15,000)
Total Expenditures	\$ 709,190	\$ 709,190	\$ 733,928	\$ (24,738)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,558	\$ 8,558	\$ 20,348	\$ 11,790
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,558	\$ 8,558	\$ 20,348	\$ 11,790
Fund Balance - Beginning	\$ 308,145		\$ 540,445	
Fund Balance - Ending	\$ 316,703		\$ 560,793	

Rivers Edge
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 468,918	\$ 468,918	\$ 459,183	\$ (9,735)
Interest Income	5,000	5,000	15,362	10,362
Total Revenues	\$ 473,918	\$ 473,918	\$ 474,545	\$ 627
Expenditures:				
Interest 11/1	\$ 172,085	\$ 172,085	\$ 172,085	\$ -
Interest 5/1	172,085	172,085	172,085	-
Principal 5/1	125,000	125,000	125,000	-
Special Call 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 469,170	\$ 469,170	\$ 474,170	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 4,748	\$ 4,748	\$ 375	\$ (4,373)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,748	\$ 4,748	\$ 375	\$ (4,373)
Fund Balance - Beginning	\$ 199,095		\$ 321,601	
Fund Balance - Ending	\$ 203,843		\$ 321,976	

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 June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 444,981	\$ 444,981	\$ 447,796	\$ 2,816
Special Assessments - Prepayment	-	-	9,803	9,803
Interest Income	5,000	5,000	15,502	10,502
Total Revenues	\$ 449,981	\$ 449,981	\$ 473,101	\$ 23,121
Expenditures:				
Series 2018A-1				
Interest 11/1	\$ 52,214	\$ 52,214	\$ 52,214	\$ -
Interest 5/1	52,214	52,214	52,214	-
Principal 5/1	160,000	160,000	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	44,516	44,516	-
Principal 5/1	85,000	85,000	85,000	-
Special Call 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 438,460	\$ 438,460	\$ 448,585	\$ (10,125)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,521	\$ 11,521	\$ 24,516	\$ 12,996
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 11,521	\$ 11,521	\$ 24,516	\$ 12,996
Fund Balance - Beginning	\$ 117,816		\$ 281,452	
Fund Balance - Ending	\$ 129,336		\$ 305,968	

Rivers Edge
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues				
Interest	\$ 5,000	\$ 5,000	\$ 8,803	\$ 3,803
General Reserve - Grounds Maintenance	100,000	100,000	100,000	-
General Reserve - Amenity Center	175,000	175,000	175,000	-
Additional Reserves	150,000	150,000	150,000	-
Total Revenues	\$ 430,000	\$ 430,000	\$ 433,803	\$ 3,803
Expenditures:				
Repair and Replacements	\$ 100,000	\$ 75,000	\$ 22,961	\$ 52,039
Capital Outlay	150,000	112,500	16,993	95,507
Other Current Charges	1,000	750	-	750
Total Expenditures	\$ 251,000	\$ 188,250	\$ 39,954	\$ 148,296
Excess (Deficiency) of Revenues over Expenditures	\$ 179,000		\$ 393,849	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 179,000		\$ 393,849	
Fund Balance - Beginning	\$ 808,528		\$ 828,240	
Fund Balance - Ending	\$ 987,528		\$ 1,222,089	

Rivers Edge
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Actual	
	Thru 06/30/24	
Revenues		
Interest Income	\$	154
Total Revenues	\$	154
Expenditures:		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	154
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$	-
Total Other Financing Sources (Uses)	\$	-
Net Change in Fund Balance	\$	154
Fund Balance - Beginning	\$	3,886
Fund Balance - Ending	\$	4,040

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	\$	234,745
Reserve Fund Balance		234,745
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)
Less: May 1, 2024 (Mandatory)		(220,000)
Less: May 1, 2024 (Optional)		(15,000)
Current Bonds Outstanding	\$	9,150,000

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	\$	116,783
Reserve Fund Balance		116,783
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)
Less: May 1, 2024 (Mandatory)		(125,000)
Less: May 1, 2024 (Optional)		(5,000)
Current Bonds Outstanding	\$	6,430,000

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)
Less: May 1, 2024 (Mandatory)		(160,000)
Current Bonds Outstanding	\$	2,880,000

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	\$ 87,773
Reserve Fund Balance	87,773
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)
Less: May 1, 2024 (Mandatory)	(85,000)
Less: May 1, 2024 (Optional)	(5,000)
Current Bonds Outstanding	\$ 1,750,000
Total Bonds Outstanding	\$ 20,210,000

**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
TAX CERTIFICATES	6/14/2024	1,165.14	1,860.33	1,194.76	6,289.78	10,510.01
9	6/27/2024	8,333.43	13,305.66	8,545.33	44,986.56	75,170.97
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL TAX ROLL RECEIPTS		447,796.29	714,978.86	459,182.52	2,417,349.82	4,039,307.47

BALANCE DUE	(2,815.60)	(4,495.57)	(2,887.18)	(15,199.55)	(25,397.88)
PERCENT COLLECTED	100.63%	100.63%	100.63%	100.63%	100.63%

C.

Rivers Edge

Community Development District

Check Run Summary June 30, 2024

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	6/20/24	50668-50672	\$ 923.50
			Sub-Total \$ 923.50
<i>Accounts Payable</i>	6/7/24	6327-6337	\$ 21,865.96
			Sub-Total \$ 21,865.96
Capital Fund			
<i>Accounts Payable</i>			\$ -
			Sub-Total \$ -
Total			\$ 22,789.46

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50668	18	AHMED M MCINTYRE	184.70	6/20/2024
50669	20	ERICK L SAKS	184.70	6/20/2024
50670	21	FREDERICK T BARON	184.70	6/20/2024
50671	22	ROBERT L CAMERON	184.70	6/20/2024
50672	23	SCOTT MAYNARD	184.70	6/20/2024
TOTAL FOR REGISTER			923.50	

REDG RIVERS EDGE DLAUGHLIN

Attendance Sheet

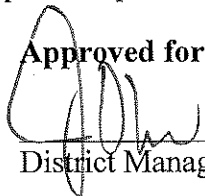
District Name: Rivers Edge CDD

Board Meeting Date: June 19, 2024 Meeting

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

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

Approved for Payment:


District Manager Signature

6/19/2024
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 #
6/07/24	00076	6/03/24	41945433	202406	330	57200	45700		ACTIVE SCRAPER/MAT ONYX CINTAS FIRE 636525	*	115.88	115.88	006327
6/07/24	00365	6/03/24	22501	202406	320	57200	46800		JUN LAKE MAINTENANCE FLORIDA WATERWAYS INC	*	4,470.00	4,470.00	006328
6/07/24	00386	2/08/24	1403	202406	320	57200	46102		GARDENIA PKG/LEI GREETERS NATHAN POKIPALA DBA LANAKILAS	*	3,000.00	3,000.00	006329
6/07/24	00073	6/01/24	13129562	202406	330	57200	45210		JUN POOL CHEMICALS POOLSURE	*	2,529.66	2,529.66	006330
6/07/24	00055	5/29/24	52512	202404	310	51300	31100		APR O & M PROSSER INC	*	922.50	922.50	006331
6/07/24	00055	5/29/24	52515	202404	310	51300	31100		APR PICKLEBALL COURTS PROSSER INC	*	3,792.20	3,792.20	006332
6/07/24	00058	6/01/24	4840	202406	330	57200	34500		JUN CLUBHOUSE MONITOR	*	122.40		
		6/01/24	4840	202406	330	57200	34500		JUN FITNESS CNTR MONITOR	*	32.40		
		6/01/24	4840	202406	330	57200	34500		JUN PARK MONITOR	*	43.92		
									SONITROL OF NORTH CENTRAL FLORIDA			198.72	006333
6/07/24	00340	6/05/24	1077	202406	320	57200	46500		CHECK COMPONENTS/SPLICES TMT ELECTRIC LLC	*	120.00	120.00	006334
6/07/24	00340	6/05/24	1078	202406	320	57200	46500		CLEAN CONNECTIONS/SPLICE TMT ELECTRIC LLC	*	80.00	80.00	006335
6/07/24	00340	6/05/24	1079	202406	320	57200	46500		RPLC LED DRIVER/PHOTOCELL TMT ELECTRIC LLC	*	765.00	765.00	006336
6/07/24	00340	6/05/24	1080	202406	320	57200	46500		CROSSWALK SAFETY LIGHTS TMT ELECTRIC LLC	*	5,872.00	5,872.00	006337
TOTAL FOR BANK A											21,865.96		
REDG RIVERS EDGE OKUZMUK													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER							21,865.96	

REDG RIVERS EDGE OKUZMUK



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 # 4194543391
 INVOICE DATE 06/03/2024
 SERVICE TICKET # 4194543391
 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	8.282	24.85	N
	X10186	4X6 ACTIVE SCRAPER	02	F	2	9.662	19.32	N
	X10189	3X5 XTRAC MAT ONYX	02	F	2	13.113	26.23	N
	X10192	4X6 XTRAC MAT ONYX	02	F	1	16.564	16.56	N
	X10202	3X10 XTRAC MAT ONYX	02	F	1	20.706	20.71	N
SUBTOTAL							107.67	
SERVICE CHARGE							8.21	N
SUBTOTAL							115.88	
TAX							0.00	
TOTAL USD							115.88	

You will notice the annual price adjustment on your invoice beginning on 6/1/2024. Rental rates are being adjusted to account for increases in labor wage rates, fleet expenses, raw materials, and energy costs. Rates will remain consistent for the next year.
 Thanks for your trust in Cintas. We remain committed to providing you with the highest quality service in the rental industry.

Signature :

JASON DAVIDSON

Invoice Total Pymt on Acct.
 115.88 0.00

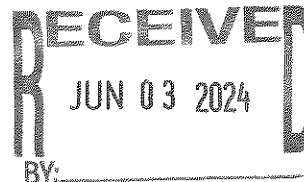
Sold To: 0021060308 SO#: 4194543391

06/03/2024 08:32 AM

Handwritten signature: JSD MT

Approved RECDD I
 Submitted to AP on 6-3-2024
 By Jason Davidson

Handwritten signature: Jason Davidson



**FLORIDA WATERWAYS
INC.**

Invoice

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

DATE	6/3/2024
INVOICE #	22501
CUSTOMER ID	J19302
DUE DATE	7/3/2024

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 8/11 - Jun Treatments	\$4,470.00

RECEIVED
JUN 03 2024
BY: _____

Approved RECDD I
Submitted to AP on 6.3.2024
by Jason Davidson
Jason Davidson

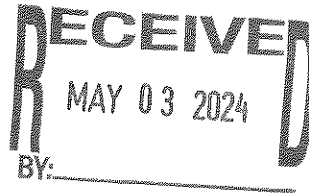
OTHER COMMENTS

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!



