

Rivers Edge
Community Development District

December 18, 2024

AGENDA

Rivers Edge
Community Development District
www.RiversEdgeCDD.com

December 18, 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, December 18, 2024 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)
- III. Organizational Matters
 - A. Consideration of Appointing a New Supervisor to Seat 5
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Consideration of Resolution 2025-06, Designating Officers
- IV. Approval of the Consent Agenda
 - A. Minutes of the November 20, 2024 Meeting
 - B. Financial Statements as of October 31, 2024
 - C. Check Register
- V. Staff Reports
 - A. Landscape Maintenance - Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - E. General Manager – Monthly Amenity, Field Operations and Pond Reports

- VI. Discussion of Community Garden
- VII. Discussion of Halloween Event
- VIII. Discussion of Pickleball Policies and Reservation System
- IX. Discussion of Dog Park Access Control
- X. Cost Share Items
 - A. Ratification of Emergency Grinder Pump Repair at RiverClub Facility
 - B. Consideration of RiverFront Park Buffer Trimming
 - C. Consideration of RiverClub Buffer Trimming
- XI. Other Business
- XII. Supervisor Requests
- XIII. Audience Comments
- XIV. Next Scheduled Meeting – January 15, 2025 at 11:00 a.m. at the RiverTown Amenity Center
- XV. 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.

From: Courtney Hogge chogge@gmsnf.com
Subject: Fwd: Rivers Edge CDD 1 Open Board Position Appointment
Date: November 11, 2024 at 11:02AM
To:



On Aug 22, 2024, at 9:07 AM, Karen kgsawyer <kgsawyer@bellsouth.net> wrote:

Good morning,

It is my understanding that there are 3 seats coming up for election in the Rivers Edge CDD 1 - seats 1, 3, and 5. I also understand that someone running for seat 5 withdrew her name from the ballot and it is too late for someone else to have their name on the ballot which results in an appointment for this position.


I am writing to express my interest in this position. Over the past 21 years, I have served on varying boards and held leadership roles, including HOA President in a small community in Mandarin. I recently stepped away from all other roles and would be interested in helping my community continuing to thrive and working to make the best and sound decisions for the community.

As I approach my fourth anniversary of being a Rivertown resident, I continue to love where I live and want it to be a place where everyone is proud to call home.

Feel free to reach out to me at this email address or contact me at (904) 568-4120 with any questions.

Kindly,
Karen Sawyer
52 Verdure St (The Gardens)

Sent from my iPhone

From: Adam Briggs adamcbriggs@gmail.com 
Subject: Rivers Edge CDD 1 Board Seat
Date: December 10, 2024 at 9:55 PM
To: chogge@gmsnf.com

Hi Courtney – Thank you for answering my questions about the CDD seat. I am pleased to submit my resume (attached) for consideration.

I am interested in CDD service because I believe our community is a uniquely beautiful, safe and friendly place to live, but I also know that future success is not guaranteed to any neighborhood. Instead, a community needs continuous, attentive support from its residents and leaders to retain its culture and appeal.

My approach to service and leadership rests on three attributes:

1. **Voracious appetite for learning:** I will read the materials, ask questions, dig into the facts, and strive to be the best prepared participant in all CDD meetings.
2. **Meticulous communicator:** You can depend on me to communicate thoughtfully and respectfully with other board members and residents. I understand and communicate the "why," with both clarity and authenticity.
3. **Steadying presence in the face of challenge:** Throughout my career, I have guided organizations through times of crisis. I am very comfortable navigating unexpected adversity and difficult conversations.

In addition, I would wield experience to make unique and lasting contributions to our CDD. My 14 years as an attorney has sharpened my ability to identify risks, opportunities, and pragmatic solutions. Serving as an HOA president in both Wisconsin and Georgia has prepared me to understand the challenges and benefits associated with developing and maintaining common areas for the good of all. My work with non-profits and universities has broadened my perspective on what a community needs to thrive.

Lastly, my time overseas has deepened my understanding of what it means to be an American. In this country, we love our homes, neighbors, and communities, which is important but not what makes us unique. I believe what sets us apart is a special American restlessness that keeps us pushing for something better. That is the spirit in which I seek to serve: treasuring what we have today, but also focused on how to grow even better in the future.

It would be an honor and a privilege to serve my community on the CDD 1 Board.

Thank you for considering me,
Adam Briggs
160 Wild Sage (Arbors West)
(770) 883-8392

Briggs Resume Dec 2024I
.pdf



ADAM BRIGGS

adamcbriggs@gmail.com • (770) 883-8392 • Jacksonville, Florida

Seasoned legal & compliance executive driving results across borders & industries

PROFESSIONAL SKILLS

Regulatory Law & Compliance	Board & Audit Committee Reporting
Crisis Management & Incident Response	Internal Investigations
Labor & Employment Law	Strategic Transformation / Staff Reduction
Commercial Transactions	Antitrust Counseling
Litigation Strategy	Employee Training & Policies
Data Privacy (HIPAA & GDPR)	Anti-Bribery / FCPA
False Claims Act & FARs	International Trade (OFAC, ITAR, EAR)

EXPERIENCE

UPS • Atlanta, Georgia

Vice President & Associate General Counsel, November 2023 – present

Role	Recruited back to UPS to lead strategic overhaul of key risk areas. Deliver expert advice and process improvements on employment law, state regulatory enforcement, real estate and environmental matters. Lead rapid-response strategy on problematic state legislation.
Results	<ul style="list-style-type: none">Delivered unprecedented 53% cost reduction in legal fees for environmental matters.Halted two federal warrants, prevailing against jurisdictional overreach.Obtained no-penalty closure from OSHA in response to complex fatality incidents.

Mayo Clinic • Rochester, Minnesota & Jacksonville, Florida

Chief Compliance Officer, October 2019 – October 2023

Role	Transformed global compliance team of 75 for Mayo Clinic, an \$18 billion global healthcare organization. Reported quarterly to both Board and Audit Committee. Oversaw risk areas including internal investigations, data privacy, False Claims Act, Stark/Anti-Kickback, employee training, fraud prevention, third-party due diligence, anti-corruption and trade sanctions.
Results	<ul style="list-style-type: none">Reduced department spending by over 20% while enhancing client service.Implemented new AI and analytics tools to better identify risks and allocate resources.Published industry-leading framework enabling commercialization of de-identified data.Eliminated thousands of redundant and obsolete policies.Led crisis response on large public data breach involving sensitive patient images.Published Mayo Clinic's first new Code of Conduct in 25 years.Drove 130+ clinical process changes in 14 weeks as pandemic regulatory waivers expired.Served on Audit & Finance Committee for new 700+ bed joint venture hospital in Abu Dhabi.

UPS • Atlanta, Georgia

Legal Counsel, January 2014 – September 2019

Role	Served as lead attorney for multiple practice areas through rotations of increasing responsibility. Led a team of negotiators. Delivered expert advice on regulatory compliance, commercial litigation, commercial & government contracts, e-commerce, anti-corruption, data privacy, antitrust, environmental regulation, transportation safety and international trade.
Results	<ul style="list-style-type: none">Led crisis response team for all data incidents globally.Defended SEC inquiry into employee confidentiality terms, achieving no-penalty closure.Led litigation strategy involving sensitive pricing dispute with Postal Service and Amazon.Negotiated largest customer contract in UPS history (\$30B+).

UPS • Atlanta, Georgia

Director – Special Investigations Unit, July 2012 – December 2013

Role | Directed all fraud and corruption audits worldwide. Led a team of five. Overhauled employee hotline program to introduce data analytics and optimize resources. Prepared quarterly materials for presentation to the Audit Committee.

UPS Asia Pacific • Singapore

Region Compliance Counsel, April 2010 – July 2012

Role | Led all compliance training, audits, investigations and remediation across 22 countries in Asia. Shaped successful service launches in China, Vietnam, Indonesia and India.

Godfrey & Kahn • Madison, Wisconsin

Attorney, September 2006 – April 2010

Role | Counseled manufacturers, healthcare organizations, non-profits and technology companies on litigation, antitrust, employment, constitutional law and international trade.

U.S. Department of Defense • Washington, DC

Analyst, September 2001 – September 2003

Role | Supported national signals intelligence strategy. Produced classified reports for White House and Pentagon staff. Awarded Director's Coin for Invaluable Service.

EDUCATION

Georgetown University

J.D. cum laude • 2006

Honors: | Clerkship, U.S. Senate Judiciary Committee
Teaching Fellow

University of Wisconsin-Madison

B.A. with Honors • Political Science, History, East Asian Studies • 2001

Honors: | Phi Beta Kappa
Elected Commencement Speaker

Beijing Normal University (China)

Chinese language study • 1999

Honors: | Internships at U.S. Embassy & CNN Beijing
Boren Scholarship for International Study (funded by U.S. Dept. of Defense)

BOARD & COMMUNITY INVOLVEMENT

Audit Committee, Sheikh Shakhbout Medical City (SSMC), Abu Dhabi (2020 – 2023)

Advisory Board & Mentor, University of St. Thomas School of Law (2020 – 2024)

Trustee, Memorial Union, University of Wisconsin-Madison (2008 –)

Mentor, Leadership Council on Legal Diversity (2014 – 2019)

Committee Co-Chair, UPS Women's Leadership Development (WLD) Program (2017-2018)

ADMISSIONS & CERTIFICATIONS

Wisconsin State Bar (2006)

Certified Compliance & Ethics Professional / CCEP (2012)

From: [beatrissa eleman beatrissa2@gmail.com](mailto:beatrissa_eleman_beatrissa2@gmail.com)
Subject: Rivertown CDD | Board opening
Date: November 27, 2024 at 11:26 AM
To: chogge@gmsntf.com



Hi Courtney,

I am directed to you as I am looking to apply for the open seat on the Riverts Edge CDD I board. Attached please find my resume. My family and I have been residents of Rivertown since 2019. We have 2 daughters, one of whom graduated from FCA and another who is currently a 7th grader. I currently work remotely as a finance manager and was previously held positions of controller and finance VP, so my background is well suited to this role and the diligent review and communication skills it requires. I would love to be more involved in helping to develop and improve our community.

Please let me know if you need any additional information.

Regards,

Beatrissa Wolf

Beatrissa Wolf.pdf



BEATRISSA ELELMAN WOLFL

23 Footbridge Road
Saint Johns, FL, 32259

Mobile: (201) 681-7218
Email: beatrisa2@gmail.com

SUMMARY

- Accounting and Finance professional with 20+ years of expertise in controllership, accounting, financial reporting, planning and forecasting. Continuously partner with cross functional teams through excellent communication and interpersonal skills. Skilled in establishing performance metrics, issuance of timely and meaningful reporting, and delivering effective business solutions.

EXPERIENCE

3GTMS, Inc., Shelton, CT.

(August 17 to Present)

Finance Manager:

- Report to VP of Finance and collaborate with CFO and executive team members, creating meaningful analysis and presentations in support of decision making and strategy discussions.
- Responsible for oversight and preparation of documentation to meet external and SOC audit requirements.
- Implement and apply automation processes for Services Group using SQL, Mavenlink and Expensify software to support project management and enhance utilization reporting and financial forecasting.
- Manage USPS Direct Account Balance process for external customers.
- Perform and support month-close process, reconciliations, ad hoc projects and data analytics to improve and meet business initiatives.
- Responsible for generating SaaS Subscription Renewal estimates for all Pacejet customers.

Pitney Bowes, Inc.; Shelton, CT.

(August 16 to August 17)

Controller, Global E-Commerce:

- Responsible for oversight, controls and consolidation of the balance sheets for the Global eCommerce Business Unit.
- Manage a highly skilled team of twelve through month-close, reconciliations, and ad hoc projects to deliver product knowledge, financial insight and data analytics to improve and meet business initiatives.
- Responsible for the confirmation of ledger results in the consolidated reporting system (Hyperion Financial Management).
- Manage and oversee internal, external and Sarbanes Oxley audits for each of the entities within the Group.

Assistant Controller, Global E-Commerce:

- Designed and implemented global divisional reporting across five ERP systems by leveraging and managing the finance SQL consolidation data warehouse, including ingesting external and internal financial, operational and statistical data through timed ETL procedures.
- Redesigned divisional controls utilizing automated solutions to provide consistency throughout processes.

Estee Lauder Companies, Inc.; New York, NY.

(August 06 to August 16)

Director of Finance, Origins North America:

- Partnered with the NA Brand Manager in developing and monitoring brand strategy including distribution and product choices. Developed long-range plans and helped ensure execution of strategy.
- Managed the overall brand P&L including tight control of A&P spending in alignment with brand strategy.
- Performed valuation modeling for potential acquisition opportunities in support of the M&A Group and facilitated the financial and reporting integration of all acquisitions to conform to corporate requirements.
- Evaluated performance post-launch and post retail store openings, sharing results and incorporating learnings into future investment and allocation decisions.
- Analyzed cost of goods and provided recommendations for continued improvement in promotions and gifting programs.
- Collaborated with Brand teams to lead the development of the annual strategy, budget and monthly estimates.
- Consolidated and issued monthly financial reporting packages and other key reports, evolving reporting as needed to meet changing focuses and / or management needs.
- Liaised with region shared service departments on capital, demonstration, field selling and store operations.

Executive Director of Finance, Online Division:

- Managed the monthly close process for North America to ensure accurate and timely close in compliance with GAAP and Corporate guidelines, and prepared Global monthly financial reports with variance explanations to facilitate the monthly Performance Review meetings with Senior Management.
- Managed, developed and trained team of five dedicated finance members.
- Developed and maintained internal financial controls across all Online functions in conjunction with Corporate and International Finance, ensuring consistency and accuracy of information, and to enforce Corporate Accounting policies.
- Developed annual Global Strategy and Budget financials and present to Executive Senior Management, working closely with all teams to align the targets and goals.
- Successfully supported and facilitated the integration of Smashbox and the acquisition of Le Labo and Frederic Maille Brands.

- Perform valuation modeling for potential acquisition opportunities in support of the M&A Group, and facilitate the financial and reporting integration of all acquisitions to conform to corporate requirements.

Director of Finance, Online Division:

- Assisted in development of initial P&Ls in New Launch Markets, including development of ROI and KPI models to assist in sound business making decisions.
- Complete and maintain all necessary documentation for internal audit and SOX compliance.
- Successfully led the Division in migrating to SAP as a Power User, and through the transition of all reporting utilizing Hyperion Enterprise.

Brown Brothers Harriman; Boston, MA.

(August 05 to July 06)

Senior Analyst, Global Controllers Group:

- Provided analytical support to Equities Services Division by preparing monthly variance to budget analysis reports for global senior management and assisted in the annual budget and monthly forecast process for Equities Services.
- Oversaw proper treatment of service expense charges and tracked all employee headcount movement within the group.

Credit Suisse First Boston; New York, NY.

(July 00 to July 05)

Assistant Vice President of Financial Analysis:

- Provided reporting and analytical support to various service clusters within the Corporate Services Division.
- Contributed to the monthly close process, and prepared monthly variance to budget analysis reports for global senior management and assisted in the annual budget and monthly forecast process for Corporate Services Cluster.

EDUCATION

Boston University, Bachelor of Science in Business Administration, Concentration in Accounting.

Computer Skills: SAP (Power User), Netsuite, SQL, Advanced Excel, PowerPoint, Word, Hyperion Enterprise & Essbase, QBO, Expensify, Mavenlink and various Database packages.

Brandon Steele
1469 Orange Branch Trail
St Johns, FL 32259
Brandonjsteele89@yahoo.com
904-673-6412
December 1, 2024

Current Board Members
Rivers Edge Community Development District (CDD)
39 Riverwalk Blvd
St. Johns, FL 32259

Dear Current Board Members,

I am writing to express my interest in joining the Rivers Edge Community Development District (CDD) Board. With a strong background in Landscape Management/Business Development, I am eager to contribute my skills and expertise to support the development and well-being of our community.

As a resident of RiverTown for 7 years, I have witnessed firsthand the positive impact the CDD has on our neighborhood. My professional experience includes RFP development, landscape contract development, project management, landscape community planning, and financial oversight of landscape contracts. I believe these skills, combined with my passion for community service, make me a strong candidate for the board.

In my previous role as Account Manager & Business Developer at Brightview I successfully maintained our community during my tenure with the organization. This experience has equipped me with the ability to understand the full scope of what is needed and allow us to mitigate any unwarranted expenses from our most costly expense. I am confident that my proactive approach and dedication to community improvement will be valuable assets to the board.

I am particularly interested in cost savings and the overall quality/appearance of our neighborhood. I am committed to working collaboratively with other board members and community stakeholders to achieve our shared goals.