INVOICE

1403

DATE

February 8, 2024

CLIENT

**KIMBERLY FATUCH
Rivers Edge CDD 1
475 West Town Pl Suite 114
St Augustine, FL 32092**

DATE OF SERVICE

29-Jun-24

TIME

TBD

SERVICES

Gardenia Pkg of 7+Lei Greeters

COSTS:

\$3,000.00

TERMS

COD

PAYABLE TO

**Nathan Pokipala
PO 770162
Orlando, FL 32877-0162
ianakilas.net
(407) 222 - 0430**

Approved RECDD I
Submitted to AP on 5.3.24
by Jason Davidson

Jason Davidson



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

Invoice

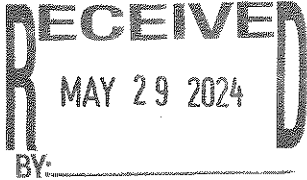
Date 6/1/2024

Invoice # 131295621765

Terms	Net 20
Due Date	6/21/2024
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	2,479.66
WM-XPC Upgrade	XPC System Upgrade	1	ea	50.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00



Approved RECDD I
Submitted to AP on 5.29.2024
by Jason Davidson
Jason Davidson

Subtotal 2,529.66
Shipping Cost (FEDEX GROUND) 0.00
Total 2,529.66
Amount Due \$2,529.66

Remittance Slip

Customer
13RIV125
Invoice #
131295621765

Amount Due \$2,529.66

Amount Paid _____

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



131295621765



May 29, 2024
Project No: P0113094.60
Invoice No: 52512

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 travel and attend April CDD meeting, ride site with staff on resident requests, coordinate with staff on CE impacts behind resident housing.

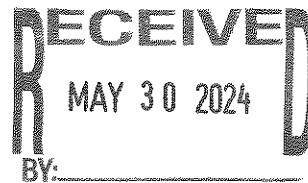
Professional Services from April 01, 2024 to April 30, 2024

Professional Personnel

	Hours	Rate	Amount	
Clerical/Admin Asst/Technician	.50	95.00	47.50	
Vice President	3.50	250.00	875.00	
Totals	4.00		922.50	
Total Labor				922.50
		Total this Invoice		\$922.50

Outstanding Invoices

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





May 29, 2024
 Project No: P0113094.90
 Invoice No: 52515

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 April 01, 2024 to April 30, 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	100.00	14,750.00	13,275.00	1,475.00
Task 4A: Bidding, Award & Preconstruct	3,500.00	20.00	700.00	0.00	700.00
Total Fee	22,000.00		19,200.00	17,025.00	2,175.00
Total Fee					2,175.00

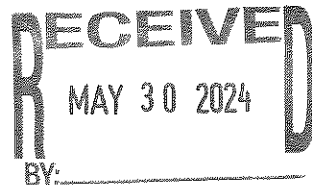
Reimbursable Expenses

Printing - Reimbursable				69.30	
Total Reimbursables			1.15 times	69.30	79.70
Total this Task					\$2,254.70

Task 3: Permitting

Professional Personnel

	Hours	Rate	Amount	
CADD Technician	2.50	105.00	262.50	
Engineer	6.00	150.00	900.00	
Vice President	1.50	250.00	375.00	
Totals	10.00		1,537.50	
Total Labor				1,537.50
Total this Task				\$1,537.50
Total this Invoice				\$3,792.20



Invoice #4840

SONITROL OF NORTH CENTRAL FLORIDA



 **RIVERTOWN**

Access Code



057K11ELPN9L

RECEIVED
MAY 31 2024
BY: _____



Due Date: Jun 1st 2024

Balance (USD): \$198.72

SELECT YOUR PAYMENT METHOD:

Pay with card



Return Policy:
MERCHANT DISCRETION

TMT Electric, LLC

290 Circle Dr S
Saint Augustine, FL 32084 US
+1 9043151248
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

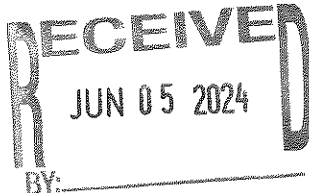
SHIP TO
Rivers Edge CDD 1
475 West Town Place
Suite 114
Saint Augustine, Florida
32092

INVOICE 1077
DATE 06/05/2024
TERMS Net 30
DUE DATE 07/05/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Second streetlight south of the roundabout on Orange Branch Trail not working. Checked all components and refreshed splices. Verified correct operation upon completion.	1	120.00	120.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	120.00
TAX	0.00
TOTAL	120.00
BALANCE DUE	\$120.00



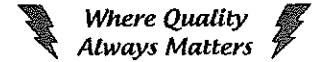
Approved RECDD
Submitted to AP 6.5.24
By Kevin McKendree

Kevin McKendree

TMT Electric, LLC

290 Circle Dr S
Saint Augustine, FL 32084 US
+1 9043151248
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 1078
DATE 06/05/2024
TERMS Net 30
DUE DATE 07/05/2024

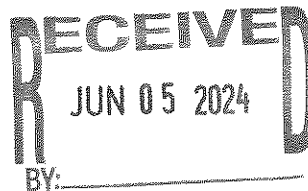
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Streetlight on Riverwalk Blvd. across from Manteo Street not working. Found bad splice. Cleaned and refreshed connections. Verified correct operation upon completion.	1	80.00	80.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	80.00
TAX	0.00
TOTAL	80.00
BALANCE DUE	\$80.00

Approved RECDD
Submitted to AP 6.5.24
By Kevin McKendree

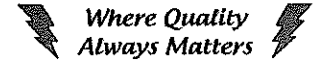
Kevin McKendree



TMT Electric, LLC

290 Circle Dr S
Saint Augustine, FL 32084 US
+1 9043151248
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

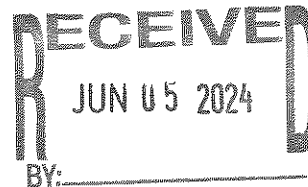
INVOICE 1079
DATE 06/05/2024
TERMS Net 30
DUE DATE 07/05/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	First streetlight at Rivertown Main entrance from Longleaf Pkwy. not working. Replaced bad LED driver and photocell. Verified correct operation upon completion	1	765.00	765.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	765.00
TAX	0.00
TOTAL	765.00
BALANCE DUE	\$765.00

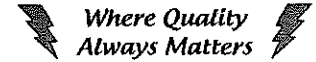
Approved RECDD
Submitted to AP 6.5.24
By Kevin McKendree
Kevin McKendree



TMT Electric, LLC

290 Circle Dr S
Saint Augustine, FL 32084 US
+1 9043151248
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 1080
DATE 06/05/2024
TERMS Net 30
DUE DATE 07/05/2024

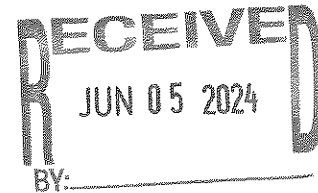
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Crosswalk safety lights not working at Riverplace roundabout. Removed three damaged circuit boards. Programmed and installed new circuit boards. Replaced eight dead batteries. Installed eight new ambient sensor cover replacements and new gasket material. Verified correct operation upon completion.	1	5,872.00	5,872.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	5,872.00
TAX	0.00
TOTAL	5,872.00
BALANCE DUE	\$5,872.00

Approved RECDD
Submitted to AP 6.5.24
By Kevin McKendree

Kevin McKendree



FOURTH ORDER OF BUSINESS

A.



Rivers Edge CDD – I, II, and III

Landscape Update for August 2024

- **General Maintenance**
 - Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds. Some areas have been too wet to put heavy mowers on
 - Excess Rain has caused turf to be saturated. We will mow once dry. Mowing turf after a lot of rain can leave ruts
 - 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.
 - Teams have removed numerous trees and limbs that have fallen at no charge. We have stood up all trees that fell from the hurricane
 - Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on status of concerned areas and the overall appearance of the community.
 - We have Completed Mulch throughout the community. Back Ponds that have never had pine straw will not be completed.
 - The next annual rotation will be in September. We will go with Yellow and Orange Marigolds
 - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
 - This is caused by the flowers staying too saturated which causes the roots to rot.
 - Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.
 - Because of this you will see scalping occasionally until the proper height is achieved.

- Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so that the new green growth is what is showing after each mowing occurrence moving forward.
- **Irrigation**
 - Techs have been running through system and making repairs as we go.
 - All clocks are being set to run Three times a week due to amount of rain we have had
 - Lead tech is working with IQ system to help system run more efficiently.
 - We are setting five day rain delays when we have rain
 - Other options are being looked at to make the system more efficient and save on the annual water cost.
 - Items being looked at:
 - Eliminating bubblers on established trees that do not need them anymore
 - Making sure all rain sensors are operational
 - Adding rain sensors to battery operated valves
 - Each area will be different depending on layout and justification of cost.
 - Some will be looked at to be added to a clock with wiring.
 - Others will be looked at for rain sensor installation and hidden by plant material if required.
 - 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.

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024/2025; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of August 2024.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025**

The Board of Supervisors of the Rivers Edge Community Development District will hold their regular meetings for the Fiscal Year 2024/2025 at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259, on the third Wednesday of each month at 11:00 a.m., unless otherwise indicated as follows:

**October 16, 2024
November 20, 2024
December 18, 2024
January 15, 2025
February 19, 2025
March 19, 2025
April 16, 2025
May 21, 2025
June 18, 2025
July 16, 2025
August 20, 2025
September 17, 2025**

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

2.



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors; District Manager

From: Kilinski | Van Wyk PLLC

Date: June 25, 2024

Re: Section 189.0694, *Florida Statutes* (Performance Measures and Standards Reporting)

The purpose of this memorandum is to provide you with additional information regarding new performance measures and standards reporting requirements for special districts. This new requirement was enacted during Florida's 2024 Legislative Session and was originally reported in our legislative newsletters. It has been codified as Section 189.0694, *Florida Statutes*, effective July 1, 2024.

What is required?

The new statute requires special districts (including community development districts) to establish goals and objectives for its programs and activities and performance measures and standards to determine if its goals and objectives have been achieved. The goals, objectives, and performance measures and standards must be established by **October 1, 2024**, or by the end of the first full fiscal year after a District's creation, whichever is later.

The new statute also requires annual reporting each **December 1** (beginning December 1, 2025) on whether the goals and objectives were achieved, which goals or objectives were not achieved, and what measures were used to make the determination.

Are there any mandated goals, objectives, or performance measures/standards?

No. The new statute allows a great deal of flexibility for special districts to adopt the goals, objectives, and performance measures and standards that fit their needs. It is likely that many special districts with similar activities and programs may adopt similar measures, but special districts may also add specialized measures if they wish. Attached is a potential starting point for development of these goals, objectives and performance measures/standards in **Attachment A**. If you have questions about the new legal requirements, please consult your Kilinski | Van Wyk attorney.

Text of the Bill: 189.0694 Special districts; performance measures and standards.

(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

(2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:

(a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination.

(b) Any goals or objectives the district failed to achieve.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD’s website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

_____ District

District Manager: _____

Date: _____

Print Name: _____

_____ District

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: **08/21/2024**

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

RECDD I

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.

Waterslide:

We are in the process of gathering proposals for slide resurfacing of our waterslide at the RiverHouse. This will need to be performed next offseason. We are also working with our engineer on the slide tower with some issues that we have found.

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 being lost. We will continue to keep an eye on this crack and have backup putty on hand. We are currently gathering quotes for pool resurfacing.

Waterfall Grates:

The grates that ripple the water on the mainstreet waterfall entrance are rusted and broken. We removed some this week that had become an eyesore. We are in the exploratory stages of this repair as this will likely be a custom job. The new grates will be made from aluminum instead of steel.

Waterslide pump motor:

We discovered on 6/10 that the motor to our waterslide at the RiverHouse is making a funny noise which may be an indicator that the bearings are going bad. This is not good timing with it being the summer season and the slide running daily. We have contacted an expert to come out and assess the motor and it turns out the bearings are bad and need replacing. The bearings were replaced 7/21 and the motor is operating properly. Unfortunately, the bearings went bad this week and we had to shut the slide down again. They will be swapped out under warranty hopefully next week but this is likely a sign of an underlying issue with the pump. After this repair we hope to get through until the close of the season and will look to replace the unit as it is original to the properties inception.

Groves lighting :

The monument lights in the Groves had LED light bars that were halfway burnt out. We had these replaced with bullet lights that will be more maintenance friendly long term. This is now closed.

Riverfront Park Vandalism :

Over the last month the park restrooms have been vandalized a few times. This includes demolishing of fixtures inside the restroom, lighting off fireworks inside and graffiti of trees. We are working to restore what was broken so that we can get up to health code standards but the restrooms will remain closed until then. We have also contacted Giddens security to increase patrol of the area.

RECDD II

Watersong Pond 13 and 10:

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

Mop Closet Leak:

The mop closet sprung a leak this week that appeared to be coming from the ceiling. After evaluation it was determined to be the circulation valve for the hot water heater that was spraying upwards into the ceiling. We were able to shut it off until the part could be replaced by a plumber to prevent further damage. This is now closed.

RiverClub Furniture:

The older chaise loungers at the RiverClub have ripped a lot lately from wear and tear. We replaced 20 slings already but need to order more. We have ordered enough to have a replacement for each chair.

RiverClub Lightning Strike:

Lightning storms took out both of our Comcast Routers at the RiverClub. Our access control system was also fried. The Control 4 System is offline with no power to the wall tablet and no electric gate locks working. TV's and Music are non-functional, and the Kitchen Printer will no longer connect to router. **Comcast** replaced the RiverCafe Router on **Tuesday 7/23/2024** and the RiverClub router on **Friday 7/26/2024**. **5 Smooth Stones** came out Monday 7/29/2024 to troubleshoot the **Control 4 Tower**. Dynamic Security was notified of the access control issue the night of the storm, **Friday 7/19/2024**, and will have to order parts for the access control system. The SonicWall Firewall that was taken out by the storm was replaced and connected to the SonicWall at the RiverLodge on **7/31/2024**. Dynamic Security will need to come by to program a few details.

CDD III

RiverLodge Gym:

Technogym delivered the chest press machine 8/7/2024. The Chest Press Machine is the last big piece of equipment we were waiting for. We placed a service call on 8/8/2024 to resolve issue with ellipticals. They also checked out the rest of the equipment to ensure we had no other installation related complications.

All Districts

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, a second dose on 4/24/24 and a third dose on 5/17. The 8,000 gambusia fish were also introduced on 4/24. We will be continuing with treatments throughout the summer in hopes to keep this issue somewhat controlled.

Neighborhood sign at Homestead Roundabout:

A car ran through the fencing near the southern roundabout and took out about 30 feet of fence that will need to be replaced as none of it is salvageable. The damage has been cleaned up and Sterling Fence has been contacted for the repair.

Light Outage on Rivertown Main:

The meter that controls lighting and irrigation on Rivertown Main near Kendall Crossing is not receiving power. FPL replaced the meter itself and we are now receiving power to all of the lights in the area. This is now closed.

Light Outage on Orange Branch Trail:

Street lights are out on OBT from Keystone Corner to Footbridge. Possibility of a damaged wire that is affecting the circuit. We have a electrician looking into the issue.

Street sign visibility audit:

We have been working with Supervisor Cameron on street signage that is not visible due to trees blocking them. Some of the trees are owned by the CDD and some are homeowner trees. We are coordinating with

Yellowstone on the trimming back of our trees and will be notifying the HOA on any trees that are homeowner trees so that they may notify the resident.

Storm Preparation:

As storm Debbie approached us our team was busy securing down the facilities for anything that could catch wind and blow around. Our maintenance team was also out inspecting ponds and storm drains during the storm as water levels rose. We found clogs on pond K, pond C and pond 5 in WaterSong that we were able to unclog. We also located a few woodland outfall areas that need to be dredged out to allow water to flow out. The only damage we incurred were planted trees that fell over. Yellowstone spent a week straightening these up and strapping them down. We find that the survival rate after this is around 50/50.

Dead Fish:

We received reports of dead fish after the storm settled this week in ponds AA and J. Florida Waterways came out immediately to investigate and cleanup fish. They found that dissolved oxygen levels were registering at a 2.2 and anything below 3 is in the danger zone with a range of 5-8 being optimal. We do not believe this to be a thermal inversion case like pond K was a year ago. Numerous reasons can cause oxygen levels to drop such as pollution from fertilizer or pool backwashing to it simply being cloudy for multiple days prohibiting

(Continued)

RIVERTOWN

RECDD's Lifestyle Report

Date of report: **8/21/24**

Submitted by: **Kim Fatuch**

Ongoing Projects

- Events through December slated and most vendors booked
- Currently searching for a Lifestyle Assistant

July Events

- 7.4.24 – 4th of July Golf Cart Parade
 - Resident led Golf Cart parade from RH to RC
 - Roughly 200 people stayed at RC following the parade
- 7.5.24 – Caribbean music at RC
 - Maestro Ricky played at RC
 - Roughly 50-60 people attended
- 7.11.24 – Music Bingo
 - Monthly music bingo with \$100 in café prizes
 - Busiest Music Bingo of all properties
- 7.20.24 – B.Y.O. Boat Regatta
 - 26 boats were registered! Roughly 60 people in attendance
 - Residents had a great time and we had some amazing winners



- 7.24.24 – Mattamy Realtor Event at RL
 - Ran by Mattamy
 - Good event with roughly 120 attendees
- 7.25.24 – Trivia with DJ Ross
 - Monthly trivia with \$100 in café prizes
- 7.26.24 – Jazz on the River Concert
 - Young musicians will be playing for residents
 - Weather brought them to the café but they still played an awesome show for roughly 40 people

- 7.27.24 – RiverLodge Grand Opening
 - All-day grand opening event
 - DJ, Band and Aerialist for entertainment
 - Bounce houses and food trucks available
 - Roughly 1000 attended the opening
 - Great overall event, weather cleared us out at around 4pm but people understood



August Events

- 8.8.24 – Music Bingo
- 8.10.24 – Splash n Splatter Back-To-School
 - Paint party fun at the RiverHouse
- 8.22.24 – Trivia
- 8.23.24 – Movie Night at the Amphitheater

(Continued)

RIVERTOWN

RECDD's Monthly Café Report

Date of report: 8/01/24

Submitted by: Richard Losco & Lisa McCormick

RiverClub Café - July 2024

TOTAL NET SALES

\$70,296.51

TOTAL TRANSACTIONS

2,603

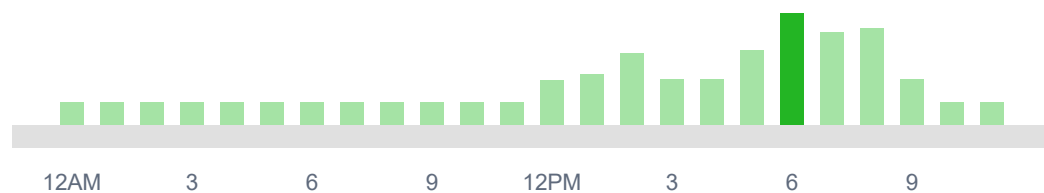
BEST DAY OF THE WEEK

Saturday

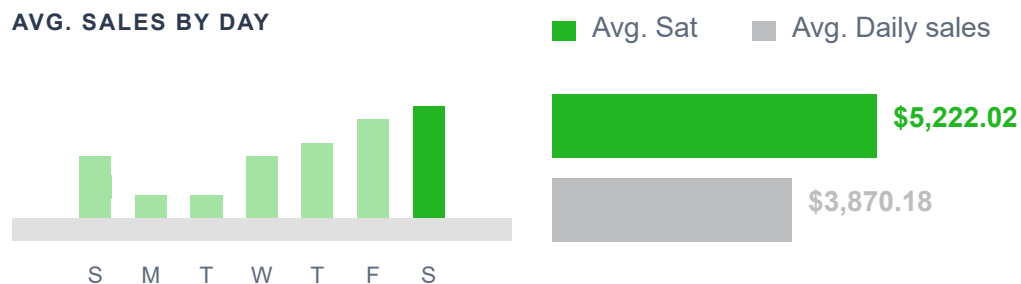
COVERS

0

AVG. SALES BY HOUR



AVG. SALES BY DAY



Food Items

TOP-SELLING CATEGORY

Mains

TOP-SELLING ITEM

Smash Burger
(Single)