Thank you for considering my application. I look forward to the opportunity to discuss how my background, skills, and enthusiasm can contribute to the continued success of the Rivers Edge CDD. Please feel free to contact me at 904-673-6412 or Brandonjsteele89@yahoo.com to schedule a meeting.

Sincerely,

Brandon Steele

Brandon Steele

Jacksonville, FL | P: (904) 673-6412 | E: brandonjsteele89@yahoo.com

EXECUTIVE SUMMARY

Results-driven and highly accomplished professional with a comprehensive skill set spanning Leadership and Team Management, Customer Relationship Management, Strategic Planning, Operational Efficiency, Sales and Business Development, and more. As an Product Manager/Area Business Manager I successfully spearheaded the development of a high-performing team, fostering a collaborative culture while prioritizing customer satisfaction and implementing customer-centric strategies. With a keen focus on continuous improvement, I identified operational inefficiencies and utilized data-driven insights to enhance overall business efficiency. My achievements include exceeding growth and sales targets, executing winning strategies in a competitive market, and contributing to the profitability of the organization through strategic sales initiatives. In previous roles, including Account Manager and Business Development Associate, I demonstrated expertise in client relationship management, sales strategy implementation, and financial oversight. My commitment to achieving performance milestones, developing lasting client relationships, and driving business growth positions me as a valuable asset for strategic leadership roles.

SKILLS:

- Leadership and Team Management
- Customer Relationship Management
- Strategic Planning
- Operational Efficiency
- Sales and Business Development
- Communication and Relationship Building
- Financial Management
- Problem Solving
- Proposal Development and Presentation
- Collaboration and Teamwork
- Adaptability
- Sales Strategy
- Market Analysis
- Performance Metrics Achievement
- Training and Development
- Client Needs Assessment
- Proposal Closing
- Service Delivery Oversight
- Proactive Communication
- Continuous Improvement

PROFESSIONAL EXPERIENCE

Heritage Landscape Supply Group – Florida

April 2024 – Current

Agronomics Product Manager

- *Product Management:* Led the growth of our agronomics product line in the Florida market. This includes managing a vast professional products portfolio of control products, fertilizers, erosion control and seed for the turf and ornamental markets. Conducted market research, monitored industry trends, and identified new products to enhance our offerings. Collaborated with vendors to coordinate education and training both internally and externally. Developed and executed strategies to drive product growth and profitability.
- *Vendor Management:* Built and maintained strong relationships with vendors to ensure reliable and efficient supply chain management. Collaborated with vendors to develop joint marketing initiatives, promotional campaigns, and exclusive product offerings. Stayed up-to-date with industry advancements and communicate relevant information to internal stakeholders.
- *Sales Planning:* Worked closely with the executive team and regional managers to develop comprehensive sales plans and merchandising efforts for our network of brick and mortar locations. Analyzed market data, identified growth opportunities, and developed strategies to increase market share. Monitored sales performance, identified areas of improvement, and implemented corrective actions when necessary.
- *Team Leadership:* Developed, lead, and motivated a team of sales individuals and branch leaders to achieve sales targets and deliver exceptional customer service. Provided guidance, training, and support to help the team excel in their roles. Fostered a collaborative and high-performance culture within the team.

SiteOne Landscape Supply, LLC – North Florida**October 2017 – March 2024*****Area Business Manager***

- Spearheaded the development of a high-performing team through effective coaching and training initiatives.
- Fostered a collaborative and results-driven culture, ensuring each team member was equipped with the necessary skills and knowledge to excel in their roles.
- Prioritized customer satisfaction by consistently putting the customer first in all aspects of business operations.
- Implemented customer-centric strategies to enhance the overall customer experience and strengthen long-term relationships.
- Drove a culture of continuous improvement by identifying operational inefficiencies and implementing streamlined processes.
- Utilized data-driven insights to make informed decisions and enhance overall business efficiency.
- Formulated and executed winning strategies to position the business for success in a competitive market.
- Analyzed market trends and competitor activities to identify new opportunities for growth and innovation.
- Attained notable performance milestones, exceeding growth and sales targets within a dynamic business environment.
- Implemented strategic sales initiatives that contributed to the overall success and profitability of the organization.

BrightView Landscape – Jacksonville, FL**April 2013 – October 2017*****Account Manager***

- Developed and maintained long-term relationships with clients, ensuring satisfaction and loyalty over the course of the engagement.
- Collaborated with clients to understand their needs and expectations, providing solutions that met and exceeded their requirements.
- Identified and pursued opportunities to sell ancillary services, contributing to the overall growth.
- Implemented effective sales strategies to maximize revenue and capitalize on additional service offerings.
- Managed service delivery to the specific scope of work, overseeing the execution of tasks to meet quality standards and client expectations.
- Collaborated with internal teams to optimize service delivery processes and improve overall efficiency.
- Maintained satisfactory accounts receivable levels by implementing effective billing and collection strategies.
- Monitored and addressed any financial discrepancies, contributing to the financial health and stability of the business.

Austin Outdoor – Jacksonville, FL**May 2012 – April 2013*****Business Development Associate***

- Systematically identified and cultivated prospective clients within the branch-specific region to expand market presence.
- Cultivated and nurtured relationships with existing clients, strategically leveraging connections to generate new leads and opportunities.
- Maintained open and proactive communication with clients, ensuring strong and lasting relationships.
- Formulated and presented proposals for ancillary work, successfully closing deals and enhancing overall revenue of the book of business.

EDUCATION**University of Florida – Gainesville, FL***Bachelor of Science, Landscape and Nursery Horticulture – August 2012***CERTIFICATIONS****Certified Pest Control Operator – License holder JF24059**

From: ftbaron@gmail.com
Subject: CDD RE1 Seat 5 Vacancy
Date: November 26, 2024 at 7:57 AM
To: Corbin deNagy cdenagy@gmsnf.com, Lauren Gentry lauren@cddlawyers.com
Cc: Jim Oliver joliver@gmsnf.com, Courtney Hogge chogge@gmsnf.com

To: Corbin, Lauren,

This email serves to inform the district that I am interested in retaining my seat (Seat 5) on the CDD Rivers Edge 1 board of supervisors. Seeing that there were no qualified members that were selected during the open elections, I have addressed the board in past meetings that I am available to continue being an active board member thru the next four year.

I feel my 26 years of government program experience, 8 years as a government contractor, and 6 years as a military member have served this community with demonstrated savings of over 1.2 M during these past four years. I intend to verbally address the board with my experiences to retain my seat on the board during the December meeting.

If there is anything you require from me prior to this meeting, please feel free to reach out to me directly.

Sincerely,
Fred Baron
RE CDD1 Supervisor

Frederick Baron

Home: 44 Cherry Laurel Place, St Johns FL 32259

Summary:

- Four (4) years as Rivers Edge I Board member saving/recovery of over \$1M to residents of Rivertown
- Over (40) years' experience as a government employee, and civilian contractor. Positions held: Director, Chief Engineer, Senior Program Manager, Senior Electrical Engineer, and Construction Manager

Education:

Brenau University, GA (Master of Business Administration)

University of New Haven, CT (Bachelor of Science in Electrical Engineering)

Professional Summary:

- Senior Professional Engineer with 25+ years of experience
- Cradle to grave engineering; Design, Test, Qualify & Field
- Experienced Acquisition Program Manager running over 104 active programs at one time
- Ensure projects meet budget cost and are managed to schedule/performance requirements
- Highly recommended/sought after chair for technical reviews

Experience/Work History:

Chief Engineer/Director-Program Management Office Shipboard Systems (Department of Defense-Navy)

100 Plastic Avenue, Pittsfield, MA 01201; 2004 - 2020

- Manage 104 technical shipboard programs valued at \$1.2B annually with four major contractors
- Provided technical guidance to four Technical Directors, and mentor over 30 engineers
- Mentor new engineers over the course of a year on a comprehensive Master Development Plan (MDP)
- Evaluate and provide technical alternative solutions during government/contractor program milestones
- Evaluate and validate advanced modeling and simulation prior to use
- Assess and chair pay pool panel yearly
- Evaluate manpower needs and address shortfalls with hiring actions
- Conduct and evaluate Cybersecurity evaluations on subsystem engineering test births

Senior Program Manager - Strategic Systems Programs (Department of Defense-Navy)

1250 10th Street SE, Washington Navy Yard, DC 20374; 2000 - 2004

- Managed, directed, and coordinated Fire Control subsystem upgrades with budgets of \$1M-\$50M
- Deputy Program Manager for an ACAT III programs
- Directed the coordination major system test demonstration between government, contractor and military representatives.
- Generate, evaluate contract RFPs, proposals thru awards
- Conduct multiple program reviews with contractors to assess technical, schedule and cost

Past History:

Engineer for government contractor (9) yrs

Construction Manager (3) yrs

Military Service, Navy (6) yrs

GREGG MUNN JR.

WEALTH ADVISOR

P 904-465-4171

E Gam05d@gmail.com

A 27 Landing St, St
Johns, FL 32259

W [https://www.saxwa.com
/meet-the-team/gregg-
munn/](https://www.saxwa.com/meet-the-team/gregg-munn/)

SUMMARY

CPA professional and Wealth Advisor with strong background in financial management, auditing, and compliance. Proven ability to lead teams, streamline processes, and ensure accurate financial reporting. Adept at collaborating with cross-functional teams to achieve organizational goals. Known for analytical skills, integrity, and adaptability in dynamic environments.

EXPERIENCE

01/2019 to Current

CPA - Munn Taxes LLC – St Johns, FL

Small business owner preparing tax returns and tax projections.

09/2018 to Current

Wealth Advisor - SAX Wealth Advisors – St Johns, FL

Manage high net worth portfolios for optimal investment performance and tax efficiency. Conduct comprehensive financial planning to identify client goals and develop personalized strategies.

02/2014 to 09/2018

Associate Wealth Advisor – The GM Financial Group – Pennington, NJ

Manage high net worth portfolios for optimal investment performance and tax efficiency. Conduct comprehensive financial planning to identify client goals and develop personalized strategies.

05/2010 to 02/2014

Associate Wealth Advisor – Traust Sollus Wealth Management – Princeton, NJ

Monitored and updated financial plans to comply with client goals. Reviewed financial documents to identify potential areas needing improvement. Prepared tax projections.

REFERENCES

Available upon request

EDUCATION

Florida State University
University of North Florida

Double majored in Accounting and Finance and FSU. Master in Accountancy from UNF.

KEY SKILLS

- A/R AND A/P
- AUDITING PROCEDURES
- TAX PLANNING
- INSURANCE PLANNING
- RETIREMENT PLANNING
- PAYROLL MANAGEMENT
- FINANCIAL FORECASTING
- FINANCIAL REPORTING AND ANALYSIS
- EDUCATION FUNDING
- PORTFOLIO MANAGEMENT

CERTIFICATIONS


- SERIES 65 LICENSE
- CERTIFIED FINANCIAL PLANNER (CFP®)
- CERTIFIED PUBLIC ACCOUNTANT (CPA)
- REGISTERED SOCIAL SECURITY ANALYST (RSSA)

Julio Caballero


Technology Success Manager

Providing a single point of contact for the business between the investor centers and all the teams that support the business. Track issues in the environment and bring the teams together to collaborate on end-to-end process improvement. Maintain two-way communication between the stakeholders to improve awareness, business intelligence, and improve overall experience.

 jcab89@gmail.com

 (401) 641-0761

 Jacksonville, FL

 [linkedin.com/in/julio-caballero](https://www.linkedin.com/in/julio-caballero)

Work History

Fidelity Investments – Jacksonville, FL Technology Success Manager

**August 2006 – Present
October 2024 – Present**

- Meet with all levels of leadership across business units to gain understanding of their work and share knowledge of other work that impacts their day-to-day operations.
- Track issues in the environment, form investigations on the end-to-end process, and get all parties involved to collaborate iterations of process improvement.
- Operational oversight to ensure health and stability of systems, platforms, and applications for smooth business interactions with our clients.

Principal System Services and Support Analyst

January 2024 – October 2024

- Analyze current business and technical processes, identify system interfaces, dependencies, and document process and system flows.
- Analyze functionality and other business requirements, then translate into clear technical specifications.
- Collaborate extensively across departments to make system impact assessment, identify dependencies, and sequencing of work.
- Include modernization in application and technology reviews to ensure the products stay current, relevant, and do not adversely impact system stability or performance.

Senior Systems Services and Support Analyst

August 2021 – January 2024

- Build, manage, and distribute technology solutions for over 200 domestic investor centers and 8 call centers.
- Ensure financial consultants and customer service representatives have the high-functioning reliable computing solutions and software needed to perform their jobs.
- Pilot, implement, maintain, and support products to solve problem statements.
- Champion efforts to strengthen existing operational tools and processes.
- Deep understanding of applications, infrastructure, and cloud computing to ensure stability and availability.
- Self-starter who is passionate about support and eager to improve reliability through platform improvements.

Lead IT Technician

August 2006 – August 2021

- Analyze and maintain systems and application performance to improve processes and functionality.
- Conduct research and analysis for solutions to business problems.
- Daily: maintain information, preventative maintenance & problem solving.
- Supervised and provided direction for four technical direct reports regarding infrastructure activities.
- Provide Cross Regional leadership for national initiatives.
- Engagement with local/national BU partners to represent Techworks initiatives/goals.

- Focus on increased visibility to local BU partners and customers including leadership.
- Maintain constant vigil of business needs and practices to improve efficiency.
- Active management of local ticket volumes and resource allocation within the region to cover volumes.
- Working knowledge of desktop, voice, and data systems.
- Additional skills for this role include: Vendor management, Citrix virtual desktop and Meraki wireless networks.

Accomplishments

- Created site for training new hires.
- Added to projects to identify and resolve gaps or faulty hand-off.
- Plural Site (SQL, agile methodology, & data analytics)
- Restructured old application processes to improve performance and integrity.
- Accomplished in troubleshooting systems such as G3, Aspect, Cisco & HP switches,
- Assembled building infrastructure and connected enterprise for Jacksonville phone systems.
- ITG - Helped define project scope and customer requirements for regional support's ticketing system.

Education

MBA: International Business


Johnson & Wales University - Providence, RI

Technical Skills

Microsoft Office products (Outlook, Teams, Word, Excel, Power Point), Zoom (video, whiteboard, & phone), Cisco & HP switch CLI, Wired and Wireless networking, Wireless infrastructure (Aruba & Meraki), Avaya switch, Aspect switch, AT&T VDNA phones, Service Now, Tableau, Windows OS (Win 3.11 to Win 11), Citrix, Hosted Virtual Desktops (HVD), 802.1x authentication monitoring, Active Roles, CyberArk, Pulse Secure (VPN), Telnet/SSH, SQL, Visual basic, HTML, CSS, JIRA.

Affiliations & Community

- Chaired Doubles for Dreams tournament (4 years),
- Volunteered for two School Transformation days through Fidelity Cares.
- Volunteered to clean/furnish a room at the Claire White Mission for an incoming family.
- Coached youth soccer for 9 ½ years.

From: Jacob O'Keefe jacob.okeefe@ashtonwoods.com 
Subject: Re: Notice of Board Vacancy - Rivers Edge
Date: November 21, 2024 at 12:56 PM
To: chogge@gmsnf.com

Courtney,

I hope all is well. I will once again throw my hat in for the vacancy. I have attached my resume as requested. I also included some additional notes for the Board's consideration below, which I hope you can pass along:

I love RiverTown, and I would like to work with the existent resident base, management groups, and various other connected parties to ensure that the community is proactive in hearing concerns, addressing issues, and finding operational efficiencies to help manage YOY cost increases. I have lived in RiverTown for 4 years and was part of the development team who originally purchased and planned the community for several years prior to that. I am familiar with Sunshine Laws, how the board operates, the meeting schedule, and the work that needs to go on outside of meetings to ensure the meetings themselves are productive and meaningful. I understand and have reviewed or directly negotiated most of the documents that govern RiverTown as a community. I have a unique perspective given my work background, that could provide some benefit to the existing board. My goal with the seat would simply be to assist in fielding and addressing resident concerns, and working with the board and staff on forward-looking items to ensure RiverTown is the best version of itself long-term. That includes managing assessment levels and maximizing homeownership values through smart community management.

I appreciate the consideration and am available for any questions a board member may have.