TOTAL ITEMS SOLD

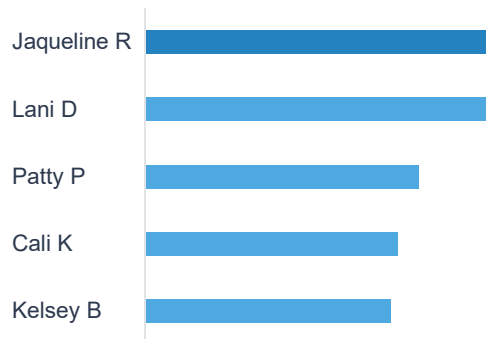
10,612

TOP-SELLING ITEM SALES

\$3,123.85

RiverClub Café Employees

SALES BY EMPLOYEE



TOP EMPLOYEE

Jaqueline Rebeor

TOP EMPLOYEE SALES

\$10,933.50

AVG. SALE COUNT PER EMPLOYEE

196.33

AVG. SALES PER EMPLOYEE

\$6,215.09

Customers Served

CUSTOMERS SERVED

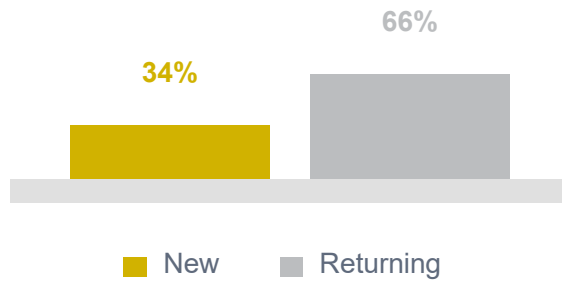
1,388

NEW CUSTOMERS

469

RETURNING
CUSTOMERS

919



Customer Service Report

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

Date of Visit: 7/30/2024

Waterway and Ditch Treatments

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

Comments: For today's service report I treated the ponds for algae, submerged weeds, shoreline grasses, added a phosphorus binder to reduce the amount of nutrients in the pond that can cause a algae bloom, and removed debris from in and around the ponds.

Carp Program
 Carp Observed
 Barriers Inspected

Flow
 None
 Slight
 Visible

Water Clarity
 < 1' 2-4'
 1-2' >4'

Water Levels
 High
 Normal
 Low

Fish/Wildlife Observations

- | | | | | |
|--|------------------------------------|------------------------------------|------------------------------------|--|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:
<hr/>
<hr/>
<hr/> |
| <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 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: 7/30/2024

Waterway and Ditch Treatments

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

Comments: For today's service report I treated the ponds for algae, submerged weeds, shoreline grasses, added a phosphorus binder to reduce the amount of nutrients in the pond that can cause a algae bloom, 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 type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:
<hr/> <hr/> <hr/> |
| <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

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

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Customer Service Report

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

Date of Visit: 7/30/2024

Waterway and Ditch Treatments

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

Comments: For today's service report I treated the ponds for algae, submerged weeds, shoreline grasses, a midge fly treatment to pond Z, added a phosphorus binder to reduce the amount of nutrients in the pond that can cause a algae bloom, and removed debris from in and around the ponds. Thank you for choosing Florida Waterways inc. and have a blessed day!

Carp Program

- Carp Observed
- Barriers Inspected

Flow

- None
- Slight
- Visible

Water Clarity

- < 1'
- 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 type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:
<hr/> <hr/> <hr/> |
| <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 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: 7/30/2024



Pond A



Pond AA



Pond B



Pond BB



Pond C



Pond CC

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Customer Service Report

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

Date of Visit: 7/30/2024



Pond CR1



Pond CR2



Pond CR4



Pond CR5



Pond CR6



Pond CR7

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Customer Service Report

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

Date of Visit: 7/30/2024



Pond CR8



Pond D



Pond DD



Pond E



Pond EE



Pond FF

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Customer Service Report

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

Date of Visit: 7/30/2024



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.

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

Date of Visit: 7/30/2024



Pond J



Pond K



Pond L



Pond LL



Pond M



Pond MM

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Customer Service Report

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

Date of Visit: 7/30/2024



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: 7/30/2024



Pond V



Pond W



Pond WW



Pond X



Pond XX



Pond Y

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

Customer Service Report

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

Date of Visit: 7/30/2024



Pond Z

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



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

RollKall Invoice#: 3423905

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO24CAD146265			3

ACTIVITY / COMMENTS:

Total Contacts: 1 Citations: 2 Warnings: 0

NOTES: One vehicle was stopped for speeding and running the stop sign.



ST JOHNS COUNTY SHERIFF'S OFFICE
Stat 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
	SJSO24CAD157030			6

ACTIVITY / COMMENTS:

Total Contacts:9 Citations:1 Warnings:8 Top speed measured by radar was; ,***38MPH on Kendall Crossing***, **40MPH on Keystone Corner

DUE TO RECENT COMPLAINT OF SPEEDING ON KENDALL CROSSING NEAR PERIDIDO ST, THIS AREA WAS PRIMARY FOCUS. 7 TRAFFIC STOPS WERE CODUCTED IN THIS AREA FOR SPEED (HIGHEST 38MPH BY VEHICLE AND 40MPH BY E-BIKE



ST JOHNS COUNTY SHERIFF'S OFFICE
Stat 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
	SJSO24CAD167862			6

ACTIVITY / COMMENTS:

Total Contacts:10 Citations:2 (1 Criminal) Warnings:9 Top speed measured by radar was; ,***40MPH on Rivertown Main***, **40MPH on Kendall Crossing**

Multiple stops conducted for speed. Focused on Kendall Crossing resulting in 8 of the 10 contacts, highest speed 40MPH.

FIFTH ORDER OF BUSINESS

Rivers Edge
Community Development District



Approved Budget
FY 2025

Presented by:



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1-2	<u>General Fund</u>
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14-16	<u>Debt Service Fund Series 2018 A1 & A2</u>
17	<u>Capital Reserve Fund</u>
18	<u>Assessment Schedule</u>

Rivers Edge
Community Development District
Approved Budget
General Fund

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

Special Assessments - On Roll	\$ 2,402,218	\$ 2,417,350	\$ -	\$ 2,417,350	\$ 2,498,348
Misc Income/Interest	30,000	48,164	10,000	58,164	30,000
Rental Revenue	20,000	25,064	5,000	30,064	30,000
Cost Share Landscaping Rivers Edge II	688,424	401,581	286,843	688,424	801,623
Cost Share Landscaping Rivers Edge III	162,917	95,035	67,882	162,917	103,480
Cost Share Amenity Rivers Edge II	-	-	-	-	88,478
Cost Share Amenity Rivers Edge III	248,626	145,032	103,594	248,626	155,848
Community Garden	1,000	500	500	1,000	1,500
Tennis Revenue	4,000	915	85	1,000	1,000
Special Events	-	17,110	4,000	21,110	15,000
Insurance Proceeds	-	1,476	-	1,476	-
Carry Forward	27,290	-	-	-	21,653

TOTAL REVENUES	\$ 3,584,475	\$ 3,152,226	\$ 477,905	\$ 3,630,131	\$ 3,746,930
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 7,800	\$ 3,000	\$ 10,800	\$ 12,000
FICA Expense	918	597	230	826	918
District Engineer	25,000	27,248	15,000	42,248	25,000
District Counsel	55,000	22,604	22,396	45,000	55,000
District Management	52,868	39,651	13,216	52,868	56,040
Assessment Roll Administration	5,300	5,300	-	5,300	5,618
Dissemination Agent	6,466	5,349	1,117	6,466	6,854
Information Technology	3,061	2,296	765	3,061	3,244
Website Maintenance	1,577	1,183	394	1,577	1,671
Annual Audit	5,100	-	5,100	5,100	5,200
Trustee Fees	13,500	12,745	-	12,745	12,500
Arbitrage	1,800	1,800	-	1,800	1,800
Telephone	800	88	412	500	500
Postage	1,500	909	591	1,500	1,500
Printing & Binding	3,000	507	2,493	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	10	140	150	100
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 204,830	\$ 138,831	\$ 67,854	\$ 206,685	\$ 205,246
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Operations & Maintenance

Grounds Maintenance

Field Operations Management (Vesta)	\$ 37,253	\$ 27,940	\$ 9,313	\$ 37,253	\$ 39,438
Landscape Maintenance	1,321,303	792,385	352,172	1,144,557	1,347,729
Landscape Contingency	60,000	37,703	22,297	60,000	61,200
Irrigation Repairs and Maintenance	30,000	86,160	15,000	101,160	45,000
Lake Maintenance	56,340	46,673	13,327	60,000	56,340
Irrigation Water Use	288,000	165,582	79,418	245,000	245,000
Electric	140,000	119,090	78,600	197,690	158,000
Street Lighting & Signage Repairs and Replacements	20,000	34,096	5,000	39,096	20,000
Street and Drainage Maintenance	5,000	-	5,000	5,000	5,000
Repairs and Maintenance	10,000	26,287	7,500	33,787	18,530

TOTAL GROUNDS MAINTENANCE	\$ 1,967,896	\$ 1,335,917	\$ 587,627	\$ 1,923,544	\$ 1,996,237
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Rivers Edge
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
<u>Amenity Center - River House</u>					
General Manager (Vesta)	\$ 48,172	\$ 37,014	\$ 11,158	\$ 48,172	\$ 46,793
Amenity Manager (Vesta)	19,478	14,609	4,869	19,478	29,632
Maintenance Service (Vesta)	78,837	59,128	19,709	78,837	105,417
Lifestyle Director (Vesta)	38,136	28,602	9,534	38,136	43,328
Lifeguards (Vesta)	47,390	14,944	32,446	47,390	43,563
Facility Attendant (Vesta)	63,291	47,468	15,823	63,291	73,150
Security Monitoring	3,500	1,788	1,712	3,500	3,500
Security Guards	75,000	72,394	27,606	100,000	100,000
Telephone & Internet	14,582	33,942	16,800	50,742	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	8,616	1,696	10,312	-
Janitorial Services & Supplies (Vesta)	31,933	23,985	7,948	31,933	32,875
Window Cleaning	2,767	-	-	-	-
Pressure Washing	30,000	-	20,000	20,000	20,000
Pool Chemicals (Poolsure)	19,440	16,563	2,877	19,440	20,420
Natural Gas	510	351	180	531	410
Electric	37,320	27,464	9,536	37,000	37,000
Water & Sewer	53,570	31,741	14,000	45,741	45,000
Repair and Replacements	110,000	75,257	34,743	110,000	110,000
Refuse	37,200	37,743	20,000	57,743	50,000
Pest Control	6,588	6,806	5,500	12,306	12,000
Fire Alarm System Maintenance	2,000	-	2,000	2,000	2,000
Access Cards	1,000	4,150	-	4,150	3,250
License & Permits	1,800	761	1,039	1,800	1,800
Other Current	3,500	6,447	1,553	8,000	8,000
Special Events	50,000	40,858	9,142	50,000	50,000
Holiday Decorations	13,500	12,575	925	13,500	20,150
Office Supplies & Postage	1,500	5,323	3,000	8,323	3,500
Capital Expenditure	15,000	-	15,000	15,000	-
Community Garden	500	-	500	500	500
TOTAL AMENITY CENTER - RIVER HOUSE	\$ 986,749	\$ 731,795	\$ 289,296	\$ 1,021,091	\$ 1,034,447
<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	231,000
TOTAL RESERVES	\$ 425,000	\$ 425,000	\$ -	\$ 425,000	\$ 511,000
TOTAL EXPENDITURES	\$ 3,584,475	\$ 2,631,543	\$ 944,777	\$ 3,576,320	\$ 3,746,930
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 520,684	\$ (466,872)	\$ 53,811	\$ (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 billed to the landowner.