Respectfully,



Jacob O'Keefe
Vice President of Land Acquisition
Ashton Woods - Jacksonville Division
c 561 324 4492
jacob.okeefe@ashtonwoods.com | ashtonwoods.com

Jacob E. O'Keefe
Phone: (561)-324-4492
LinkedIn: <http://www.linkedin.com/in/jacobokeefeonline>
Email: Jacobokeefe2015@gmail.com

Jacob E. O'Keefe

Phone: (561)-324-4492

LinkedIn: <http://www.linkedin.com/in/jacobokeyfeonline>

Email: Jacobokeefe2015@gmail.com

SUMMARY OF QUALIFICATIONS

Versatile real estate executive with a proven track record of asset growth and business plan execution. Specialized skills in master planned communities, financial management, deal syndication; and effective communication of key business indicators. Proven history of leading teams to meet and exceed business and growth plans.

WORK EXPERIENCE

Vice President, Ashton Woods Homes, Jacksonville, FL - Jul '23 – Present

Top-10 Homebuilder

- Launch all homebuilding operations as company enters the northeast Florida market.
- Execute on all components of land from deal identification to lot development and community turnover.
- Deepen relationship with variety of clients ranging from real estate executives, private and institutional capital partners, developers, contractors, and land holders.
- Hire and lead functional managers who are technically competent, ethical, supportive of the overall corporation and able to manage their individual staff members well.
- Identify, communicate, and achieve all Divisional operational and financial goals.

Vice President, Sessions Development, Jacksonville, FL - Jul '21 – Present

Private Development Group


- Expand business via identification residential, commercial and industrial land and redevelopment opportunities throughout Florida.
- Manage Prospects through contract negotiation, pre-closing tasks, and lead towards a successful closing.
- Deepen relationship with variety of clients ranging from real estate executives, private and institutional capital partners, developers, contractors, and land holders.
- Source and assist industry leaders via a consulting role with development management, market research, pre and post-acquisition obligation management (entitlement, permitting, contracts), asset management, HOA and CDD Formation, Bond Issuances, and board-related matters.

Director, Land Acquisition, Mattamy Homes, Jacksonville, FL - May '17 – July '21

Private Homebuilder

- Lead Division growth efforts via land acquisition, disposition, and fiscal management.
- Establish and enhance relationships in the marketplace with land sellers, developers, consultants and contractors.
- Source new acquisitions that meet forecasted growth and profitability expectations.
- Lead budgeting and forecasting efforts for approximately \$500 million in land assets.
- Spearhead future planning efforts for the Division to ensure both community and product delivery is in harmony with consumer expectations and market demand.
- Set long-term masterplan strategies that drive the business forward.
- Manage customer-facing masterplan activities such as Developer Updates, CDD and HOA boards, and bond issuances.

University of Massachusetts – MBA - Bachelor of Science, Business Administration and Finance

From: Kevin Durkin kevin@tistech.io 
Subject: River Edge CDD Board seat
Date: December 10, 2024 at 3:56 PM
To: chogge@gmsnf.com



Hey Courtney,

I hope you're well. I wanted to follow up on the submission of my resume for consideration by the CCD Board.

As a resident of The Rivertown in the Gardens for the past four years, I've developed a strong appreciation for our community and am eager to contribute to its continued success by joining the board.

If there are any additional details or questions I can answer to help support my application, please do not hesitate to contact me. I would be happy to provide additional information or discuss my interest in greater detail.

Does this match with what you needed? Did I miss anything?

Keep Moving Forward,

Kevin J Durkin | VP of Client Partnership | Storied Data Partner | Zoetic Global | Startleft Security
Total Innovation Solutions Technology
M: 904.514.4357
Brainstorm: calendly.com/infoapps

[Let Your](#)



Kevin J. Durkin

✉ kevin@tistech.io ☎ (904) 514.4357

SUMMARY

A skilled salesperson who can balance business and client requirements while prioritizing multiple tasks simultaneously. Develops customer loyalty and long-term relationships to consistently meet or exceed sales targets.

EXPERIENCE

SVP Marketing & Partnerships

Storied Data

August 2024 - Present, New York, NY

- Our platform transforms static PDFs into dynamic, interactive HTML formats accessible on email, web, and mobile. By combining business intelligence, real-time analytics, and robust security, we deliver actionable insights that empower organizations to achieve their goals. What We Do: Interactive Documents: Replace PDFs with pixel-perfect, shareable HTML documents for seamless communication. Data-Driven Storytelling: Turn numbers into narratives with analytics for ESG reporting, scorecards, and more. No-Code Solutions: Eliminate backend infrastructure, cutting costs while scaling digital transformation. Enhanced Collaboration: Enable teams to align and make faster, smarter decisions. ESG Reporting: Simplify sustainability compliance with interactive, user-friendly formats. Advanced Security: Keep data secure with built-in access controls. Why Storied Data? Storied Data solves the "Last Mile in Digitization", turning flips into clicks with interactive tools that drive engagement and results. From predictive analytics to AI-powered insights, we help businesses scale their communication and decision-making across industries like finance, healthcare, and education. See for Yourself Reach out today with your most challenging report for a complimentary evaluation—compare firsthand how Storied Data can transform your process and unlock insights like never before. Key Features: Interactive HTML Documents Predictive Analytics ESG Compliance Tools No-Code Platform Storied Data transforms communication, turning challenges into opportunities. Let's connect to explore how we can help your business thrive. #LastMileDigitization #Innovation #DigitalTransformation #InteractiveSolutions #SalesOptimization #DataDrivenStorytelling

Director of Client Relationships

Sage Solutions Consulting Inc.

February 2022 - August 2024, Jacksonville, FL

- Partnership liaison with StartLeft Security a new and innovative DevSecOps SaaS platform specializing in InsurTech, to proactively secure the software supply chain.
- Developing new channel partners in the marketplace while working directly with MSPs and v-CISO auditing firms..

Strategic Business Development Executive

Office Depot Business Solutions Division

June 2018 - February 2022, SE Region (FL, GA, SC, & NC)

- Responsible for identifying new business opportunities as a top sales hunter for Office Depot in its Major Accounts Division.
- Worked with Marketing/IT/Inventory Planning/Pricing/ & Account Implementation Teams to roll out the full scope of Office Depot products & services to companies.
- Highly successful in implementing unique and different processes & consistently managing relationships with C-Level Executives.
- Exceeded goal each quarter by 125-175% continuously for eight quarters, with two quarters at 200% of goal..

Director of Sales & Development

OnDefend Cyber Security Solutions

January 2016 - June 2018, Jacksonville, FL

- Executed daily cold calls & prospecting to top-level executives to increase and manage the growth of our CRM through Hubspot.
- Increased sales by 70% by launching the v-CISO assistance program.
- Managed both inbound and outbound marketing campaigns to generate new business and support partner and sales teams..

Director of Marketing

Driven 180 Inc. Innovation & Technology Solutions

June 2013- January 2016, Jacksonville, FL

- Contributed to relevant blogs, conferences, and events offline and online to increase brand awareness.
- Analyzed ratings and programming features of competitors to evaluate the effectiveness of marketing strategies.
- Managed the complete design and launch of the company's website while working with the development team..

SKILLS

Territory Management - Continued sales growth in the territory with two significant markets

Competitor - Makes the sacrifices to push my potential, ensuring success continually

Dependable - Created a strong reputation of accountability and responsiveness, including the ability to respond flexibly to situations & anticipate customer's needs

Leadership

- Leads project teams of regional, national, and global directors manage in several managed roles

MARK F. MOSS, ESQ.

12276 SAN JOSE BLVD., SUITE 520 JACKSONVILLE, FLORIDA 32223 • (904) 329-7242 • MARK@MARKMOSSLAW.COM

BAR ADMISSION

BAR ADMISSION: Florida State Bar, 2015

EXPERIENCE

LAW OFFICES OF MARK F. MOSS, PLLC, Jacksonville, Florida December 2016-Current
Founding Attorney

Boutique law practice specializing in estate planning, probate, asset protection, elder law, and Medicaid planning. Proven track record of growing and managing a successful law practice. Oversee client relations, business development, and team leadership. Driven to deliver high-quality legal services while growing a sustainable business. Established and grew boutique law firm; expanding from a solo practitioner to a team of multiple attorneys and five support staff. Managed financial operations of the firm, including setting budgets, forecasting, and maintaining profitability and growth. Received numerous awards individually and as an office.

AETNA INSURANCE COMPANY, Jacksonville, Florida November 2016 - February 2018
Senior Compliance Consultant

Tracked and analyzed proposed legislation and regulations across eleven states and the federal government impacting the workers' compensation and auto lines of business; managing any resulting compliance issue with the legislation or regulation, once enacted. Prepared and distributed detailed reports of applicable legislation and regulations. Ensured workers' compensation and auto lines of business were compliant with federal and state law. Tracked compliance issues for business units and develop implementation plans. Performed and provided legal research on business issues and questions relating to the workers' compensation and auto lines of business. Successfully managed multiple ongoing issues to accomplish workload efficiently and effectively. Utilized Lean Six Sigma white belt to question processes and suggest improvements to reduce waste and increase efficiency.

AETNA INSURANCE COMPANY, Jacksonville, Florida August 2015-November 2016
Regulatory State Consultant

Analyzed state and federal insurance laws and regulations to determine applicability to Aetna products offered within that state. Drafted specific language to comply with state and federal requirements while still conforming to company protocol. Enforced compliance with state and federal laws and regulations, risk management, and company policies when interacting with other business areas. Assisted other business areas in coordination and implementation of regulatory requirements. Monitored industry and regulatory trends to identify risk factors and the need for change. Negotiated filing approvals with the state regulators. Met key deliverables and metrics throughout all projects. Created the 'Legal Reference Document' to improve efficiency and accuracy of filings. Worked with regional general counsel in evaluating Aetna's compliance with state mandates. Appointed as an ambassador to help champion company goals via Lean Six Sigma. Selected to serve on the Pro Bono Committee assisting the entire law department.

THE SUDDATH COMPANIES, Jacksonville, Florida January 2015-May 2015
Corporate Law Clerk, Compliance

Aided General Counsel and Corporate Counsel in providing legal assistance for 30 active subsidiaries specializing in household goods relocation, global mobility, office moving and workplace solutions, and warehousing and logistics management. Read and briefed employment related case law pertaining to discrimination and wage and hour claims under the EEOC and FLSA. Researched applicable employment-law statutes and case law to create a spreadsheet reflecting the enforceability of restrictive covenants on a state-by-state basis. Advised counsel and business executives on the Small Business Administration requirements for self-certification. Reviewed and redlined commercial leases and master service agreements to mitigate liability from a legal and business perspective; proposing changes, and drafting the necessary amendments. Researched applicable regulations and drafted agreements for enterprise-wide implementation and use. Reviewed asserted claims to advise counsel and necessary business executives on foreign bankruptcy proceeding and enforceability of lien rights. Reviewed regulations, statutes, and applicable case law regarding priority of statutory liens and liens under U.C.C., Article 9. Drafted termination notices, demand letters, complaints, and responses to governmental agency requests. Assisted the Chief Compliance Officer in updating existing policies. Reviewed precedent to advise the Chief Compliance Officer of the current disposition of the existing policy and drafted necessary changes, ensuring compliance with applicable laws. Aided in drafting new compliance policies

pertaining to social media; personal device and Internet usage; working with small, disadvantaged businesses; and a weapons policy.

ADECCO GROUP, N.A., Jacksonville, Florida

June 2014-February 2015

Legal Intern, Contract Review

Reviewed and redlined 10 agreements and RFPs weekly regarding recruiting, staffing, and consulting services for a Fortune Global 500 company and subsidiaries. Gained familiarity with document review programs such as Delta View and Workshare. Engaged outside counsel to reach execution of agreements, within counsel's parameters. Completed all assigned reviews effectively and efficiently to meet the one-day turn-around time. Analyzed and mitigated legal and business risk, tracked correspondences, and maintained detailed and organized files for all agreements and RFPs reviewed, for each subsidiary. Reviewed matters, researched employment case law regarding restrictive covenant enforcement and claims asserted under the EEOC and FLSA, and drafted the necessary responses.

JIMERSON & COBB, P.A., Jacksonville, Florida

August 2013-May 2014

Law Clerk

Assisted five attorneys in the areas of business and construction law providing services to condominium and homeowner associations, banking and financial institutions, small businesses, and more. Reviewed issues regarding the rights and priority of judgment creditors in real property held in differing tenancies; performed public records searches and property appraisals regarding lien enforcement and applicable Florida Homestead Exemptions. Researched and created a PowerPoint presentation for use explaining Purchase Money Security Interests under U.C.C., Article 9. Researched and determined priority of secured and unsecured creditors in bankruptcy matters, and drafted requisite correspondences and motions seeking commercial collections. Drafted or aided in composing of firm 'bLAWg' posts on business litigation and construction topics such as FDIC loss share agreements, hydraulic fracking, e-discovery, association related duties and obligations, and a series on construction delay damages. Drafted and prepared numerous documents pertaining to business litigation, including sheriff instructions for levy, service by publication, cross notice of depositions, notice of dismissal without prejudice, releases of lis pendens, motions and orders for substitution of counsel and for default against corporation, final judgment after default, answer with affirmative defenses and counter claims, demand letters, and various affidavits.

EDUCATION

FLORIDA COASTAL SCHOOL OF LAW, Jacksonville, Florida

Juris Doctor, May 2015

Class Rank: Top 13%; GPA 3.32/4.0

Publication: *Obamacare's Effect on Small Businesses*, THE STUDENT APPEAL, (Aug. 18, 2014)

Honors: Staff Editor, *Florida Coastal Law Review*

Book Awards: Legal Research and Writing; Mergers and Acquisitions

Florida Coastal Honors Society (merit-based)

Dean's Merit Scholarship (merit-based)

Dean's List; Dean's Scholar (merit-based)

Phi Delta Phi Legal Honor Society (merit-based)

Certifications: Westlaw (Cases & Statutes) and Westlaw Next

Activities: Jacksonville Bar Association-Young Lawyers Section

American Bar Association-Law Student Division

Corporate Business Law Society

Sports Law Society

INDIANA UNIVERSITY, Bloomington, Indiana

Bachelor of Science in Criminal Justice, Minor in Political Science and Sociology, May 2012

COMMUNITY SERVICE

Best Buddies International, Making Strides for Autism, Down Syndrome Association of Jacksonville, Jacksonville Area Legal Aid, Leukemia & Lymphoma Society Volunteer, Cummer Museum of Art & Gardens, Sharsheret & Susan G. Komen Race for the Cure, Taglit-Birthright Israel, Helene G. Simon Hillel, Alzheimer's Association Volunteer

Analyzing the Resume of Malcolm W Puckett

(Nov. 28, 2024)

For RiverTown Seat 5 CDD Vacancy

The attached resume covers my whole career and work experience. These areas are most applicable to the vacant position:

1. Lead (supervisory) comprehensive/community planner at large USAF base for over a year.
2. Facility design: extensive experience as designer and as supervisor/manager for construction, repair, and maintenance of all facility systems.
3. Facility management: extensive consultant/management expertise in all areas of utility and civil infrastructure.
4. Excellence in speaking and writing
5. Commitment to excellence in fostering efficiency and effectiveness

The full resume follows.

Malcolm Wayne Puckett, Ph.D., P.E. (as of 11/2024)

Qualified Positions: Leader, Director, Manager, Supervisor, Teacher-Trainer, Change Manager

16 Rambling Water Run, Saint Johns, FL 32259-8610

Email: mwpflash65@yahoo.com

Desired locations: Northeast Florida, but telework welcomed

Phone (cell): (478)538-4822

Availability: Part-time or by project

OVERVIEW

Current Position(s): Active Christian volunteer as prayer warrior, author, and speaker-teacher.

Last Full-time Position: GS-13 Supervisory Process Analyst, 78 MSG/AFSO, Robins AFB, GA 31098; 2012 annual salary \$102,000 (plus bonuses); hours per week 40+ (Retired 4/2012)

Summary of Duties for the Above: Supervise subordinates; manage change process for Group (1,400 persons); provide subject matter expertise for Lean Six Sigma (Black Belt) and AFSSO21 (Lean)

Major Previous Positions: Engineering Branch Chief (40+ personnel); Supervisory Engineer (Civil-Electrical); Senior (Facility) Electrical Engineer: Electrical Project Engineer (Programmable Control)

Legal Registration: Professional Engineer in Georgia 1987 and Kentucky 1980

Major Achievements in Last Years of Full-time Employment:

- 4/2012 - Lean Six Sigma (LSS) Black Belt from DOD LSS Office in OSD
- CY 2011 and 2012 - President, Federal Managers Association (FMA) Chapter 121
- 1/2006 - PhD in Engineering Management from an online university
- 11/2005 - 3rd Degree Black Belt in Tae Kwon Do (ITA)

Other Major Achievements and Skills:

- Passionate for innovation - led many local process teams and efforts, on Air Force Level teams
- Active on 6-month Major Command reengineering team which proposed \$30,000,000 in annual savings upon implementation of the detailed master plan
- Authored and updated numerous master documents (written standard work)
- Oversaw training programs, taught many sessions and short courses, and tutored individuals
- Oversaw many cradle-to-grave facility construction projects
- Served full-time as supervisory Comprehensive/Community Planner for entire USAF Base
- Able Toastmaster and Club President five times
- Authored 70-page chapter on short-circuit protection for IEEE 242-1986, Buff Book
- Awarded numerous awards and honors at work, college, and high school
- National Merit Finalist, graduating in top 3% of high school class
- Dedicated and active Christian with high moral standards for integrity, service, and excellence

Detailed Biography

WORK EXPERIENCE

11/2017 – Present: Continued in part-time Christian ministry, tutored part-time at Mathnasium for two years, authored and published three books, and involved in the election processes.

5/2012 – 10/2017: Retired 4/2012 with voluntary separation incentive during DOD budget cutting, then had 3 surgeries for full replacements of both knee joints. Starting 2013 was engaged in part-time Christian ministry (including online prophecies upon request), volunteering at Rutland Middle School, Prayer Team coordinator, special events team member at times, and caregiver for semi-invalid wife.

10/2009 – 4/2012: GS-13 Supervisory Process Analyst, 78 MSG/AFSO, Robins AFB, GA 31098

SUPERVISE SUBORDINATES

- Manage personnel action documents.
- Prepare and update employee training plans, safety briefings, action plans and work schedules.
- Oversee leave, appraisals and feedback, and all other personnel items.

CHANGE MANAGER. Plan, organize, and oversee AFSSO21 (Lean Six Sigma) for continuous process improvements (CPI) and Change Management for Group. This includes:

- Strategic Alignment and Deployment (SA&D) process.
- Balanced Score Card (BSC).
- Programmatic Budget Decisions (PBD 720, etc.) resource and structure changes.
- Process improvement events and projects to derive improved and/or optimized customer service for customers, including teaching team members in pre-event sessions.
- Brief these programs to WR-ALC leadership and other required agencies.
- Ensure accurate and professional notifications, schedule negotiations, and communication of clear objectives to involved parties.
- Ensure we have the right personnel armed with accurate foreknowledge and tools at the events and activities.

SUBJECT MATTER EXPERT (SME)

- Provide expertise and management consultation as SME for continuous process improvement (CPI) and LSS/AFSSO21.
- Recommend and advocate positive changes regarding organizational issues and processes.
- Prioritize scheduled process improvement events so that personnel time is effectively and efficiently utilized, and that the low hanging fruit and the highest opportunities for increased efficiency are accomplished first.
- Focus on effective utilization of resources and helping to grow an organizational culture of process improvement as a way of life.

PROGRAM MANAGEMENT

- Oversee tracking of the generated continuous process improvements and activities.
- Ensure scheduling and participation by internal and external participants is accomplished.
- Provide pre-event/pre-project basic training in Lean Six Sigma to team members.
- Facilitate involvement and dialogue between internal employees, customers, and CPI SMEs.

PROFESSIONAL CERTIFICATIONS

- Lean Six Sigma (LSS) Black Belt certification 4/2012. Earned highest score in 4-week DOD course for LSS Black Belt, then managed and submitted the required certification projects.
- Certified as a Level 1 (Green Belt) AFSSO21 Facilitator and LSS Black Belt. Taught pre-event sessions, then led and facilitated events/projects on in- and out-processing, leader standard work, office/shop work standards, vehicle assignments, customer satisfaction, interior communication, facility management value stream, balanced score card, work order trends, tools, materials, personnel, IT automation, benchmarking, energy reduction, and organizational transformation.
- Registered professional engineer - Georgia and Kentucky.

10/2006 - 9/2009 Group AFSSO21 Change Manager 78 CEG/LEAN

- Provided full-time service as Group Change Manager as noted for 10/2009 – 4/2012, although officially a senior electrical engineer.
- Continued to oversee weekly training sessions noted below.

6/2003 - 9/2006 Senior Electrical Engineer (and Asst. Branch Chief) 778 CES/CECE

- Acted as Assistant Branch Chief after reassignment due to downsizing reorganization in 2003.
- Recognized as the person with corporate knowledge for the Branch.
- Provided engineering services part-time as listed for 7/20/1993 to 7/14/1996.
- Sponsored several continuous process improvement (CPI) events and projects.
- Authored and revised numerous master documents for the entire Branch - specifications, letters, e-mails, drawings, Base Facility Standard, and process guides.
- Oversaw and often taught weekly training sessions for Branch personnel on relevant issues.
- Oversaw construction projects from “cradle to grave” for coordination of all phases of assigned facility projects by contract in the O&M, MFH, NAF, Tenant, and MCP programs.
- Guided design process to ensure that the projects met all applicable Air Force design criteria (including the National Electrical Code and NFPA and other applicable industry standards) and fell within budget.
- Served as primary consultant engineer to electrical O&M shops on interior electrical and lightning protection systems.
- Managed multi-million-dollar fire protection projects for buildings 125 (large 4-bay hangar) and 300 (large warehouse converted to admin space).
- Managed numerous state-of-the-art projects for generators, interior and exterior electrical systems, lightning protection, and grounding.
- Managed MILCON project converting Avionics Complex and main Fire Station from copper line telephone transmission to radio transceiver communications.

10/1997 - 5/2003 Supervisory Engineer, Civil-Electrical 778 CES/CECE

- Planned, organized, and directed activities of up to 10 civil and electrical engineers with civilian and military technicians.
- Oversaw work on construction projects for pavements, structures, traffic control, environmental sustainment, interior and exterior electrical systems, lightning protection, static discharge grounding, lighting, HVAC power, communications cabling, power generation, security systems, mass notification systems, and fire suppression and alarm systems.
- Guided and approved the overall performance of the civil and electrical sections

- Managed design of associated projects by providing guidance and policy, assisting with complex or unusual situations, reviewing design documents, and field-inspecting project sites.
- Managed personnel action documents.
- Prepared, updated, and briefed or taught employee training plans, safety briefings, action plans, and work schedules.
- Oversaw leave, appraisals and feedback, and all other personnel items.
- Though a Base-level professional, was selected as MAJCOM representative to advocate on three different AF-level Integrated Process Teams (IPT) for development of Automated Civil Engineer System (ACES) during 1997-1999 for deployment by Y2K. Made several trips to Gunter AFB, AL, and Washington, DC.

07/1996 - 09/1997 Comprehensive/Community Planning - Team Leader 778 CES/CECP

- Oversaw Installation Comprehensive/Community Planning as defined in AFI 32-7062.
- Planned, organized, and directed activities as work leader for five dedicated military and civilian personnel, including Branch NCOIC who directed both dedicated and additional assigned-as-needed military technicians.
- Selected by Group Management as the only in-house person out of 70 believed to be able to manage this office while the incumbent was off-site working on a Masters degree.
- Developed Base wide set of area development maps in-house, overseeing and coordinating the work of 16 professionals and technicians, along with a contracted architect-engineer firm.

Previous Positions

- Includes 19-month detail and temporary promotion to GS-13 Engineering Branch Chief, Senior Electrical Engineer, A. M. Kinney Electrical Project Engineer and Supervisor, Square D Company Application Engineer - Specialist/Expert, and long-range planner for rural electric cooperatives at Central Associated Engineers.
- While at Square D 1976-1980, taught a business writing class and managed the \$7,000 annual training budget for the National Management Association chapter there.
- Taught 2 semesters of evening 3-credit courses on Basic Electrical Circuits I and II at Lexington Technical Institute. Prepared course schedules, taught personally designed curriculum, prepared and graded exams, assigned grades, and tutored students outside of class hours when requested.

EDUCATION

Doctor of Philosophy (PhD) – 1/2006. Kennedy-Western University, Thousand Oaks, CA. 30 Semester hours

- **Major:** Engineering Management GPA: 3.8
- **Coursework:** Strategic and tactical planning, decision analysis and decision-making, financial management, research and development, forecasting trends and paradigm shifts.
- **Dissertation Title:** *The Future of Computer Aided Design (CAD) for Facility Construction*

Masters in Religious Education (MRE) – 5/1976. Cincinnati Christian University, Cincinnati, OH. 60 Semester hours

- **Major (Double):** Christian Education and Practical Theology GPA: 3.9

- **Coursework:** Pastoral counseling, managing religious organizations, managing educational programs, developing curricula, using communication systems, and operating media for global marketing systems.
- **Thesis Title:** *A New Model for Christian Higher Education*

Bachelor's Degree (BSEE) - 8/1972. University of Kentucky, Lexington, KY. 130 Semester hours

- **Major:** Electrical Engineering GPA: 3.2
- **Coursework:** General engineering systems, electrical systems (controls, power, electronics), with a core curriculum of broad-based subjects including English, computer science, mathematics, physical science, history, psychology, and sociology

Continuing Education: Numerous courses on supervision and management, servant leadership, leadership development, first-line supervision, Engineering Programs Flight Chief Course, project programming, increasing personal effectiveness, Deming awareness, Theory of Constraints, reengineering, Lean, AFSO21, Lean Six Sigma, engineering specialties, facility systems, and so forth.

RELEVANT SKILLS AND ACHIEVEMENTS

Languages: Novice in German, French, and Spanish


Publications:

- 2020 – Authored and published *On a Strange World Running* (fiction)
- 2020 – Authored and published *Darwin's on Life Support: A Brief Look at Replacing Darwinism*
- 2018 – Authored and published *God's Partners: Living the New Covenant Way*
- 2005 – Authored Dissertation on *The Future of CAD for Facility Construction*
- 1980 – Authored 70-page chapter on short-circuit protection for IEEE 242-1986, Buff Book
- 1976 – Authored Thesis on *The Future of Christian Higher Education*

Additional Information:

- Ordained Christian Minister, giving over 300 online requested prophecies 11/2013 thru 12/2015
- FMA Chapter 121 Vice President 2009 and 2010
- Numerous USAF Superior/Excellent annual achievement awards
- Group Technical Civilian of the Quarter 2 Times – 4th Qtr FY 1996 and 4th Qtr FY 2001
- Numerous Toastmaster Club and Area Awards for 12 years (Public Speaking)
- Manager of the Year 1979, National Management Association, Square D Lexington Chapter
- Tau Beta Pi (Engineering Honor Society) Inductee
- Church leader, music team singer for harmony and solos, taught Sunday School and classes on selected topics
- Type over 30 words per minute
- Capable with Speech to Text tools
- Capable with web cam calls on PC
- Skilled with MS Word, Excel, PowerPoint, Publisher, and Access
- Embrace USAF core values of Integrity First, Service Before Self, and Excellence in All We Do

-- END --

From: Michelle Santuomo michelle@firstcoast.homes 
Subject: Rivers Edge CDD1- Seat 5- Candidate Resume
Date: December 9, 2024 at 8:23 PM
To: chogge@gmsnf.com

Good Evening Courtney,

I hope this email finds you well. Please find my attached resume for your review. I am eager to volunteer for a position on the Rivers Edge CDD1 board. My professional background and extensive community involvement uniquely qualify me to contribute meaningfully to our neighborhood's continued growth and success.

I am committed to ensuring Rivertown remains a welcoming and vibrant place to live, and I would be honored to bring my experience and passion to this role.

Thank you for considering my application. Please let me know the next steps in the process, or feel free to reach out if you have any questions.

Sincerely,
Michelle

Michelle Santuomo

Broker Associate, Florida
Licensed Real Estate Agent, Ohio
Real Broker, LLC

Direct: (904) 577- 7653
michelle@firstcoast.homes



OH License # 2012001172
FL License # BK3575685

MIHELLE SANTUOMO

MICHELLE SANTUOMO

Passionate Community Advocate and Experienced Leader

Michelle@FirstCoast.homes | 904-577-7653 | 157 Silkgrass Place, St. Johns, FL 32259

PROFILE

Dedicated and driven community advocate with a proven track record of engaging with residents, fostering collaboration, and advocating for community needs. Known for going above and beyond to seek resident input and ensure their voices are heard. Extensive leadership experience and a strong commitment to the growth and well-being of her community.

PROFESSIONAL EXPERIENCE

- | | |
|---|-----------------------------|
| Broker Associate, Real Broker LLC | June 2021 - Present |
| <ul style="list-style-type: none">• Skilled in understanding the needs and aspirations of community members through real estate transactions.• Deep knowledge of Florida property laws and local trends, contributing to an informed and proactive approach in supporting community development.• Dual Licensed in Ohio & Florida, serving the needs of clients in both states. | |
| Team Leader/Realtor, EXP Realty | June 2017- June 2021 |
| Real Estate Agent, RE/MAX Metro Plus | May 2012- June 2017 |
-

COMMUNITY EXPERIENCE


- | | |
|--|--------------------------|
| President, Eastmoor Civic Association, Columbus, Ohio | October 2014-2020 |
| <ul style="list-style-type: none">• Successfully led and managed a civic association, representing a diverse group of residents in Eastmoor.• Advocated to the City of Columbus leaders on behalf of the community, securing improvements and services that enhanced the quality of life.• Fostered strong relationships between residents, local government, and other stakeholders, ensuring that community priorities were addressed effectively. | |
| Rivertown, Resident | July 2023-Present |
| <ul style="list-style-type: none">• Successfully conducted & delivered a resident survey to present to the St. Johns County School Board for the school zoning for the Rivertown school. (590 Participants) | |
-

SKILLS & STRENGTHS

- **Community Engagement:** Actively listens to residents and involves them in decision-making processes to ensure inclusive representation.
 - **Advocacy:** Skilled at presenting community needs and priorities to government entities to drive meaningful change.
 - **Leadership:** Experienced in leading organizations and inspiring collaboration among diverse groups.
 - **Real Estate Expertise:** In-depth understanding of housing and development trends, ensuring informed perspectives on community growth.
 - **Communication:** Strong verbal and written communication skills to build consensus and foster transparency.
 - **Committed to enhancing Rivertown's quality of life through resident-focused leadership and service.**
-

EDUCATION

- | | |
|---|------------------|
| Bachelor of Business Administration | June 2009 |
| University of Cincinnati | |
| <ul style="list-style-type: none">• Major in Marketing & International Business | |

From: Nick Ianus@gmail.com 
Subject: Resume to be considered for CDD Board
Date: November 27, 2024 at 10:17 AM
To: chogge@gmsnf.com

Good Morning Courtney,

I would like to submit my resume for consideration to become a board member on the CDD I. I have years of experience in public sector budgeting, as well as running a business and PM experience, and would be able to add value to the board. Please let me know if you have any questions, and what the next steps are. I appreciate your consideration.

--

Nicholas Ianus

Nicholas A Ianus

Nicholas A Ianus

52 Cabot Pl, St Johns, FL 32259 - 203.243.3973 nianus@gmail.com

OBJECTIVE: Accel as a sales professional. Leverage my existing strategic relationships with the OEM, distribution, VAR and customer communities to elevate my team's success. Translate my sales experience, technical knowledge, and technology familiarity to positively impact customer business objectives and enhance my team.