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.

Cost Share Amenity Rivers Edge II

Mattamy Rivertown LLC and Rivers Edge CDD II 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, PLLC 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		2,700
	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		50	600
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 event coordinator services.

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)
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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		<u>872</u>
	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	<u>42,600</u>
	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
Contingency		<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
Approved Budget

Debt Service Series 2016 Capital Improvement Revenue and Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments - Tax Roll	\$ 710,248	\$ 714,979	\$ -	\$ 710,483	\$ 709,452
Special Assessments - Prepayment	-	13,317	-	13,317	-
Interest Earnings	7,500	25,980	3,000	28,980	5,000
Carry Forward Surplus ⁽¹⁾	308,145	308,738	-	308,738	327,591
TOTAL REVENUES	\$ 1,025,893	\$ 1,063,014	\$ 3,000	\$ 1,061,518	\$ 1,042,042
EXPENDITURES:					
Interest - 11/1	\$ 244,595	\$ 244,595	\$ -	\$ 244,595	\$ 238,910
Principal Prepayment - 11/1	-	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	\$ 733,928	\$ -	\$ 733,928	\$ 707,820
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 709,190	\$ 733,928	\$ -	\$ 733,928	\$ 707,820
EXCESS REVENUES (EXPENDITURES)	\$ 316,703	\$ 329,086	\$ 3,000	\$ 327,591	\$ 334,222

⁽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
Approved Budget
Debt Service Series 2018 Capital Improvement Revenue Bonds

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments Tax Roll	\$ 468,918	\$ 459,183	\$ -	\$ 456,295	\$ 456,295
Interest Earnings	5,000	15,362	2,000	17,362	5,000
Carry Forward Surplus ⁽¹⁾	199,095	204,475	-	204,475	203,962
TOTAL REVENUES	\$ 673,013	\$ 679,020	\$ 2,000	\$ 678,132	\$ 665,258
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	\$ 474,170	\$ -	\$ 474,170	\$ 467,910
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 469,170	\$ 474,170	\$ -	\$ 474,170	\$ 467,910
EXCESS REVENUES (EXPENDITURES)	\$ 203,843	\$ 204,850	\$ 2,000	\$ 203,962	\$ 197,348

⁽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

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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments - Tax Roll	\$ 444,981	\$ 447,796	\$ -	\$ 447,796	\$ 444,246
Special Assessments - Prepayment	-	9,803	-	9,803	-
Interest Earnings	5,000	15,502	3,000	18,502	5,000
Carry Forward Surplus ⁽¹⁾	117,816	124,635	-	124,635	152,151
TOTAL REVENUES	\$ 567,797	\$ 597,736	\$ 3,000	\$ 600,736	\$ 601,397
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	\$ 448,585	\$ -	\$ 448,585	\$ 440,291
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 438,460	\$ 448,585	\$ -	\$ 448,585	\$ 440,291
EXCESS REVENUES (EXPENDITURES)	\$ 129,336	\$ 149,151	\$ 3,000	\$ 152,151	\$ 161,106

⁽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
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Interest Income	\$ 5,000	\$ 8,803	\$ 500	\$ 9,303	\$ 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	231,000
Carryforward	808,528	828,240	-	828,240	1,202,089
TOTAL REVENUES	\$ 1,238,528	\$ 1,262,044	\$ 500	\$ 1,262,544	\$ 1,723,089
EXPENDITURES:					
Capital Outlay					
Repair and Replacements	\$ 100,000	\$ 22,961	\$ 10,000	\$ 32,961	\$ 100,000
Capital Outlay	150,000	16,993	10,000	26,993	150,000
Other Current Charges	1,000	-	500	500	1,000
TOTAL EXPENDITURES	\$ 251,000	\$ 39,954	\$ 20,500	\$ 60,454	\$ 251,000
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 251,000	\$ 39,954	\$ 20,500	\$ 60,454	\$ 251,000
EXCESS REVENUES (EXPENDITURES)	\$ 987,528	\$ 1,222,089	\$ (20,000)	\$ 1,202,089	\$ 1,472,089

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	511,000
Interest Income	10,000
Expenditures	251,000
Anticipated Balance	\$ 1,600,240

Variance Reserve Study Vs Actual	\$ (95,537)
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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	\$1,191.70	\$1,145.81	\$45.89	4.00%	\$991.14	\$0.00	\$647.41	\$991.14	\$0.00	\$647.41	\$0.00
Single Family - 40'-49' Lot	512	265	187	57	\$1,422.35	\$1,367.58	\$54.77	4.00%	\$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	\$1,672.22	\$1,607.84	\$64.39	4.00%	\$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	\$1,922.10	\$1,848.09	\$74.01	4.00%	\$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	\$2,306.52	\$2,217.70	\$88.81	4.00%	\$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	\$2,556.39	\$2,457.96	\$98.43	4.00%	\$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											

A.

RESOLUTION 2024-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2024, submitted to the Board of Supervisors (“**Board**”) of the Rivers Edge Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Rivers Edge Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2016	\$ _____
DEBT SERVICE FUND – SERIES 2018	\$ _____
DEBT SERVICE FUND – SERIES 2018 A1 & A2	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within sixty (60) days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST 2024.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2025

B.

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Rivers Edge Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid

to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST 2024.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2025

Exhibit B: Assessment Roll

SIXTH ORDER OF BUSINESS

COST-SHARE STATUS COVER SHEET

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

Proposal: _____

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

Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: _____

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

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

Total Proposed
Compensation: \$ _____

Cost Share
Calculation: _____ Rivers Edge
 _____ Rivers Edge II
 _____ Rivers Edge III

Methodology
Consultant Approval: _____
(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval: _____
(Signature)

(Date)

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

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____



Landscape Maintenance Services Proposal
prepared for

Rivers Edge II- RiverLodge Addendum



YELLOWSTONE
LANDSCAPE

EXHIBIT "A"

LANDSCAPE MANAGEMENT SERVICES

PRICING SHEET

RIVERS EDGE III- RIVERLODGE ADDENDUM

Core Maintenance Services	
Maintenance Includes Mowing, Edging, String Trimming, Shrub Pruning, Tree Pruning, Weeding & Cleanup	\$54,524
IPM Includes Fertilization & Pest Control Applications	\$12,550
Irrigation Inspections Monthly	\$3,360
Palm Pruning Prune 85 Palms 1 Time Per Year	\$2,550
Total	\$72,984

Grand Total Annual: \$72,984.00

Grand Total Monthly: \$6,082.00

EXHIBIT "B"

PERFORMANCE STANDARDS

RIVERS EDGE III- RIVERLODGE ADDENDUM

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

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

Service	Visits
Site Visits	52
Maintenance	52
Detailing	With Each Visit
IPM - Fertilization & Pest Control	Turf: 6 blanket and spot treatments as needed Shrubs/Trees/Palms: 2 blanket and spot treatments as needed
Irrigation Inspections	12
Mulch	Per Request
Tree Pruning	Up to 10ft above grade - above 10ft will be proposed
Palm Pruning	1

SEVENTH ORDER OF BUSINESS

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: Acceptance of Pond (#90) for Rivers Edge III

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

- Yes (Please proceed to question 2)
- No, the entire cost will be paid by: [Choose One]
(Please leave remainder of form blank)

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

- This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are “Shared Costs”, as defined in the *Interlocal Agreement*, and such Shared Costs are budgeted expenses in the current fiscal year budget.
- This work is for a new or supplemental area, service, or improvement that was not previously budgeted as Shared Costs and/or were not budgeted items for the current fiscal year and require immediate funding. (Please attach the Cost-Share Request Form).

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge III CDD

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

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:
This is for an addendum to add pond #90 to Rivers Edge CDD III

Total Proposed Compensation: \$ 912.00

Cost Share Calculation:	<u>\$299.41</u>	Rivers Edge
	<u>\$281.63</u>	Rivers Edge II
	<u>\$330.96</u>	Rivers Edge III

Methodology Consultant Approval: _____
(Signature)

(Date)

If requesting addition of new improvements:

Engineer Approval: _____
(Signature)

(Date)

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

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

ADDENDUM TO ANNUAL SERVICES CONTRACT

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

SUBMITTED TO: Kevin McKendree, Field Operations Manager - kmckendree@vestapropertyservices.com

CONTRACT SUBMISSION DATE: August 5, 2024

SUBMITTED BY: David Cottrell, North Florida Business Development Consultant

SERVICES: Monthly Maintenance of One (1) Additional Pond (90) measuring approximately 960 perimeter feet and 1.11 acres at Rivers Edge CDD III in St. Johns, FL 32259.

This agreement (the "Agreement") is an Addendum to the current Services Contract by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") and will begin on the first of the month following acceptance by the Customer, under the same terms and conditions for the same period as the current **Aquatic Management Agreement made and entered into effective upon the 1st day of November, 2023** except as amended here.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The Contract Addendum Price is **\$912.00**. SOLitude shall invoice Customer **\$76.00 per month** for the Services to be provided under this Addendum. The price indicated in this Addendum shall be billed in addition to the regular monthly contract invoice amount and shall renew with the same terms and for the same time period as the existing contract.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Rivers Edge CDD III (20143)

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

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Please Remit All Payments to:

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

Please Mail All Contracts to:

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

Customer's Address for Notice Purposes:

SCHEDULE A - SERVICES
ANNUAL POND MANAGEMENT SERVICES

Monitoring: Pond 90

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

Aquatic Weed Control: Pond 90

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

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



Shoreline Weed Control: Pond 90

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

Pond Algae Control: Pond 90

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

Trash Removal: Pond 90

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



Service Reporting:

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

General Qualifications:

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

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Rivers Edge CDD III - Pond 90

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EIGHTH ORDER OF BUSINESS

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZE PUBLICATION OF NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES, RATES, FEES AND CHARGES OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges or fees; and

WHEREAS, the Board finds it is in the District’s best interests to set a public hearing to adopt the rules, rates, fees and charges set forth in **Exhibit A**, which relate to the District’s amenity facilities.

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

SECTION 1. A Public Hearing will be held to adopt rates, fees and charges of the District on **October __, 2024, at 11:00 a.m.**, at the **RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of August 2024.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Revised Rules, Rates, Fees, and Charges

EXHIBIT A

**RIVERS EDGE
COMMUNITY DEVELOPMENT DISTRICT**

**Policies Regarding District
Amenity Facilities (River House)**

Last Updated: ~~February 19, 2020~~ _____, 2024

USER FEE STRUCTURE

- (1) The annual user fee for persons not owning property within the Rivers Edge Community Development District (“District”) District or the Rivers Edge II Community Development District is \$4000.00.
- (2) ~~Two~~ A maximum of three Facility Access Cards will be issued to each ~~family-owning-property within the District and non-resident fee-paying-family~~ Patron Household. There is a \$25.00 charge to replace lost or stolen cards.
- (3) Each Patron ~~Family~~ Household is issued 12 Guest passes annually for no charge. Privileges included with a guest pass include the use of the Amenities in accordance with these policies. There is no charge for children 3-years-old and under brought as Guests, and they do not count against guest passes. Once the passes are used, one additional 12 Guest pass may be purchased, pursuant to these policies for \$50. Except as otherwise provided for herein, each Patron ~~Family Household~~ may bring a maximum of four Guests to the Amenities at any one visit, provided however that Guests must be accompanied by a Patron who is at least eighteen years of age when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron’s Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four Guest limitation per visit on the total number of Guests that a Patron may bring on behalf of that Patron’s particular ~~Family-Household~~ – e.g., a Patron ~~Family-Household~~ consisting of four people cannot bring up to four Guests each for a total of sixteen Guests, but instead can only bring a total of four Guests per visit on behalf of the entire ~~H~~Household. Guests shall be subject to all Rules as the Board may adopt from time to time. To better manage use of the facilities, the District Operations Manager in his or her discretion may require Patrons and Guests to “sign-in” prior to accessing the Amenities and/or to wear District-issued bracelets or other identification at the Amenities in order to better identify authorized users of the Amenities.

- (4) ~~Single Patron Guest Pass Policy~~. If there is a Single Patron, defined as a single person that owns real property within the District and does not have a second individual residing with said single person, then one of the ~~two~~ three Facility Access Cards provided to each ~~family Household~~ as provided for in the District’s Policies Regarding District Amenity Facilities (“Policies”) may be issued to such Single Patron for use as a yearly single person “Guest Pass.”
1. A Guest Pass Affidavit must be signed by the Patron upon issuance of the Guest Pass, certifying said Patron meets the definition of Single Patron.
 2. The Guest Pass may only be used by an individual age 18 years or older.
 3. The Guest Pass user must be accompanied by the Single Patron at all times.
 4. Each Guest Pass user is explicitly subject to the Policies.
 5. The Guest Pass will not count towards the guest pass allowance provided for in the Policies.

15) Registration / Disclaimer. In order to use the Amenities, each Patron and all members of a Patron's ~~Family~~ Household shall register with the District at the

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Amenity Offices by executing a New Patron/Guest Information Form, and by executing the Consent and Waiver Agreement, copies of which are attached hereto. Additionally, each Patron is responsible for ensuring that each of the Patron's Guests executes a Consent and Waiver Agreement prior to using the Amenities. **All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.**

~~(45)~~ All Guests must be accompanied by a Patron (as defined below) at all times.

DEFINITIONS

“Amenity Center” or “Amenity Facility” is defined as the amenity building (offices, River House, restrooms, lawn and fitness center), Pool Area (as defined below), tennis facility, playgrounds, athletic fields (as defined below), parking lots, open space and other appurtenances or related improvements, all located within the Rivers Edge Community Development District.

“Amenity Center Staff” shall mean the persons responsible for daily operation of the amenity center, including the Amenity Manager, lifeguards, facility attendants, maintenance personnel or any District employee.

“Amenity Manager” shall mean the individual responsible for oversight of the Amenity Center and Amenity Center Staff.

“Fitness Center” is defined as the weight room and group fitness room.

“Board” shall be defined as the Rivers Edge Community Development District Board of Supervisors.

“District” shall be defined as the Rivers Edge Community Development District.

“District Operations Manager” shall mean a representative of the District's management company who serves as a point of contact between the District and Amenity Center Staff.

“District Property” shall mean all property owned by the District including, but not limited to, the Amenity Center, common areas, ponds, parking lots and District-owned roadways.

“Household” shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen, together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“**Patron**” shall be defined as persons or entities who own real property within the District or within the Rivers Edge II Community Development District and those persons or entities who do not own land within the District or Rivers Edge II Community Development District but who have paid the annual user fee.

“**Playground**” or “**Playgrounds**” shall include the playgrounds at the amenity building and on all common district grounds. The Policies apply to all facilities.

“**Policies**” shall mean these Policies Regarding the District Amenity Facilities.

Except where otherwise specified, the terms “**Pool**” and “**Swimming Pool**” shall mean the lap pool and the Recreation Pool. “**Pool Area**” shall mean all of the above, plus any gazebos, adjacent decks, shade structures and other property or improvements within the fenced area surrounding the pools.

GENERAL PROVISIONS

- (1) Patrons must present their access cards upon entering the Amenity Center.
- (2) Unless provided elsewhere, children thirteen (13) years of age and younger must be accompanied by an adult eighteen (18) years of age or older.
- (3) The Amenity Center’s hours of operation will be established and published by the District, which hours of operation may fluctuate based on the season, time of year and other circumstances. The Swimming Pool will be closed on **Mondays** for common maintenance.
- (4) Dogs or other pets (with the exception of Sservice Aanimals) are not permitted inside the River House Amenity Center. Where dogs are permitted on the grounds, they must be leashed.
- (5) Fireworks of any kind are not permitted anywhere in the Amenity Center or adjacent areas.
- (6) No Patron, visitor or guest is allowed in the service areas of the facility.
- (7) The Board of Supervisors reserves the right to amend or modify these policies when necessary and will make its best attempts at notifying the Patrons of any changes. However, it is incumbent upon Patrons to seek clarification for Policies applicable to the Amenity Facility.
- (8) The Board of Supervisors and Amenity Center Staff has full authority to enforce these Policies.
- (9) Facility Access Cards will be issued to Patrons at the time their membership commences. All Patrons must have on their person Facility Access Card for entrance to the Amenity Center. All lost or stolen swipe cards should be reported immediately to the Amenity

Manager. There will be a \$25.00 replacement card fee.

- (10) Smoking is not permitted anywhere in the Amenity Center.
- (11) Disregard for any Amenity Center rules or policies will result in expulsion from the facility and/or loss of Amenity Center privileges in accordance with the termination policy.
- (12) Glass and other breakable items are not permitted at the Amenity Center.
- (13) Patrons and their guests shall treat Amenity Center Staff with courtesy and respect.
- (14) Skateboarding is not permitted at the Amenity Center, including all parking lots, and sidewalks encompassing the Amenity Center.
- (15) Bicycles, skateboards, roller blades, scooters and golf carts are not permitted in or around the Amenity Center. All bicycles must be placed at a bike rack.
- (16) No open flames are permitted in any indoor space with the exception of Sterno-type heaters used to warm food during private events.
- (17) No items may be brought to the Amenity Center that, in the discretion of Amenity Center Staff, could cause injury, death or damage to property.
- (18) The purpose of the Amenity Center is to provide recreational opportunities for District Patrons and their guests. Outside vendors and commercial activities are not permitted, provided that the District's Amenity Manager may schedule special vendor events for the benefit of Patrons and guests.
- (19) Any organized activities taking place at the Amenity Facilities must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

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SERVICE ANIMAL POLICY

As used herein, "Service Animal" shall have the same meaning as defined by Florida law, and shall apply to such animals trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

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- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,

- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District will not ask about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

PARKING POLICY

Commented [LG1]: No longer needed due to adopted Parking and Towing Policy.

- ~~(1) Vehicles must be parked in designated areas and may not be left in the parking lot overnight without approval from the Amenity Manager.~~
- ~~(2) Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic on District Property.~~
- ~~(3) To allow for emergency vehicles and other traffic to travel safely through the District, on-street parking on District-owned roads is prohibited. Violations will be subject to the District's adopted rule regarding Suspension and Termination of Privileges set forth herein.~~

GENERAL SWIMMING POOL POLICIES

- (1) All Patrons and guests must sign in upon entry of the Pool Area. At any given time, an adult Patron may accompany up to five (5) guests per household at the Pool Area.
- (2) Children thirteen (13) years of age and younger must be accompanied by an adult at least eighteen (18) years of age in the Pool Area.
- (3) Radios, televisions and the like may be listened to if played at a volume that is not offensive to other Patrons and guests. Determination of an "offensive volume" is in the sole discretion of Amenity Center Staff. Electrical equipment is not allowed around the pool facility.
- (4) Showers are required before entering the Pool Area.
- (5) Glass and other breakable items are not permitted in the Pool Area.
- (6) Children under three (3) years of age, and those who are not reliably toilet trained, must wear appropriate swim-diapers, as well as a swimsuit over the swim-diaper, to reduce the health risks associated with human waste in the Swimming Pool.
- (7) Swimming Pool availability may be changed without notice in order to facilitate maintenance of the Amenity Center or scheduled events.