EDUCATION:

Fairfield University, Fairfield CT

Fairfield, CT

Bachelor of Science in Professional Studies

December 2009

CERTIFICATIONS:

Nutanix Certified Professional (NCP)/EMC Sales Accreditation/ Cisco Certified Sales Expert/ Microsoft Sales Accreditation/ CrowdStrike Sales Accreditation/ NetApp Sales Professional/VMware VSP

EXPERIENCE:

CDWG

St Johns, FL

Advanced Technical Account Executive - State and Local Government

July 2018 - Present

- Strategically planned with partners by creating regular cadences and discussions of forecast/pipeline
- Drive profitability and grow revenue by developing appropriate technology solutions and fostering long term relationships with key clients.
- Built brand awareness through direct networking, industry events and affiliations.
- Lead a virtual team of over 20 resources in a highly complex environment.
- Successfully identified, developed and increased growth by targeted contract enablement and a business outcomes approach.
- Worked with C-level executives on strategically planning and implementing IT into their business strategy
- Led team in growth and attainment, leading to president's club 2020
- 125% increase in sales YoY for T36 on \$15M book, while increasing profitability margin and pro services

Shelton, CT

Executive Account Manager - State and Local Government

March 2010 - June 2018

- Responsible for growing multimillion dollar book of business, and maintaining relationships with various state and local government agencies
- Successfully negotiated purchasing contract with City of Philadelphia, which allowed sales to grow by over 100%
- Cultivated successful strategy for developing business with one of the largest cities on the eastern seaboard by understanding their need for contracts

S.C. Star Faleza Nord SRL

Constanta, Romania

Project Manager

August 2008 - March 2009

- Managed budget of \$1.3M and consistently monitored expenditures to ensure project completion within financial constraints
- Assisted with the planning and transformation of existing facility into a pharmaceutical warehouse, per ISO 9001:2000
- Coordinated with multiple (20+) vendors, subcontractors, as well as city officials & engineers to meet zoning and safety standards

Contact

904-789-1276 (Mobile)
ryanchristopherwinter@gmail
.com

www.linkedin.com/in/ryancwinter
(LinkedIn)

Top Skills

Creative Writing
Copywriting
Final Cut Pro

Certifications

HubSpot Revenue Operations

Publications

Jacksonville man helps form
nonprofit to offer clean water to Third
World

Folio Weekly

Ryan Winter

Fractional COO

Saint Johns, Florida, United States

Summary

I genuinely love helping businesses solve problems related to marketing, operations, sales, and accountability. I've helped start a few businesses and understand the challenges of being an entrepreneur. Doing what we need to grow our businesses takes time and energy. Unfortunately, keeping up with payroll, finding customers, hiring, and the day-to-day tasks in business prevent us from growing our businesses and becoming more profitable. I created Pro Business Advice as a resource for business leaders who want to partner with someone who can dive deeply into their business, produce standard operating procedures, and hold their teams accountable for following them. Pro Business Advice empowers our clients to take things to the next level with focused marketing services that align with their standard operating procedures. We build websites, handle advertising, plan events, and more.

When I'm not working, you can catch me hiking with my sons, flying a plane, or enjoying the outdoors with my wife.

Let's talk about your business!

Experience

Pro Business Advice

Consultant

July 2016 - Present (8 years 5 months)

Saint Johns, Florida, United States

I write standard operating procedure documents, help make team members more effective, and increase profit for businesses looking to run more smoothly, grow, or transition leadership.

I've found that most business leaders know that they need documented processes and people who follow them. Unfortunately, sitting down and

producing those documents takes enormous time and energy. My team and I have developed a streamlined approach to help businesses develop standard operating procedure documents for businesses. Our approach is custom-tailored to the budget and timeline of our businesses. We're great at communicating standard operating procedures to teams and holding individual staff accountable to follow them in a caring way.

Additionally, we offer focused marketing services that complement the standard operating procedures we help develop. From websites to online advertising, we've got solutions to help our clients grow.

EverLogic Software

EOS Integrator/COO

February 2021 - October 2022 (1 year 9 months)

Jacksonville, Florida, United States

I joined EverLogic as the Sales & Marketing manager and was promoted to EOS Integrator/COO. I discovered a joy for coaching teams and helping others thrive. During my tenure, the company experienced its most profitable year.

- Hubspot and SharpSpring expert. Google ads overseer. Mentor, train, and guide the sales and marketing teams for the nation's leading QuickBooks-enabled RV, trailer, and automotive dealership software company. Drive success of the company's goals and objectives by achieving individual sales quotas.
- Quick, decisive, and highly strategic in identifying, evaluating, selecting, and executing the sales strategies to drive company sales opportunities.
- Build rapport with prospective customers, realtors, and team members to increase brand awareness and profit of the company and grow key channels.
- Oversee implementation of Hubspot in all departments.
- Drive business planning efforts within the sales department, effectively performing well in a dynamic environment.
- Exceed revenue targets and sales quotas with monthly quota attainment, and establish a strong sales pipeline.
- Implemented production and productivity metrics to maximize workflow productivity and increase sales activity.
- Manage the sales process closely, provide leadership, direction, and support to field sales teams.
- Research and understand consumer requirements, identify market trends, and suggest system improvements to achieve the company's marketing goals.

Achievement Snapshot: Accelerated new sales growth, consistently exceeding quotas by developing new sales strategies and value propositions to close new business. Supported decision-making by effectively communicating and making sales presentations.

ERA Heavener Realty

Licensed Real Estate Broker-Associate

July 2016 - February 2021 (4 years 8 months)

Jacksonville, Florida

Acted as an intermediary, liaised between property sellers and prospective buyers to facilitate property deals. Communicated with clients to identify their requirements and choice of property.

- Supervised the promotion of property sales on advertisement media and listing services. Met with prospects and clients interested in properties to offer them real estate deals.
- Inspected properties to ensure the terms and conditions of sales were achieved before closing sales deals.
- Coordinated the closing of property deals to ensure documents were signed and payment received.
- Oversaw arrangements to give prospective buyers a view of the property before closing deals. Focused on analytics, market trends, and proprietary marketing strategies culminated in a 90% close rate.

Achievement Snapshot: Achieved business through digital marketing and oversaw successful residential real estate transactions. Sold over \$3,000,000 in volume each year. Consistently exceeded sales goals, averaging three or more transactions per month.

Connect Agency

Account Director

July 2020 - October 2020 (4 months)

Jacksonville, Florida, United States

- Oversaw the account management team.
- Provided strategic direction for marketing accounts.
- Implemented marketing plans for clients.
- Coached and mentored account managers.
- Sales efforts to recruit new clients.

Advantage B2B consulting + marketing

Senior Account Manager

October 2014 - July 2016 (1 year 10 months)

Jacksonville, Florida Area

Developed and oversaw marketing efforts for B2B clients. Identified new business opportunities by building a database of accounts within the defined geography. Mapped allocated accounts, built strong work relationships with clients for repeat business, and built new big vital accounts.

- Led end-to-end sales cycles from building data, fix-up meetings, managing client meetings, closing deals, and ensuring timely payments.
- Supervised new customer acquisition within the assigned customer and prospect base while retaining and growing key existing customers.
- Forecasted accurate sales funnel, maintained, and reported timely business updates for weekly sales review meetings.
- Implemented marketing strategies by analyzing trends, market mapping, competitor analysis to enable effective decisions and forecasting sales numbers.

Achievement Snapshot: Leveraged relationships skills and industry knowledge to build trust and respect with internal and external customers. Successfully designed marketing plans and customer experience strategies in the B2B space. Ensured the highest levels of controls and compliance were adhered to while meeting sales targets.

Water for All Nations

Executive Director & Co-Founder

August 2011 - October 2014 (3 years 3 months)

Led an international team, developed programs, raised funds, coordinated overseas assets to install low-cost water wells in the world's poorest communities. Led fundraising and marketing efforts with an emphasis on monthly recurring donations.

- Lived in East Africa, primarily Tanzania and Kenya.
- Engaged in developing, executing, and continually improving the company's strategic operations plan to support the company's rapid growth.
- Provided leadership, strategy, and oversight to various functions of Water For All Nations' operations, including business operations and regulatory and quality functions through continuous improvement and operational excellence.
- Continually analyzed and reported financial and operational metrics across the company while recommending actions to maximize financial and operational efficiencies.
- Managed the company's operational efficiency by establishing systems of KPIs and metrics to demonstrate and benchmark the company's performance.
- Inspired and motivated all staff members to achieve optimum results, delegated work appropriately, held staff members accountable, and celebrated successes.

Achievement Snapshot: Stayed in East Africa for six months, led an international team and forged new partnerships. Set the vision for the company and defined the overall strategy from launch to scale to drive growth, profitability, and company value.

Cru Global

Development Associate

September 2012 - March 2013 (7 months)

Jacksonville, Florida Area

Took the ownership of the entire email marketing strategy and delivery, coordinated relationship management with donors to the non-profit.

Determined KPIs and improved conversion by various analytics and presented reports weekly.

- Created and managed e-mail marketing campaigns and collaborated with the content marketing team and the sales team to plan the email campaign.

- Planned and developed a lead generation strategy and road maps for processes, A/B tests, and promotions that succeed through email campaigns.

Achievement Snapshot: Led the planning efforts for 300+ attendees' annual banquet, created an email list and sent emails based on the life cycle of a customer and its segmentations.

Web.com

SEO Copywriter

April 2012 - August 2012 (5 months)

Jacksonville, Florida Area

Copywriter for SEO-enhanced websites in retail and B2B spaces researched SEO keywords and wrote over 2,000 words daily. Analyzed markets and industries to compare and create content that is innovative and original.

- Involved in strategizing, planning, and executing integrated marketing, in-app, digital, and social media campaigns with seamless and effective communication across retention and acquisition channels.

- Reassessed the content strategy and shared new ideas to improve the brand's digital presence. Ideated and executed brand collaborations with influencers, media houses, and relevant partners.

- Offered suggestions for website enhancement to the design team.

Achievement Snapshot: Consistently brainstormed and collaborated with the team for new ideas and strategies. Created concise, eye-catching, and innovative headlines and write-up across digital and in-app properties.

VENUS Fashion Inc.

Copywriter

January 2012 - March 2012 (3 months)

Jacksonville, Florida Area

Worked for national fashion catalog, ensured adherence to style guidelines, ascertained that all materials of communication match the given guidelines.

- Wrote print and web copy for national fashion retail brand, proofread all documents before the final release.
- Checked manuscripts and other items for readability, style, and agreement with editorial policy.

Achievement Snapshot: Developed new concepts for the catalog, recommended improvements in all editorial materials, and ensured they were correct and as per brand specifications.

St. John and Partners

Internship - Florida Lottery Account Copywriter

June 2011 - August 2011 (3 months)

Jacksonville, Florida Area

Primary Role: Copywriter for campaign proposal to Florida Lottery executive team.

- Generated original concept for campaign.
- Wrote and designed marketing collateral and concepts, including POS and digital media.

University of North Florida

Student Government Director Of Communications

May 2010 - August 2011 (1 year 4 months)

Jacksonville, Florida Area

Primary Role: Supported student body executive cabinet initiatives through the creation of original marketing content for a student body of over 16,000 students.

- Wrote video scripts for on-campus promotions.
- Designed and wrote website creative collateral.
- Spoke on behalf of student body president.

Legacy Worldwide Marketing

Senior Copywriter

August 2008 - August 2010 (2 years 1 month)

Primary Role: Wrote video scripts and edited video for direct response shows and advertisements.

- Created national television content in the direct-to-consumers religious and healthcare spaces.

- Worked in an advertising agency setting.

Select Media

Jacksonville Suns Video Director

April 2004 - September 2006 (2 years 6 months)

Jacksonville, Florida Area

Primary Role: Director for closed circuit video for minor league baseball team.

- Directed and called shots for up to four cameras during home games.
- Over 5,000 audience members each game.

Education

University of North Florida

Bachelor of Science, Advertising - Communications · (2010 - 2012)

Florida State College at Jacksonville

Associate of Arts, General Education · (2007 - 2010)

Douglas Anderson School of the Arts

High School, T.V. and Film · (2003 - 2007)

SHAYNA RAUN

CAREER SUMMARY

Dynamic and forward-thinking procurement leader with a proven track record enabling diverse, high-performing teams to achieve exceptional results. With a keen ability to influence and unite people around a shared vision to consistently drive supply chain resilience through innovation, strategic use of technology, and market intelligence.

CONTACT



770-864-4306



shayna.raun@yahoo.com



Jacksonville, FL



Linkedin.com/shaynaraun

EDUCATION

Master of Legal Studies

Washington University in
St. Louis, St. Louis, MO

Law

August 2016 – May 2019

Bachelor of Arts: Business

Mercyhurst University, Erie,
PA

Business Management

August 2005 – February
2009

WORK EXPERIENCE

Director Global Technology Infrastructure and Information Security Sourcing

Citi, Jacksonville, FL | October 2022 – Present

- Responsible for \$1.6 billion in addressable, managed spend across data center hardware, network infrastructure, enterprise software, public cloud, end user services, data services, generative AI, telecom, and IT professional services.
- Lead team of thirty sourcing professionals on development and execution of category strategies and negotiation best practices to deliver over sixty five million dollars of cost reduction and one hundred and ten million dollars of cost avoidance in Fiscal Year 2023.
- Responsible for advising and implementing supplier optimization across IT professional services and software categories.

Director Global Technology Sourcing

TDSYNEX, Clearwater, FL | May 2021 – October 2022

- Drove category and cost savings strategy for \$300 Million Dollars in IT spend.
- Integrated with leadership to define commodity strategy across IT vendors.
- Led negotiations for synergy discussions among non-trade and trade vendors.
- Led pre-merger contract review and analysis.
- Designed an ongoing supplier management program for key suppliers to review SLA performance and other key supplier performance metrics.
- Ensured the corporate procurement and contracting policy was being followed globally for IT purchases and helped to implement Ariba procure-to-pay technology for purchases.

Associate Director Technology Sourcing

EY Global Services Limited, Alpharetta, GA | October 2020 – May 2021

- Provided a holistic, proactive, and strategic approach to technology sourcing category and created an inclusive environment with global reach for individuals across sourcing to share knowledge, strengthen skill sets, and encourage innovation.
- Led strategic network driving collaboration across the organization enabling client and supplier holistic approach to negotiation and relationship management.
- Member of Technology Sourcing Executive Global Leadership Team.
- Supported Global Information Security's strategic roadmap to develop long term supplier and commodity strategies.

Assistant Director Technology Sourcing

- EY Global Services Limited, Alpharetta, GA | January 2017 – October 2020
- Trusted business advisor for Global Information Security portfolio responsible for over \$120 million in category spend.
- Pioneered innovative solution to drive internal and external supplier data into consolidated database for one-touch reviews by sourcing managers.
- Led Software Category Resource Center across Global Technology Sourcing Organization.
- Supported testing and implementation of project and contract management tool.
- Strategic Sourcing Lead for Information Security's top suppliers.

Sr. Sourcing Manager

Cox Communications, Inc., Atlanta, GA | November 2015 – January 2017

- Supported the development and execution of a strategic sourcing plan for the IT Category.
- Executed the planning, implementation, negotiation and optimization of the end to end IT sourcing process.
- Partnered with functional business teams to drive results.
- Negotiated all elements of assigned IT software supplier agreements to ensure lowest total cost of ownership, various commercial terms and performance metrics.
- Supplier relationship management and scorecard compliance.

Procurement Program Manager

Pontoon Solutions, Atlanta, GA | May 2014 – November 2015

- Led and implemented sourcing strategies to drive cost savings for the largest contingent labor Managed Service Provider with a spend of 2.2 billion dollars.
- Led and managed a team of eight procurement program consultants.
- Delivered negotiation training to and mentor program consultants in sourcing strategies.
- Partnered with client's stakeholders to drive process improvement.

Strategic Sourcing Manager

The Home Depot, Atlanta, GA | January 2012 – May 2014

- Managed over 100 million dollars in information technology software, hardware and professional service spend in the retail industry.
- Led the end to end sourcing process with internal business partners.
- Identified and drove cost out and cost avoidance strategies.
- Collaborated with internal stakeholders to develop sourcing, supplier management, negotiation and productivity strategies for strategic suppliers such as HP and Microsoft.

Associate Contract Manager

Mylan Inc., Canonsburg, PA | March 2011 – January 2012

- Researched, analyzed and led global information technology asset management software strategic solution.
- Identified and implemented a departmental solution for contract management through SAP SRM software.
- Established and oversaw a vendor governance program driven by vendor performance, relationship management, risk management and consolidated spend among strategic vendors.

- Established business policies and departmental procedures communicated throughout the company.
- Drafted, analyzed, negotiated and executed high priority legal agreements for procurement of global information technology consulting services, subscriptions, software and hardware requests.
- Oversaw and assigned software licensing audits and legal contract requests.
- Mentored new hires in the global information technology legal contracting and procurement processes.
- Strengthened communication between interdepartmental functions such as information technology, finance and legal.
- Generated global cost savings through negotiation, analysis and cost optimization processes; individual cost savings of over \$19.3 million within the 2011 calendar year.

Senior Category Analyst

Mylan Inc., Canonsburg, PA | May 2010 – March 2011

- Researched and prepared communication plans as well as negotiated compliance findings for global information technology software license audits.
- Led global strategic sourcing and vendor management projects including company acquisition, operation strategy and cost optimization.
- Prepared financial analysis of business terms within legal agreements.
- Drafted, negotiated, and finalized medium to high priority legal agreements for procurement of global information technology consulting services, subscriptions, software and hardware requests.
- Managed, developed, and reviewed project-specific global information technology request for proposal initiatives to meet internal customer requirements.
- Mentored new hires in the legal contracting and invoice processes.
- Oversaw and assigned non-disclosure agreement requests.
- Provided support and open communication between internal customers and external vendors.
- Generated global cost savings through negotiation, analysis and cost optimization processes; individual cost savings of over \$5.5 million in the 2010 calendar year.
- Achieved highest rating on annual performance evaluation for the 2010 calendar year.

Contract Associate

Mylan Inc., Canonsburg, PA | June 2009 – May 2010

- Negotiated, drafted, and resolved all business, finance, and legal terms with external vendors, internal business, and legal representatives involving contracts such as software license, evaluation license, maintenance, professional services and non-disclosure agreements.
- Provided support and open communication between internal customers and external vendors.
- Generated cost savings through contract negotiation and error detection.
- Achieved highest rating on annual performance evaluation for the 2009 calendar year.

Tyler Warden

2158 Orange Branch Trail, St Johns, FL 32259

twarden139@gmail.com

630-890-0247

11/21/2024

Rivers Edge Community Development District Board

475 West Town Place

Suite 114

St. Augustine, FL 32092

Dear Members of the Rivers Edge CDD Board,

I am excited to submit my application for the Rivers Edge Community Development District Board of Supervisors. As a professional with extensive leadership experience in startups and a passion for community engagement, I bring a fresh perspective and energy that align with the district's continued growth and development.

My career has been defined by building strong operational foundations for rapidly growing organizations, much like the stage of growth our community is experiencing. I specialize in fostering open communication, implementing effective systems, and guiding teams toward sustainable success. These skills translate directly to the responsibilities of a board supervisor, where strategic planning and stakeholder collaboration are essential.

While I lack traditional government experience, I see this as an opportunity rather than a limitation. Along with my relative youth compared to many typical candidates, I can offer a fresh viewpoint and an eagerness to challenge the status quo with innovative ideas. I believe that by combining my experience with the insights of more seasoned board members, we can create a dynamic and well-rounded leadership team that reflects the diverse needs of our district.

My desire to serve on the board stems from a deeply personal place. As a parent raising my children in Rivers Edge, I am committed to contributing to the community they call home—not waiting until they are grown, but taking an active role now to help shape their environment. I am passionate about fostering a district that balances responsible growth with the preservation of its unique character, ensuring it remains a place where families and neighbors thrive.

I am confident that my skills in strategic planning, resource management, and communication, combined with my enthusiasm and fresh perspective, will allow me to make meaningful contributions to the Rivers Edge CDD Board. I would welcome the opportunity to discuss my qualifications further and share my vision for the community.

Thank you for considering my application. I am excited about the prospect of serving our community and contributing to its continued success.

Sincerely,
Tyler Warden

TYLER WARDEN

St Johns, FL 32259
Cell: 630-890-0247
twarden139@gmail.com

SUMMARY

Experienced leader with a proven track record in strategic planning, financial oversight, and team management. Skilled in cross-functional collaboration, operational optimization, and stakeholder engagement. Passionate about fostering community growth and leveraging analytical expertise to support sustainable development initiatives.

SKILLS

- Strategic Planning
- Budget Management
- Community Engagement
- Governance and Policy Development
- Stakeholder Communication
- Project Oversight

EXPERIENCE

Air Doctor

Motza Illit, Jerusalem

Director of Sales

08/2024-Present

- Develop and implement strategic initiatives for U.S. operations, ensuring sustainable growth and fiscal oversight in alignment with organizational objectives.
- Analyze performance data and market trends to guide decision-making, optimize resource allocation, and achieve key performance metrics.
- Cultivate and manage stakeholder relationships, fostering long-term partnerships and aligning goals with broader organizational priorities.
- Collaborate cross-functionally with teams to enhance operational efficiency and ensure strategic initiatives reflect community-focused values.
- Establish processes for budget oversight and resource planning, ensuring accountability and alignment with financial objectives.

KIN INSURANCE

Chicago, IL

Director of Sales

01/2020 to Current

- Oversaw financial growth from \$1.3M to \$873M, demonstrating expertise in budget management and strategic investment.
- Directed hiring and training of 200+ personnel, emphasizing organizational efficiency and long-term development.
- Managed policy development and regulatory compliance to achieve sustainable business growth.

Operations Manager

09/2017 to 01/2020

- Spearheaded the launch of a new insurance policy product, providing feedback to ensure alignment with market needs and technical feasibility, showcasing strategic planning and implementation skills.
- Directed efforts that resulted in a 23% monthly increase in performance metrics for team members, demonstrating strong team management and outcome-driven leadership.
- Designed and implemented communication frameworks and operational strategies, reducing inefficiencies by 36% and boosting team productivity by 30%, ensuring effective resource utilization.

Sales Representative

05/2016 to 09/2017

- Achieved top performance as part of a startup team, exceeding targets by 42% and generating \$634,000 in premium revenue, reflecting strong goal-setting and results-oriented skills.
- Applied consultative techniques to foster trust and alignment with stakeholders, increasing customer satisfaction and exceeding revenue targets by 33%, a testament to stakeholder engagement and communication.

EDUCATION

BACHELOR OF SCIENCE: BUSINESS ADMINISTRATION AND MANAGEMENT

05/2014

Robert Morris University - Illinois, Chicago, IL**MBA: BUSINESS ADMINISTRATION AND MANAGEMENT**

09/2016

Robert Morris University - Illinois, Chicago, IL

C.

RESOLUTION 2025-06

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

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

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

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 18TH DAY OF DECEMBER, 2024.

ATTEST

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

Minutes of Meeting
Rivers Edge
Community Development District

The regular meeting of the Board of Supervisors of the Rivers Edge Community Development District was held Wednesday, November 20, 2024 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Mac McIntyre	Chairman
Scott Maynard	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor
Christopher White	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Matt Biagetti	GMS
Ryan Stillwell	District Engineer
Lisa McCormick	Vesta/Amenity Services
Jason Davidson	General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations
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 November 20, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Davis stated I would like to address the Halloween events. It is what makes RiverTown unique, and I would like to be able to have the event with the CDD and I suggest that Vesta fully embrace this and perhaps have a concert.

Mr. McIntyre joined the meeting at this time.

THIRD ORDER OF BUSINESS Organizational Matters

A. Oath of Office for Newly Appointed Supervisor

Mr. deNagy administered the oath of office to Mr. White and stated Robert Cameron was sworn in before the meeting.

B. Consideration of Resolution 2025-02 Declaring a Vacancy in Seat 5

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor Resolution 2025-02 was approved.

C. Consideration of Appointing a New Supervisor to Seat 5

Mr. Cameron moved to appoint Fred Baron to fill seat 5 and after resident input the motion was withdrawn and staff was directed to send an eblast notifying the residents of the vacancy.

D. Consideration of Resolution 2025-03 Designating Officers

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor Mr. McIntyre was elected chairman.

On MOTION by Mr. Cameron seconded by Mr. McIntyre with all in favor Mr. Maynard was elected vice chairman.

Mr. deNagy stated each of the supervisors will be listed as assistant secretaries and we have a number a GMS staff listed as assistant secretaries and assistant treasurers and Jim Oliver will continue to serve as secretary and treasurer.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor Resolution 2025-03 was approved with the officers listed above.

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor a new item 12 was added to the agenda: discussion of community garden.

FOURTH ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the October 16, 2024 Meeting**
- B. Financial Statements as of September 30, 2024**
- C. Check Register**

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

The next item taken out of order.

TENTH ORDER OF BUSINESS

Discussion of Fish Stocking for Insect Remediation

Mr. Schwartz of Florida Waterways updated the board on what they have done for midge control that was limited to Pond Z, which was install fish that eat the larvae and used BTI bacteria that kills midges.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. Landscape Maintenance - Report**

Mr. Scuncio reviewed the Yellowstone landscape maintenance report, copy of which was included in the agenda package.

- B. District Engineer**

Mr. Stillwell stated the lights are in for the pickleball courts and we are trying to get everything wrapped up by the Christmas holiday.

Mr. McIntyre stated I don't want the lighting for the parking lot to fall through the cracks.

Mr. Stillwell stated I wasn't aware that we were looking for them.

Mr. Baron stated the subject came up but we did not ask Vesta to get a proposal.

Mr. McKendree stated if you want to match the ones in the parking lot that is a \$4,000 pole.

Mr. McIntyre stated I believe it was for the safety of the Vesta employees leaving at night when it is dark. If you can get us information on others we can have options. Sometimes the cheapest is not always the best solution.

C. District Counsel – Discussion of Applicability of Sunshine Law and Public Records Law to Social Media and Internet

Ms. Gentry reviewed the sunshine law, public records law, ethics training and the use of social media, internet, first amendment considerations, and shade meetings.

D. District Manager

There being none, the next item followed.

E. General Manager – Monthly Amenity and Field Operations Report

Mr. McKendree discussed options to repair the asphalt trail around and along Waterfront Drive.

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor line 10 of the proposal from Duval Asphalt in the amount of \$17,632.65 was approved and Supervisor Cameron was authorized to approve up to an additional \$5,000 for a seal coat.

Mr. Losco stated the purchase of a generator for the River Club was brought up at the last meeting, we had approval from Districts II and III to investigate costs and available options and we are seeking quotes for further discussion.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04
Declaring the Series 2018 Project Complete**

Ms. Gentry stated this is required under your bond indenture. Once all the work for a project that was funded by bond proceeds is complete, you have to get an engineer sign off that everything has been completed as was contemplated and in accordance with the representations we made to bondholders and we close that out. Any remaining funds, which in this case was the result of interest accruing, gets rolled over and used to pay the principal a little sooner. This is a

nominal amount and won't make a huge difference. This resolution accepts the engineer's certificate of completion, gives direction to finalize the special assessments that were repaying the debt and take administrative actions necessary to close that out.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor Resolution 2025-04 was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-05 Amending the Fiscal Year 2024 Budget**

Mr. deNagy stated this resolution authorizes the board to amend the budget within 60-days following the end of the fiscal year and that the board finds it in its best interest to amend the budget to reflect actual appropriations in line items and is a step in preparing for the 2024 audit.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor Resolution 2025-05 was approved.

EIGHTH ORDER OF BUSINESS **Ratification of Cost Share Request for Holiday Lighting**

Mr. Losco stated this has been approved and is on the agenda for ratification. Total compensation is \$22,520 of which Rivers Edge I cost share is \$7,143.34, Rivers Edge II is \$7,478.89 and Rivers Edge III \$7,897.76. I believe they will be starting the work today through the 24th

NINTH ORDER OF BUSINESS **Discussion of Halloween Event**

Ms. Gentry stated the Hallo-Crawl event is very popular. This year the event expanded significantly and use of CDD property had expanded significantly. We want to have a discussion on how you want to approach the Hallo-Crawl next year. The goal is not to stifle the fun events but make sure that district property is being used in a way that we have some control over and protects the district from liability. Normal recreational use is fine, but outside vendors, alcohol, setting up electrical equipment we need to get out ahead of.

Mr. McIntyre stated I think the best approach would be to have at least one representative from each participating neighborhood take the lead for that particular neighborhood and work with

the other neighborhood representative to ensure we are on the same page and not breaking any rules and ensure that the areas are cleaned up.

Mr. White stated he would be happy to serve as the designee to begin discussions with the residents. Additional discussion ensued.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor Supervisor White was authorized to be the liaison for the Hallo-Crawl.

TENTH ORDER OF BUSINESS

Discussion of Fish Stocking for Insect Remediation

This item taken earlier in the meeting.

ELEVENTH ORDER OF BUSINESS

Discussion of Family Pool Project

Ms. Gentry stated Vesta identified a need for repairs to the family pool in an estimated amount of \$400,000. We are between the different bid thresholds that we have for formal bidding. If something is classified as a maintenance service that threshold for formal bid is triggered at \$195,000. For construction projects any project to construct or improve a public building or structure that threshold is just over \$519,000. This project in discussions with Vesta and preliminarily with the II and III boards, it could be classified as construction or maintenance. Given the amount we wanted feedback from the board on whether you want to follow that closed, sealed, competitive bid process. The pros are it is more controlled in the way that bids are presented, everybody has a well-defined timeline process, they remained sealed until opened and you have very specific criteria that you judge them by. The cons are it is more burdensome to do a sealed bid process, some bidders are put off by the formal bid process, and of course there are greater administrative costs to the district. If you want to classify it as a construction project we can bring back the proposals with any adjustments that are needed to make sure they are apples to apples. If you want to classify it as a maintenance project then we need to put out the formal bid package, advertise it in the newspaper and start the formal process to bring the bids.

Mr. Maynard asked do we expect multiple bids on this project?

Mr. McKendree stated we already have three.

Mr. Stillwell stated with a formal bid you are looking at the January meeting at the earliest to review proposals. You could easily run an informal bid with a specific scope of work. The

holidays are going to interfere with the timeline either way. The scope of work needs to be specific with either option.

On MOTION by Mr. Baron seconded by Mr. White with all in favor staff was authorized to use the formal bid process for the maintenance project of the family pool.

Mr. Stillwell asked will you want evaluation criteria?

Ms. Gentry stated yes, we did include sample documents in the agenda package in case the board wanted to go this way. You have the sample ad for the request for proposals and evaluation criteria.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the evaluation criteria was approved in substantial form.

TWELFTH ORDER OF BUSINESS Discussion of Community Garden

Mr. Maynard stated at the last meeting the board tasked me with meeting with the owners of the community garden plots. Vesta had sprayed weeds in the pathways of the community garden, which drifted into the plots and caused some die off. We met and talked about some issues, needs that they had and one is to have the contaminated soil removed out of the beds and new soil added into the beds, beds are rotting due to age, members of the garden group are willing to build their own beds if the CDD provide the materials to do that, and provide trashcan, replace hoses, ability to put crushed shells in pathway to inhibit the growth of weeds, advertise the availability of plots. The group has agreed to form a Facebook group and are willing to follow the guidelines we have in place. Three plots have winter vegetables planted. I would like the opportunity to spend up to \$5,000 to get the process started. As plots are sold the revenue will come back into the budget. This item will be placed on a future agenda for further discussion.

THIRTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Supervisors' Requests

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS Audience Comments

Comments: Put discussion of a heating/cooling system for the pool on the agenda, Riverfront Park turnover, pickleball policies, Hallo-Crawl, Flock system policies, open pickleball courts, upkeep of park.