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- (8) Pets (other than "~~Seeing-Eye Dogs~~Service Animals"), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the Pool Area or inside the pool gates at any time. In accordance with Florida law and regulations, Service Animals are not allowed in the pool water.
- (9) Hanging on the lane lines, interfering with the lap-swimming lane, and unauthorized diving is prohibited.
- (10) The District reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties.
- (11) Any person swimming when the Swimming Pool is closed may, in the sole discretion of the Board, be suspended from using the Amenity Facility. Swimming pool hours will be posted. The Swimming Pools will be closed on Mondays (except for Memorial Day, Labor Day and, when applicable, July 4th).
- (12) Proper swim attire must be worn in the Pool Area. Management reserves the right to deem what is appropriate and ask the patron to leave the premises if not compliant.
~~Cut-offs and thong bathing suits are not allowed.~~
- (13) Food and drink are not allowed in the Swimming Pool whatsoever and also not within six (6) feet of the Swimming Pool.
- (14) No chewing gum is permitted in the Pool Area.
- (15) No diving, jumping, pushing, running or other horseplay is allowed in the Pool Area.
- (16) For the comfort of others, the changing of diapers or clothes is not allowed in the Pool Area.
- (17) No one shall pollute the Swimming Pool. Anyone who does pollute the Swimming Pool is liable for any costs incurred in treating and reopening the Swimming Pool.
- (18) Radio controlled water craft are not allowed in the Swimming Pool.
- (19) Swimming Pool entrances must be kept clear at all times.
- (20) Smoking is not permitted around the pool area.
- (21) No swinging on ladders, fences, or railings is allowed.
- (22) Pool furniture is not to be removed from the Pool Area, thrown into the Pool or otherwise disturbed.

- (23) Loud, profane, or abusive language is prohibited.
- (24) Use of the slide is solely at your own risk.
- (25) Children less than forty (40) inches tall are not permitted to ride the slide.
- (26) Only one person may ride the slide at a time. No shorts with snaps or rivets will be allowed on the slide.
- (27) Keep arms and hands inside the slide at times.
- (28) No flotation devices are allowed on the slide.
- (29) For safety reasons, pregnant women and persons with health conditions or back problems should not ride the waterslide.
- (30) The slide may only be used during pool hours when it is attended at the top and bottom of the slide.
- (31) Coolers of up to a 12-quart capacity are permitted at the Pool Area, provided however that glass is prohibited and no food and drinks are permitted within six feet of the pool deck area, as identified in Department of Health regulations, which may change from time to time.
- (32) On a case-by-case basis, lifeguards, the Amenity Center Manager or attendants will determine if and when balls designed for water-play will be permitted in the pools. Tennis balls, beach balls larger than 8", basketballs, Nerf Balls, soccer balls, or any other type of hard non-water sports balls are not permitted. Play equipment, such as snorkels and dive sticks, must meet with the lifeguard's approval prior to use. Masks and goggles must have shatter-proof polycarbonate lenses. Only the following inflatable or floating devices are permitted: 1) infant water floats with seats; 2) arm floats; and 3) pool noodles. For numbers one and two, parents/guardians must remain within arm's length of children under their care. No other inflatable rafts, tubes, or floats are permitted. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
- (33) Following Florida Department of Health Rule #64E-9.008 for public pools without permitted outdoor lighting, the pools and pool areas will close one half-hour before sunset and may open one half-hour after sunrise. Pool closing times will be posted at the amenity center office. Pool availability may be rotated in order to facilitate maintenance; this usually requires the pool being closed for one (1) full day. This day will be every Monday except for Holidays when the pool will be open, in which case the pool will then be closed on Tuesday. Depending upon usage the pool may require being closed various periods of time to facilitate maintenance and keep it up to health code.

THUNDERSTORM POLICY

The lifeguards or Amenity Facility Staff are in control of the operation of the Pool Area during thunderstorms and heavy rain. The lifeguards or Amenity Facility Staff will control whether swimming is permitted or not during the times the Swimming Pool is attended. During periods of heavy rain, thunderstorms and other inclement weather, the Pool Area will be closed. When lightning is in the area, the District shall follow the "Thirty-Minute Rule": The Pool and Pool Deck will be cleared and closed at any visual sighting of lightning or audible sound of thunder and shall not reopen until thirty (30) minutes have elapsed from the last sighting of lightning or sound of thunder.

POOL CONTAMINATION POLICY

- (1) If contamination occurs, the pool will immediately be closed.
- (2) Children under three years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper
- (3) In accordance with the CDC and Florida Department of Health, if a child has experienced three or more loose bowel movements within a twenty-four (24)-hour period they should not return to the pool for the subsequent twenty-four hours.
- (4) No one shall pollute the pool; the Patron responsible for anyone who does pollute the pool can be held liable for any costs incurred in treating and reopening the pool.

FITNESS CENTER POLICIES

All Patrons and guests using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Fitness Center privileges.

Please note that the Fitness Center is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

- (1) *Hours:* Use of the Fitness Center is permitted only during the posted hours. Any Patron using the Fitness Center outside of the posted hours will be responsible for reimbursing the District for any fees or charges incurred in responding to the Fitness Center security alarm.
- (2) *Emergencies:* For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to Amenity Center Staff as well as the District Operations Manager
- (3) *Eligible Users:* Patrons and guests sixteen (16) years of age and older are permitted to

use the Fitness Center during designated operating hours. Children who are twelve (12) to fifteen (15) years of age may use the Fitness Center only when accompanied by an adult. No children under twelve (12) years of age are permitted in the Fitness Center. Guests may use the Fitness Center if accompanied by an adult Patron aged eighteen (18) or older.

- (4) *Proper Attire:* Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, tank tops, shorts (no jeans), leotards, and/or sweat suits (no swimsuits).
- (5) *Food and Beverage:* Food (including chewing gum) is not permitted within the Fitness Center. Beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
- (6) *General Policies:*
- Each individual is responsible for wiping off fitness equipment after use.
 - Use of personal trainers is not permitted in the Fitness Center.
 - Hand chalk is not permitted to be used in the Fitness Center.
 - Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
 - No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
 - Weights or other fitness equipment may not be removed from the Fitness Center.
 - Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
 - Please return weights to their proper location after use.
 - Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
 - Any fitness program operated established and run by the District may have priority over other users of the Fitness Center.

TENNIS FACILITY POLICIES

Our community offers two clay tennis courts and one championship tennis court for informal use, lessons and camps.

Features and Benefits:

- Three Clay Courts
- Benches available
- Court Lights

1) Programs.

a There will be, from time to time, a designated teaching court that will not be available. When it is not being used for instruction, it will be available on a first-come, first-serve basis.

b. A schedule of activities will be posted in the community calendar.

c. When other players are waiting tennis court use should be limited to 1 hour.

- 2) **Supervision of Children.** Minors under the age of 13 must be accompanied by an adult (18 years and older). Patrons are not permitted to “drop off” under age children without specific supervision from an adult.
- 3) **Attire.** All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
- 4) **Use; Rules.** Tennis courts are for tennis only. The rules established by the United States Tennis Association (U.S.T.A.) will be strictly followed and adhered to by all players at all times.
- 5) **Pets.** Pets, with the exception of Service Animals, are not permitted on the tennis courts at any time.
- 6) **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
- 7) **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the tennis courts.
- 8) **Operating Hours.** The tennis courts are open from dawn to 10 p.m. No one is permitted on the tennis courts at any other time unless a specific event is scheduled.
- 9) **Court Lights.** Please allow up to five (5) minutes for lights to fully illuminate. After play, please turn off the lights prior to leaving the court area.
- 10) **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, skateboards or similar uses are permitted on the tennis courts.
- 11) **Furniture.** No furniture, other than benches already provided,
- 12) **Equipment.** Patrons are responsible for bringing their own equipment (rackets, balls, etc.). Fees, as adopted by the Board of Supervisors and contained in the fee chart, will be assessed for ball machine and courts.
- 13) **Tennis Instruction.** Except as expressly authorized by the District, tennis instruction for fees, or solicitation of tennis instruction for fees, is prohibited.
- 14) **Emergencies.** For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to Amenity Center Staff as well as the District Operations Manager.

BASKETBALL COURT POLICIES

- 1) **First Come Basis.** The basketball courts are available for use by Patrons and Guests only on a first-come, first-serve basis and cannot be reserved unless it is for an approved, monitored community program, event, or league play.
- 2) **Athletic Shoes.** Only shoes that have non-scuffing soles are permitted on the basketball courts.
- 3) **Vehicles.** No bicycles, scooters, skate boards, or other equipment or vehicles with wheels are permitted.
- 4) **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable, spill-proof container.

PLAYGROUND POLICIES

Please note that the Playgrounds are unattended facilities and persons using the facilities do so at their own risk.

- The Playgrounds shall be available for use from dawn to dusk.
- For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to Amenity Center Staff as well as the District Operations Manager.
- For the protection of equipment designed for the use by small children, patrons eleven (11) years of age or older are not permitted to play on the equipment.
- No roughhousing on the playground.
- Persons using the playground must clean up all food, beverages and miscellaneous trash brought to the Playgrounds.
- The use of profanity or disruptive behavior is prohibited.

BARBECUE GRILL POLICIES

- (1) Use of the Barbecue Grill on the patio is limited to a first come first serve basis. If the patio is being rented patrons are not able to use it. Rentals receive priority.
- (2) Except during District-sponsored events, the Barbecue Grill may only be used when the Amenity Facility is attended by Amenity Facility Staff.
- (3) All Patrons using the Barbecue Grill must check in their Guests and their family Household members.
- (4) No persons under the age of eighteen (18) may operate the Barbecue Grill at any time.
- (5) Glass and other breakable items are not permitted around the Barbecue Grill.
- (6) Alcoholic beverages are not permitted around the Barbecue Grill.
- (7) Patrons must thoroughly clean the Barbecue Grill after each use. Patrons must remove all charcoal, food remnants and cooking implements.
- (8) Patrons must provide their own cooking implements.
- (9) Patrons must notify Amenity Facility Staff when they have finished using the Barbecue Grill. Staff will ensure that the Barbecue Grill has been properly cleaned.

LAWN POLICIES

For purposes of these policies, the “Lawn” shall mean that area generally located between the River House and the guard house. Please note that the Lawn is an unattended area and persons using the Lawn do so at their own risk.

- (1) The Lawn shall be available for use from dawn to dusk.
- (2) For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to Amenity Center Staff as well as the District Operations Manager.
- (3) No roughhousing, profanity, or disruptive behavior.
- (4) Persons using the playground must clean up all food, beverages and miscellaneous trash brought to the Lawn.
- ~~(4)~~(5) No inflatables or toys utilizing water (i.e. water slides, playground sprinkler sprayers, slip n slides, water guns, etc.) are permitted.