**SIXTEENTH ORDER OF BUSINESS Next Scheduled Meeting – December 18, 2024
at 11:00 a.m. at the RiverTown Amenity
Center**

Mr. deNagy stated the next meeting will be December 18, 2024 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor the meeting adjourned at 1:04 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge
Community Development District

Unaudited Financial Reporting
October 31, 2024



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 324,632	\$ -	\$ 269,277	\$ -	\$ 593,908
Assessments Receivable	320,025	206,201	-	-	526,225
Due from Rivers Edge II	5,674	-	-	-	5,674
Due from Mattamy - Utilities	18,922	-	-	-	18,922
Due from Other	10	-	-	-	10
Investments:					
State Board of Administration (SBA)	7,618	-	788,820	-	796,438
US Bank Custody Account	87,353	-	-	-	87,353
Series 2016					
Reserve	-	238,801	-	-	238,801
Revenue	-	339,569	-	-	339,569
Prepayment	-	88	-	-	88
Series 2018					
Reserve	-	116,783	-	-	116,783
Revenue	-	215,878	-	-	215,878
Construction	-	-	-	4,110	4,110
Series 2018A-1/2018A-2					
Revenue	-	149,754	-	-	149,754
Prepayment	-	9,803	-	-	9,803
Reserve 2018A-1	-	68,919	-	-	68,919
Reserve 2018A-2	-	87,773	-	-	87,773
Prepaid Expenses	4,696	-	-	-	4,696
Deposits	7,241	-	-	-	7,241
Total Assets	\$ 776,170	\$ 1,433,569	\$ 1,058,096	\$ 4,110	\$ 3,271,946
Liabilities:					
Accounts Payable	\$ 61,347	\$ -	\$ 20,700	\$ -	\$ 82,047
Accrued Expenses	24,870	-	-	-	24,870
Fica Payable	92	-	-	-	92
Total Liabilities	\$ 86,308	\$ -	\$ 20,700	\$ -	\$ 107,008
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 4,696	\$ -	\$ -	\$ -	\$ 4,696
Deposits	7,241	-	-	-	7,241
Restricted for:					
Debt Service	-	1,433,569	-	-	1,433,569
Capital Project	-	-	-	4,110	4,110
Assigned for:					
Capital Reserve Fund	-	-	1,037,396	-	1,037,396
Unassigned	677,925	-	-	-	677,925
Total Fund Balances	\$ 689,861	\$ 1,433,569	\$ 1,037,396	\$ 4,110	\$ 3,164,937
Total Liabilities & Fund Balance	\$ 776,170	\$ 1,433,569	\$ 1,058,096	\$ 4,110	\$ 3,271,946

Rivers Edge
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,498,348	\$ 320,025	\$ 320,025	\$ -
Misc Income/Interest	30,000	2,500	2,567	67
Rental Revenue	30,000	2,500	2,854	354
Cost Share Landscaping Rivers Edge II	801,623	66,802	-	(66,802)
Cost Share Landscaping Rivers Edge III	103,480	8,623	-	(8,623)
Cost Share Amenity Rivers Edge II	88,478	7,373	-	(7,373)
Cost Share Amenity Rivers Edge III	155,848	12,987	-	(12,987)
Community Garden	1,500	125	-	(125)
Tennis Revenue	1,000	1,000	353	(647)
Special Events	15,000	1,250	1,404	154
Total Revenues	\$ 3,725,277	\$ 423,186	\$ 327,203	\$ (95,982)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 2,000	\$ (1,000)
FICA Expense	918	77	153	(77)
District Engineer	25,000	2,083	414	1,670
District Counsel	55,000	4,583	5,290	(706)
District Management	56,040	4,670	4,670	(0)
Assessment Roll Administration	5,618	5,618	5,618	-
Dissemination Agent	6,854	571	871	(300)
Information Technology	3,244	270	270	0
Website Maintenance	1,671	139	139	0
Annual Audit	5,200	433	-	433
Trustee Fees	12,500	1,042	4,341	(3,299)
Arbitrage	1,800	150	600	(450)
Telephone	500	42	11	31
Postage	1,500	125	92	33
Printing & Binding	3,000	250	28	222
Insurance	11,126	11,126	10,300	826
Legal Advertising	2,500	208	-	208
Other Current Charges	500	42	-	42
Office Supplies	100	8	1	8
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 205,246	\$ 32,613	\$ 34,971	\$ (2,358)

Rivers Edge
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<i>Operations & Maintenance</i>				
Ground Maintenance				
Field Operations Management (Vesta)	\$ 39,438	\$ 3,287	\$ 3,287	\$ -
Landscape Maintenance	1,347,729	112,311	89,804	22,507
Landscape Contingency	61,200	5,100	4,785	315
Irrigation Repairs and Maintenance	45,000	3,750	9,653	(5,903)
Lake Maintenance	56,340	4,695	6,195	(1,500)
Irrigation Water Use	245,000	20,417	19,238	1,178
Electric	158,000	13,167	16,427	(3,260)
Street Lighting & Signage Repairs and Replacements	20,000	1,667	4,295	(2,628)
Street and Drainage Maintenance	5,000	417	-	417
Repairs and Maintenance	18,530	1,544	3,387	(1,843)
Subtotal Ground Maintenance	\$ 1,996,237	\$ 166,353	\$ 157,071	\$ 9,282
Amenity Center - River House				
General Manager (Vesta)	\$ 46,793	\$ 3,899	\$ 3,899	\$ (0)
Amenity Manager (Vesta)	29,632	2,469	6,096	(3,626)
Maintenance Service (Vesta)	105,417	8,785	8,785	-
Lifestyle Director (Vesta)	43,328	3,611	6,080	(2,469)
Lifeguards (Vesta)	43,563	3,630	-	3,630
Facility Attendant (Vesta)	73,150	6,096	-	6,096
Security Monitoring	3,500	292	209	83
Security Guards	100,000	8,333	7,483	851
Telephone & Internet	38,000	3,167	4,287	(1,121)
Insurance	106,238	106,238	99,414	6,824
Fitness Equipment Lease	27,921	2,327	-	2,327
Janitorial Services & Supplies (Vesta)	32,875	2,740	2,740	0
Pressure Washing	20,000	1,667	-	1,667
Pool Chemicals (Poolsure)	20,420	1,702	1,538	164
Natural Gas	410	34	43	(9)
Electric	37,000	3,083	3,003	80
Water & Sewer	45,000	3,750	3,308	442
Repair and Replacements	110,000	9,167	11,434	(2,268)
Refuse	50,000	4,167	4,628	(461)
Pest Control	12,000	1,000	593	407
Fire Alarm System Maintenance	2,000	167	-	167
Access Cards	3,250	271	-	271
License & Permits	1,800	150	101	49
Other Current	8,000	667	329	338
Special Events	50,000	4,167	11,641	(7,475)
Holiday Decorations	20,150	1,679	-	1,679
Office Supplies & Postage	3,500	292	379	(87)
Community Garden	500	42	-	42
Subtotal Amenity Center - River House	\$ 1,034,447	\$ 183,589	\$ 175,990	\$ 7,599
Total Operations & Maintenance	\$ 3,030,684	\$ 349,942	\$ 333,061	\$ 16,881

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Reserves				
General Reserve - Grounds Maintenance	\$ 100,000	\$ -	\$ -	\$ -
General Reserve - Amenity Center	180,000	-	-	-
Additional Reserves	231,000	-	-	-
Subtotal Reserves	\$ 511,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 3,746,930	\$ 382,555	\$ 368,032	\$ 14,523
Excess (Deficiency) of Revenues over Expenditures	\$ (21,653)	\$ 40,631	\$ (40,828)	\$ (81,459)
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (21,653)	\$ 40,631	\$ (40,828)	\$ (81,459)
Fund Balance - Beginning	\$ 21,653		\$ 730,690	
Fund Balance - Ending	\$ (0)		\$ 689,861	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 709,452	\$ 90,873	\$ 90,873	\$ -
Interest Income	5,000	417	2,338	1,922
Total Revenues	\$ 714,452	\$ 91,289	\$ 93,211	\$ 1,922
Expenditures:				
Interest - 11/1	\$ 238,910	\$ -	\$ -	\$ -
Interest - 5/1	238,910	-	-	-
Principal - 5/1	230,000	-	-	-
Total Expenditures	\$ 707,820	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,632	\$ 91,289	\$ 93,211	\$ 1,922
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,632	\$ 91,289	\$ 93,211	\$ 1,922
Fund Balance - Beginning	\$ 327,591		\$ 576,120	
Fund Balance - Ending	\$ 334,222		\$ 669,331	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 456,295	\$ 58,450	\$ 58,450	\$ -
Interest Income	5,000	417	1,343	926
Total Revenues	\$ 461,295	\$ 58,867	\$ 59,793	\$ 926
Expenditures:				
Interest - 11/1	\$ 168,955	\$ -	\$ -	\$ -
Interest - 5/1	168,955	-	-	-
Principal - 5/1	130,000	-	-	-
Total Expenditures	\$ 467,910	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (6,615)	\$ 58,867	\$ 59,793	\$ 926
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (6,615)	\$ 58,867	\$ 59,793	\$ 926
Fund Balance - Beginning	\$ 203,962		\$ 331,318	
Fund Balance - Ending	\$ 197,348		\$ 391,111	

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 October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 444,246	\$ 56,878	\$ 56,878	\$ -
Interest Income	5,000	417	1,276	859
Total Revenues	\$ 449,246	\$ 57,294	\$ 58,153	\$ 859
Expenditures:				
Series 2018A-1				
Interest - 11/1	\$ 50,114	\$ -	\$ -	\$ -
Interest - 5/1	50,114	-	-	-
Principal - 5/1	165,000	-	-	-
Series 2018A-2				
Interest - 11/1	42,531	-	-	-
Interest - 5/1	42,531	-	-	-
Principal - 5/1	90,000	-	-	-
Total Expenditures	\$ 440,291	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,955	\$ 57,294	\$ 58,153	\$ 859
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,955	\$ 57,294	\$ 58,153	\$ 859
Fund Balance - Beginning	\$ 152,151		\$ 314,974	
Fund Balance - Ending	\$ 161,106		\$ 373,128	

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

	Actual	
	Thru 10/31/24	
Revenues		
Interest Income	\$	17
Total Revenues	\$	17
Expenditures:		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	17
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$	-
Total Other Financing Sources (Uses)	\$	-
Net Change in Fund Balance	\$	17
Fund Balance - Beginning	\$	4,093
Fund Balance - Ending	\$	4,110

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Interest	\$ 10,000	\$ 833	\$ 3,790	\$ 2,956
General Reserve - Grounds Maintenance	100,000	-	-	-
General Reserve - Amenity Center	180,000	-	-	-
Additional Reserves	231,000	-	-	-
Total Revenues	\$ 521,000	\$ 833	\$ 3,790	\$ 2,956
Expenditures:				
Repair and Replacements	\$ 100,000	\$ 8,333	\$ 20,700	\$ (12,367)
Capital Outlay	150,000	12,500	-	12,500
Other Current Charges	1,000	83	-	83
Total Expenditures	\$ 251,000	\$ 20,917	\$ 20,700	\$ 217
Excess (Deficiency) of Revenues over Expenditures	\$ 270,000		\$ (16,910)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 270,000		\$ (16,910)	
Fund Balance - Beginning	\$ 1,202,089		\$ 1,054,307	
Fund Balance - Ending	\$ 1,472,089		\$ 1,037,396	

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	\$	238,801
Reserve Fund Balance		238,801
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 2025 ASSESSMENTS**

		ASSESSED				
ASSESSED TO	# UNITS	SERIES 2018A1-2 DEBT INVOICED NET	SERIES 2016 DEBT INVOICED NET	SERIES 2018 DEBT INVOICED NET	FY25 O&M	TOTAL TAX ROLL NET
NET REVENUE TAX ROLL	1,518	444,019.54	709,404.74	456,295.34	2,498,297.43	4,108,017.04

		RECEIVED				
ST JOHNS COUNT DIST.	DATE	SERIES 2018A1-2 DEBT	SERIES 2016 DEBT	SERIES 2018 DEBT	O&M	TOTAL RECEIVED
1	11/5/2024	1,401.69	2,239.47	1,440.45	7,886.69	12,968.30
2	11/15/2024	11,581.01	18,502.84	11,901.19	65,161.12	107,146.16
3	11/20/2024	17,272.27	27,595.70	17,749.79	97,183.25	159,801.00
4	12/6/2024	26,622.67	42,534.72	27,358.71	149,793.75	246,309.85
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		56,877.64	90,872.73	58,450.14	320,024.81	526,225.31

BALANCE DUE	387,141.90	618,532.01	397,845.20	2,178,272.62	3,581,791.73
PERCENT COLLECTED	12.81%	12.81%	12.81%	12.81%	12.81%

C.

Rivers Edge

Community Development District

Check Run Summary

October 31, 2024

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	10/7/24	50697-50701	\$ 923.50
	10/23/24	50702-50706	923.50
		<u>Sub-Total</u>	<u>\$ 1,847.00</u>
<i>Accounts Payable</i>	10/4/24	6521-6558	\$ 226,134.55
	10/24/24	6559-6575	25,855.99
	10/30/24	6576-6601	139,774.34
		<u>Sub-Total</u>	<u>\$ 391,764.88</u>
Capital Fund			
<i>Accounts Payable</i>	10/30/24	31	\$ 185,318.40
		<u>Sub-Total</u>	<u>\$ 185,318.40</u>
Total			\$ 578,930.28

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50697	18	AHMED M MCINTYRE	184.70	10/07/2024
50698	20	ERICK L SAKS	184.70	10/07/2024
50699	21	FREDERICK T BARON	184.70	10/07/2024
50700	22	ROBERT L CAMERON	184.70	10/07/2024
50701	23	SCOTT MAYNARD	184.70	10/07/2024
TOTAL FOR REGISTER			923.50	

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50702	18	AHMED M MCINTYRE	184.70	10/23/2024
50703	20	ERICK L SAKS	184.70	10/23/2024
50704	21	FREDERICK T BARON	184.70	10/23/2024
50705	22	ROBERT L CAMERON	184.70	10/23/2024
50706	23	SCOTT MAYNARD	184.70	10/23/2024
TOTAL FOR REGISTER			923.50	

Attendance Sheet

District Name: Rivers Edge CDD

Board Meeting Date: October 16, 2024 Meeting

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

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

Approved for Payment:

Corbin deNagy
District Manager Signature

10/18/2024
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 #
10/04/24	00076	9/09/24	42045481	202409	330	57200	45700		ACTIVE SCRAPER/MAT ONYX CINTAS FIRE 636525	*	115.88	115.88	006521
10/04/24	00076	9/12/24	52295410	202409	330	57200	45700		FIRST AID SUPPLIES CINTAS FIRE 636525	*	112.41	112.41	006522
10/04/24	00076	9/23/24	42059968	202409	330	57200	45700		ACTIVE SCRAPER/MAT ONYX CINTAS FIRE 636525	*	115.88	115.88	006523
10/04/24	00257	9/10/24	42264	202409	330	57200	45700		BACKFLOW INSPECTION/CERT DOLPHIN BACKFLOW, INC.	*	49.50	49.50	006524
10/04/24	00357	9/12/24	240412	202409	320	57200	49400		12/4 50% DEP SPEC EVENT FARM TO YOU REVUE LLC	*	837.50	837.50	006525
10/04/24	00365	10/01/24	22994	202410	320	57200	46800		OCT LAKE MANAGEMENT FLORIDA WATERWAYS INC	*	4,470.00	4,470.00	006526
10/04/24	00365	9/02/24	22872	202409	320	57200	46800		SEP LAKE MANAGEMENT FLORIDA WATERWAYS INC	*	4,470.00	4,470.00	006527
10/04/24	00071	10/01/24	23471888	202409	330	57200	34510		SECURITY SRVCS 9/16-9/29 MILEAGE GIDDENS SECURITY CORPORATION	*	2,572.64	2,880.49	006528
10/04/24	00003	9/15/24	268	202410	310	51300	31400		FY25 ASSESSMENT ROLL CERT GOVERNMENTAL MANAGEMENT SERVICES	*	5,618.00	5,618.00	006529
10/04/24	00278	9/03/24	424469	202409	330	57200	45700		9/3 424469 PO #9/3 HAGAN ACE HARDWARE OF MANDARIN	*	145.85	145.85	006530
10/04/24	00278	9/03/24	424470	202409	330	57200	45700		9/3 424470 PO #9/3 HAGAN ACE HARDWARE OF MANDARIN	*	8.99	8.99	006531

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/04/24	00278	9/05/24	424480	202409 330-57200-45700		HAGAN ACE HARDWARE OF MANDARIN	*	39.11	39.11	006532
			9/5 424480 PO #9-50-24							
10/04/24	00278	9/09/24	424516	202409 330-57200-45700		HAGAN ACE HARDWARE OF MANDARIN	*	159.86	159.86	006533
			9/9 424516 PO #09/09							
10/04/24	00278	9/11/24	424540	202409 330-57200-45700		HAGAN ACE HARDWARE OF MANDARIN	*	51.79	51.79	006534
			9/11 424540 PO #09/11							
10/04/24	00278	9/20/24	424601	202409 330-57200-45700		HAGAN ACE HARDWARE OF MANDARIN	*	236.31	236.31	006535
			9/20 424601 PO 092024							
10/04/24	00300	9/12/24	10402	202408 310-51300-31500		KILINKSI VAN WYK PLLC	*	3,836.25	3,836.25	006536
			AUG GENERAL COUNSEL							
10/04/24	00073	10/01/24	13129562	202410 330-57200-45210		POOLSURE	*	1,537.80	1,537.80	006537
			OCT POOL CHEMICALS							
10/04/24	00055	9/12/24	53245	202408 310-51300-31100		PROSSER INC	*	858.49	858.49	006538
			AUG O & M							
10/04/24	00055	9/12/24	53248	202408 310-51300-31100		PROSSER INC	*	3,113.40	3,113.40	006539
			AUG PICKLEBALL COURTS							
10/04/24	00058	10/01/24	5055	202410 330-57200-34500		SONITROL OF NORTH CENTRAL FLORIDA	*	125.72		
			OCT CLUBHOUSE MONITOR							
		10/01/24	5055	202410 330-57200-34500			*	35.72		
			OCT FITNESS CNTR MONITOR							
		10/01/24	5055	202410 330-57200-34500			*	47.23		
			OCT PARK MONITOR							
10/04/24	00058	9/01/24	5004	202409 330-57200-34500		SONITROL OF NORTH CENTRAL FLORIDA	*	125.72		
			SEP CLUBHOUSE MONITOR							
		9/01/24	5004	202409 330-57200-34500			*	35.72		
			SEP FITNESS CNTR MONITOR							
		9/01/24	5004	202409 330-57200-34500			*	47.23		
			SEP PARK MONITOR							
						SONITROL OF NORTH CENTRAL FLORIDA			208.67	006541