FACILITY RENTAL POLICIES

Patrons may reserve portions of the Amenity Center for a “Private Event,” defined as any event not open to the general public. ~~–(Events which are open to the general public are not eligible for rentals and are not subject to these Facility Rental Rates.)~~ The purpose of the Facility Rental Policies is to allow Patrons the opportunity to temporarily reserve a portion of the Amenity Center for their exclusive use to enjoy with friends, family, and other invitees for recreational purposes. Reservations may not be made more than three (3) months prior to the event. Please note that the Amenity Center is unavailable for Private Events on the following holidays:

Easter Sunday	Memorial Day
4 th of July	Labor Day
Thanksgiving	Christmas Eve
Christmas Day	New Year’s Eve
New Year’s Day	

(1) *Available Facilities:* The following areas of the Amenity Center are available for Private Event rental for up to six (6) total hours (including set-up and post-event clean up):

- River House (inside only) - ~~\$75~~150
- Palm Court and Cabana (adjacent to the River House) -~~\$50~~100
- ~~Lawn - \$50~~
- Soccer Field - \$50 (half field) or \$100 (whole field)
- Pool Cabana (available only when Amenity Center Staff is on duty) - ~~\$50~~100
- Group Fitness Room- \$50

The Pool Area and the Barbeque Grill are not available for Private Event rental and shall remain open to all Patrons and their guests during normal operating hours.

Patrons and Guests attending a Private Event in the River House may not use the Pool Area during the event. After the event is concluded, the guest limitations as set forth in the General Swimming Pool Policies shall apply.

The Patron renting any portion of the Amenity Center shall be responsible for any and all damage and expenses arising from the event.

- (2) *Reservations:* Patrons interested in reserving a room must submit to the Amenity Manager a completed Facility Use Application. At the time of approval and where applicable, two (2) checks or money orders (no cash) made out to the *Rivers Edge CDD* should be submitted to the Amenity Manager in order to reserve the room. One (1) check should be in the amount of the room rental fee and the other check should be in the amount of ~~Five Hundred~~Two Hundred Fifty Dollars (~~\$500~~250) as a deposit.

The Amenity Manager will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. The full deposit will be returned upon acceptable completion of all the terms identified and agreed upon in the rental agreement.

- (3) *Staffing:*

A private party room attendant is required to be present during the full length of all private events in the River House. The primary responsibility of the staff member is to protect the facility and ensure all District guidelines are followed. The Patron is to pay the additional fee at the time of reserving the area and is to include the time for setup and clean up. The staffing fee shall be payable to the ~~Amenity Manager~~Management Company, and shall range from \$20 to \$40 per hour, per attendant. A private party room attendant may also be required for events that include alcohol.

- (4) *Deposit:*

A deposit of ~~\$500~~250 is required for all rentals. Deposit checks will be returned only to the Patron who completed the Facility Use Application or to a party designated in writing on the Facility Use Application, and only upon satisfactory completion of the Clean-Up Checklist, which shall be available from the Amenity Manager. Photo identification shall be required for the return of deposit checks.

If additional cleaning is required, the Patron reserving the room will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the Patron. The Amenity Facility Manager shall determine the amount of deposit to return, if any.

- (5) *General Policies:*

- a) The Patron making the reservation must be present during the duration of the event.
- b) The Patron and all guests are required to adhere to all Amenity Center rules and policies. Failure to comply with such rules and policies may result in the forfeiture of Patron's deposit.
- c) Rooms may be rented after normal operating hours; parties shall end no later than 11:00 p.m. unless a later time is approved in advance by the Amenity Manager. All parties are to be set up and clean up within the six-hour time period.
- d) No decorations may be affixed to the walls, doors or any fixtures.
- e) Patrons are responsible for ensuring that their guests adhere to these Policies.
- f) The volume of live or recorded music must not violate applicable St. Johns County noise ordinances.
- g) No glass, breakable items or alcohol are permitted in or around the pool deck area.
- h) Event Liability coverage may be required on a case-by-case basis in the sole discretion of the Board of Supervisors.
- i) The District reserves the right to establish alternate policies to apply to approved Resident Clubs.
- ~~h)~~ The event may not be advertised to the general public, no admission fee is permitted, and no exchange of funds may take place (i.e. vendor markets, fundraisers, ticketed events).

ALCOHOL POLICY

(1) At the Amenity Center Generally

- a. Patrons and their guests may bring alcoholic beverages to the Amenity Center for personal consumption on a "bring your own beverage" ("BYOB") basis, subject to the restrictions contained within these Rules (i.e. no alcohol on the pool deck).
- b. Alcoholic beverages brought to the Amenity Center on a BYOB basis may not be offered for sale to third parties.
- c. Alcoholic beverages must be consumed in accordance with Florida law and these Policies. These Policies include, but are not limited to, Policies prohibiting glass and other breakable items at the Amenity Center, prohibiting glass and other breakable items in the Pool Area, prohibiting food and drink within Department of Health regulation distance of the Swimming Pool, prohibiting glass and other breakable items around the Barbecue Grill, and prohibiting glass containers at the tennis courts.
- d. Notwithstanding anything to the contrary herein, the District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately and further reserves the right to call law enforcement to enforce the same.

(2) At Rented Facilities

- a. Patrons intending to serve alcohol, sell alcohol or permit BYOB alcohol at a rented facility must so indicate on the Facility Use Application and provide proof of all required insurance, as may be required on the requisite forms. Any Patron who does not indicate at the time the application is submitted shall not be permitted to have alcohol at the event.
- b. If alcohol is to be served or sold, the Patron must hire a bartender/caterer that is licensed to serve/sell alcohol and must provide proof of this to the District prior to the event.
- c. Patrons intending to serve, sell, or allow BYOB alcohol at a rented facility shall comply with the following insurance requirements, except as waived or modified by the District in writing:

	BYOB – Rental/Other (not served or sold)	Served/sold
Permitted	Yes	Yes, but only if a licensed bartender/caterer is hired
Insurance	The District, in its discretion, will require at least one of the following: (a) waivers from ALL nonresidents/guests in attendance; (b) hiring of event staffing during BYOB event; and/or (c) Homeowner’s Insurance Rider/Endorsement providing special event coverage. Residents using the facility on a BYOB basis with other residents only will not be required to provide the above information.	Event liability insurance: <ul style="list-style-type: none"> • \$250,000 property damage; • \$1,000,000 personal injury, • Alcohol rider • The District and its Supervisors, officers, directors, consultants and staff are to be named as additional insured parties.

- d. The Patron renting any portion of the Amenity Center shall be solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and shall assume all liability for damages resulting from or arising in connection with the consumption or service of alcohol on the District’s property.
- e. Patrons serving or permitting BYOB alcohol at an event shall agree to indemnify and hold harmless the District and its Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death, or property damage of any nature, arising out of, or in connection with, the service or consumption of alcohol, including for any of Patrons guests, invitees, attendees or otherwise. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District’s sovereign immunity granted pursuant to Section 768.28, Fla. Stat. or other law.
- f. BEING IN THE POSSESSION OF ALCOHOL WITHOUT APPROVAL WILL RESULT IN THE IMMEDIATE REMOVAL OF THE PATRON(S) AND (WHEN APPLICABLE) TERMINATION OF THE EVENT AND FORFEITURE OF THE DEPOSIT. Notwithstanding anything to the contrary herein, the District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately and further reserves the

right to call law enforcement to enforce the same.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and each guest as a condition of invitation to the premises of the Amenity Center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss of damage to any private property used or stored on the premises of the Amenity Center, whether in lockers or elsewhere. Use is at the Patrons own risk.

No person shall remove from the room in which it is placed or from the Amenity Center's premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Center Patrons shall be liable for any property damage and/or personal injury at the Amenity Center, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests, invitees or any ~~family~~-Household members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, guest, invitee or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District or its contractors or Patrons, either on or off the Amenity Center's premises, shall do so at his or her own risk, and shall defend and hold the Amenity Center, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act or omission of the District its respective Supervisors, employees, representatives, contractors, operators or agents. Any Patron shall have, owe, and perform the same obligation to the Amenity Center or District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest, invitee or ~~family~~-Household member of such Patron.

Should any party bound by these District Policies bring suit against the District or its affiliates, Amenity Center operator, officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or its contractors or its Patrons or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, its contractors or its Patrons and fail to obtain judgment therein against the District or its Amenity Center operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2022)
Effective Date: April 19, 2023

In accordance with Chapters 190 and 120 of the Florida Statutes, and on April 19, 2023, at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Rivers Edge Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (“Amenity Centers” or “Amenity Facilities”).

2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the rules and policies established for the safe Generals of the District’s Amenity Facilities.

3. Patron Card. Patron Cards are the property of the District. The District may request surrender of, or may deactivate, a person’s Patron Card for violation of the District’s rules and policies established for the safe Generals of the District’s Amenity Facilities.

4. Suspension and Termination of Rights. The District, through its Board, District Manager, and General Manager shall have the right to restrict, suspend, or, after opportunity for a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating the District’s staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the General of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor

- for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, amenities management, contractors, representatives, residents, Patrons or Guests;
- k. Committing or being alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Authority of District Manager and General Manager. The District Manager, General Manager or their designee has the ability to remove any person from one or all Amenities if a Violation occurs or if in his/her reasonable discretion it is the District's best interests to do so. The District Manager, General Manager or their designee may each independently at any time restrict or suspend for cause or causes, including but not limited to those Violations described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or longer if such individual requests deferment of his or her right to due process. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

6. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property

("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, a hearing shall be held at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the suspendee.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

- g. Failure of the suspendee to attend the hearing shall not affect staff's or the Board's ability to impose a suspension or termination.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted at the next scheduled Board meeting in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the imposition or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension, termination, Administrative Reimbursement, or Property Damage Reimbursement should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant or order is issued by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity Facilities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

14. Reciprocity. Because Patrons of the Rivertown community also have access to amenities in Rivers Edge II Community Development District and Rivers Edge III Community Development District, a suspension or termination from either district's amenity facilities shall operate as a suspension or termination from the District's Amenity Facilities as well. The obligation to satisfy all procedural requirements for suspension, termination, or imposition of an Administrative Reimbursement or Property Damage Reimbursement, shall lie with the District in which the Violation occurred.