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/04/24	00156	9/04/24	61954347	202409	330-57200-45900		SEP PEST CONTROL TURNER PEST CONTROL	*	218.60	218.60	006542
10/04/24	00156	9/05/24	61954360	202409	330-57200-45900		SEP FLEA/TICK SERVICE TURNER PEST CONTROL	*	374.74	374.74	006543
10/04/24	00390	9/20/24	09202024	202409	320-57200-49400		JACK-O'-LANTERN CARVING TYLER DAVID DBA WATERS FARMS AND	*	1,200.00	1,200.00	006544
10/04/24	00389	9/09/24	24898939	202409	330-57200-45700		JANITORIAL SERVICES W.B. MASON CO., INC.	*	52.83	52.83	006545
10/04/24	00389	9/11/24	24906672	202409	330-57200-45700		JANITORIAL SERVICES W.B. MASON CO., INC.	*	69.98	69.98	006546
10/04/24	00334	10/01/24	779488	202410	320-57200-46100		OCT LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	89,803.68	89,803.68	006547
10/04/24	00334	9/10/24	767688	202408	320-57200-46000		AUG IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	2,508.30	2,508.30	006548
10/04/24	00334	9/10/24	767689	202408	320-57200-46000		AUG IRRIG RPR 87 PERDIDO YELLOWSTONE LANDSCAPE	*	637.00	637.00	006549
10/04/24	00334	9/01/24	757239	202409	320-57200-46100		SEP LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	88,042.82	88,042.82	006550
10/04/24	00334	9/05/24	765390	202409	320-57200-46102		TOP DRESS AREA TRHOUGHOUT YELLOWSTONE LANDSCAPE	*	1,460.00	1,460.00	006551
10/04/24	00334	9/05/24	765391	202408	320-57200-46000		AUG IRRIG RPR 427 MAIN ST YELLOWSTONE LANDSCAPE	*	1,498.00	1,498.00	006552
10/04/24	00334	9/12/24	768915	202409	320-57200-46102		FALL FLOWERS/ANNUALS YELLOWSTONE LANDSCAPE	*	1,438.40	1,438.40	006553

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/04/24	00334	9/12/24	768916	202409	320	57200	46000		SEP IRRIG RPR DECODE RPLC YELLOWSTONE LANDSCAPE	*	3,810.00	3,810.00	006554
10/04/24	00334	9/12/24	768917	202409	320	57200	46000		SEP IRRIG RPR NORTH LAKE YELLOWSTONE LANDSCAPE	*	538.85	538.85	006555
10/04/24	00334	9/26/24	773049	202409	320	57200	46102		ROADWAY CLEARANCE TRIM YELLOWSTONE LANDSCAPE	*	1,825.00	1,825.00	006556
10/04/24	00334	9/26/24	773050	202409	320	57200	46000		SEP IRRIG RPR DECODE RPLC YELLOWSTONE LANDSCAPE	*	2,247.50	2,247.50	006557
10/04/24	00334	9/26/24	773051	202409	320	57200	46000		SEP IRRIG RPR RIVER HOUSE YELLOWSTONE LANDSCAPE	*	1,334.00	1,334.00	006558
10/24/24	00388	8/15/24	32882897	202408	320	57200	49400		FINAL PMT 10/12 EVENT BOUNCE IT OUT PARTY RENTALS INC	*	1,124.93	1,124.93	006559
10/24/24	00076	10/07/24	42074362	202410	330	57200	45700		ACTIVE SCRAPER/MAT ONYX CINTAS FIRE 636525	*	115.88	115.88	006560
10/24/24	00076	8/14/24	52250871	202408	330	57200	45700		FIRST AID SUPPLIES CINTAS FIRE 636525	*	86.49	86.49	006561
10/24/24	00103	10/06/24	14845635	202410	330	57200	50000		13X 5G SPRING WATER	*	182.86		
		10/06/24	14845635	202410	330	57200	50000		HOT&COLD COLLER W/SMARTFL	*	9.98		
		10/06/24	14845635	202410	330	57200	50000		9X 5G SPRING WATER	*	130.90		
		10/06/24	14845635	202410	330	57200	50000		H&C BL COOLER UNIV RENTAL CRYSTAL SPRINGS	*	4.99	328.73	006562
10/24/24	00003	10/01/24	270	202410	310	51300	34000		OCT MANAGEMENT FEES	*	4,670.00		
		10/01/24	270	202410	310	51300	35100		OCT WEBSITE ADMIN	*	139.25		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/24		270		202410	310-51300-35100		OCT INFO TECH	*	270.33		
10/01/24		270		202410	310-51300-32400		OCT DISSEM AGENT SRVCS	*	571.17		
10/01/24		270		202410	310-51300-51000		OFFICE SUPPLIES	*	.75		
10/01/24		270		202410	310-51300-42000		POSTAGE	*	91.59		
10/01/24		270		202410	310-51300-42500		COPIES	*	27.60		
10/01/24		270		202410	310-51300-41000		TELEPHONE	*	10.75		
GOVERNMENTAL MANAGEMENT SERVICES										5,781.44	006563
10/24/24	00391	10/05/24	10768	202410	320-57200-46102		RMV 1 UPROOTED TREE	*	3,500.00		
OUTSET CAPITAL PARTNERS DBA TREECO										3,500.00	006564
10/24/24	00155	9/30/24	422339	202409	330-57200-34000		SEP BILLABLE MILEAGE 1/3	*	146.41		
VESTA PROPERTY SERVICES, INC.										146.41	006565
10/24/24	00155	9/30/24	422361	202409	330-57200-34200		SEP LIFEGUARD HOURS	*	4,858.11		
VESTA PROPERTY SERVICES, INC.										4,858.11	006566
10/24/24	00389	9/18/24	24922832	202409	330-57200-45700		JANITORIAL SERVICES	*	231.98		
W.B. MASON CO., INC.										231.98	006567
10/24/24	00116	10/03/24	78106	202410	330-57200-45700		WTC 3.0 DTS PRO NET	*	600.27		
WELCH TENNIS COURTS INC										600.27	006568
10/24/24	00255	8/13/24	18513	202408	330-57200-45700		DISINFECTANT WIPES CASE	*	575.35		
WIPES.COM										575.35	006569
10/24/24	00334	10/03/24	781657	202409	320-57200-46000		SEP IRRIG RPR DECODE RPLC	*	2,423.40		
YELLOWSTONE LANDSCAPE										2,423.40	006570
10/24/24	00334	10/03/24	781659	202409	320-57200-46000		SEP IRRIG RPR THE GLOVE	*	777.80		
YELLOWSTONE LANDSCAPE										777.80	006571
REDG RIVERS EDGE OKUZMUK											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/24/24	00334	10/03/24	781660	202409	320	57200	46000		SEP IRRIG RPR DECODE RPLC YELLOWSTONE LANDSCAPE	*	3,719.20	3,719.20	006572
10/24/24	00334	10/08/24	784519	202409	320	57200	46000		SEP IRRIG RPR THE LAKES YELLOWSTONE LANDSCAPE	*	287.00	287.00	006573
10/24/24	00334	10/03/24	781658	202410	320	57200	46000		MAINLINE RPR MAIN ST YELLOWSTONE LANDSCAPE	*	1,170.00	1,170.00	006574
10/24/24	00334	10/08/24	784520	202409	320	57200	46000		SEP IRRIG RPR 17 BAYA ST YELLOWSTONE LANDSCAPE	*	129.00	129.00	006575
10/30/24	00394	3/21/24	12072024	202410	320	57200	49400		12/7 2HR HOLIDAY SHOW BAND SOURCE PRODUCTIONS	*	1,000.00	1,000.00	006576
10/30/24	00392	10/24/24	10242024	202410	320	57200	49400		BOUQUET WORKSHOP BEST BUDS JAX LLC	*	2,400.00	2,400.00	006577
10/30/24	00395	10/18/24	RIV01102	202410	320	57200	49400		JAN EVENT DEP CANDLE MAKE BRASS CART & COMPANY LLC	*	487.50	487.50	006578
10/30/24	00322	9/30/24	6701470	202409	310	51300	48000		MTGS #10515674 9/30/24 6701470 202409 310-51300-48000 MTG #10520228 9/30/24 6701470 202409 310-51300-48000 RULEMAKING #10545136 9/30/24 6701470 202409 310-51300-48000 RULEMAKING #10544828 GANNETT MEDIA CORP DBA	*	97.20		
										*	120.32		
										*	80.88		
										*	157.04		
												455.44	006579
10/30/24	00371	10/25/24	24445	202410	320	57200	49400		12/14 HOLIDAY EVENT CELEBRATION JAX LLC	*	1,038.42	1,038.42	006580
10/30/24	00076	10/21/24	42088874	202410	330	57200	45700		ACTIVE SCRAPER/MAT ONYX CINTAS FIRE 636525	*	115.88	115.88	006581

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/30/24	00173	10/16/24	18	202410 310-51300-32400			*	100.00		
			AMORT SE2018A1 11/1							
10/16/24		18	202410 310-51300-32400				*	100.00		
			AMORT SE2018A2 11/1							
10/16/24		18	202410 310-51300-32400				*	100.00		
			AMORT SE2018 11/1							
DISCLOSURE SERVICES LLC									300.00	006582
10/30/24	00021	8/23/24	24662	202408 330-57200-45000			*	1,500.00		
			FY25 WC RENEWAL							
EGIS INSURANCE ADVISORS LLC									1,500.00	006583
10/30/24	00021	9/04/24	25257	202409 310-51300-45000			*	10,300.00		
			FY25 INSURANCE RENEWAL							
9/04/24		25257	202409 330-57200-45000				*	99,414.00		
			FY25 INSURANCE RENEWAL							
EGIS INSURANCE ADVISORS LLC									109,714.00	006584
10/30/24	00396	10/14/24	121424A	202410 320-57200-49400			*	250.00		
			12/14 3HR HOLIDAY MARKET							
ERICA-ANN G PETERS DBA STUCK ON									250.00	006585
10/30/24	00071	10/15/24	23472070	202410 330-57200-34510			*	2,566.90		
			SECURITY SRVCS 9/30-10/13							
10/15/24		23472070	202410 330-57200-34510				*	275.76		
			MILEAGE							
GIDDENS SECURITY CORPORATION									2,842.66	006586
10/30/24	00013	10/15/24	26431	202410 310-51300-32500			*	600.00		
			ARB FYE SE2018A1/A2 8/31							
GRAU AND ASSOCIATES									600.00	006587
10/30/24	00154	9/01/24	C-6158	202409 330-57200-45700			*	595.83		
			SEMI-ANNUAL MAINTENANCE							
HOWARD SERVICES, INC.									595.83	006588
10/30/24	00300	10/16/24	10589	202409 310-51300-31500			*	3,512.79		
			SEP GENERAL COUNSEL							
KILINKSI VAN WYK PLLC									3,512.79	006589
10/30/24	00055	10/21/24	53462	202409 310-51300-31100			*	1,540.41		
			SEP O & M							
PROSSER INC									1,540.41	006590
10/30/24	00055	10/21/24	53465	202409 310-51300-31100			*	569.10		
			SEP PICKLEBALL COURTS							
PROSSER INC									569.10	006591

REDG RIVERS EDGE OKUZMUK										

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/30/24	00282	10/18/24 16542	202410 330-57200-45700	FENCE REPLACEMENT STERLING SPECIALTIES, INC	*	5,800.00	5,800.00 006592
10/30/24	00393	10/07/24 173	202410 320-57200-49400	WORKSHOP-MINI CHARCUTERIE JULIE PAUL DBA GRATEFUL GRAZE	*	1,300.00	1,300.00 006593
10/30/24	00340	10/03/24 1102	202410 320-57200-46500	1132 ORANGE BRANCH TRAIL TMT ELECTRIC LLC	*	1,080.00	1,080.00 006594
10/30/24	00340	10/14/24 1093A	202410 320-57200-46500	874 ORANGE BRANCH TRAIL TMT ELECTRIC LLC	*	2,385.00	2,385.00 006595
10/30/24	00156	10/07/24 61965881	202410 330-57200-45900	OCT PEST CONTROL TURNER PEST CONTROL	*	218.60	218.60 006596
10/30/24	00156	10/21/24 61965895	202410 330-57200-45900	OCT FLEA/TICK SERVICE TURNER PEST CONTROL	*	374.74	374.74 006597
10/30/24	00389	9/23/24 24931957	202409 330-57200-45700	JANITORIAL SERVICES W.B. MASON CO., INC.	*	1,305.00	1,305.00 006598
10/30/24	00389	9/23/24 24932087	202409 330-57200-45700	JANITORIAL SERVICES W.B. MASON CO., INC.	*	31.85	31.85 006599
10/30/24	00389	9/25/24 24939328	202409 330-57200-45700	JANITORIAL SERVICES W.B. MASON CO., INC.	*	126.98	126.98 006600
10/30/24	00255	10/15/24 19000	202410 330-57200-45700	DISINFECTANT WIPES CASE WIPES.COM	*	230.14	230.14 006601
TOTAL FOR BANK A						391,764.88	
TOTAL FOR REGISTER						391,764.88	



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 # 4204548181
INVOICE DATE 09/09/2024
SERVICE TICKET # 4204548181
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 007

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

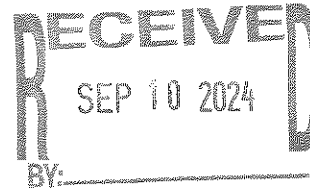
Signature :

Cust. Name: RIVERS EDGE CDD
 JASON DAVIDSON 08:04 AM 09/09/24
 SoldTo# 0021060308 SO# 4204548181
 Invoice Total Payment on Account
 \$115.88 \$0.00

*HTS
MT*

Approved RECDD I
 Submitted to AP on 9.10.24
 by Jason Davidson

Jason Davidson





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

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

Invoice

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

Invoice # 5229541018
 Invoice Date 09/12/2024
 Credit Terms NET 30 DAYS
 Customer # 10528780
 Store# RIVERS EDGE COMMUNITY DEV DISTRICT
 Cintas Route LOC #0292 ROUTE 0009
 Order # 7050342094
 Payer # 10596960

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

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000004761083	Unit Description: Pool Office				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
44249	ELASTIC STRIP SMALL	1 BAG	\$11.89	\$11.89	
44429	LARGE PATCH 2INX3IN MED	1 BOX	\$17.29	\$17.29	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
101239	FIRST AID CREAM SMALL	1 BAG	\$10.81	\$10.81	
	Unit Subtotal:			\$50.44	
Unit 000000000009586565	Unit Description: FITNESS				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
159	AED CHECKED	1 EA	\$39.02	\$39.02	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$39.02	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$22.95	\$22.95	
	Unit Subtotal:			\$22.95	
	Invoice Sub-total			\$112.41	
	Tax			\$0.00	
	Invoice Total			\$112.41	

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



Approved RECDD I
 Submitted to AP on 9.13.2024
 By Jason Davidson

Jason Davidson

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

Invoice

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

Note





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

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

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

INVOICE

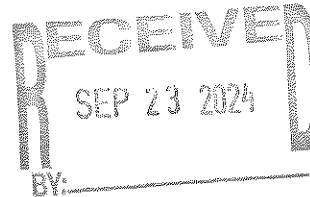
SHIP TO: RIVERS EDGE CDD
 140 LANDING ST
 SAINT JOHNS, FL 32259

INVOICE # 4205996866
 INVOICE DATE 09/23/2024
 SERVICE TICKET # 4205996866
 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	



Signature :

Cust. Name: RIVERS EDGE CDD
 JASON DAVIDSON 08:16 AM 09/23/24
 SoldTo# 0021060308 SO# 4205996866
 Invoice Total Payment on Account
 \$115.88 \$0.00

Handwritten signature: JTS MT

Approved RECDD I
 Submitted to AP on 9.23.24
 by Jason Davidson

Handwritten signature: Jason Davidson

Dolphin Backflow, Inc.

Plumbing Contractor

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

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

Invoice

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

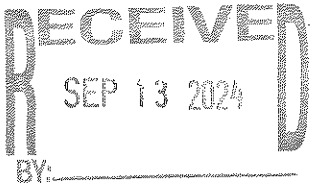

BILL TO

Rivers Edge Community Dev #3
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

DATE	INVOICE #
9/10/2024	42264

P.O. NO.	TERMS
	Due on receipt

WE SEND INSPECTION REPORT TO UTILITY

DESCRIPTION	QUANTITY	PRICE	AMOUNT
Failed Inspection of Backflow Preventer at: Rivers Edge Community Dev #3, Park Playground 17 Baya Street, St. Johns, FL 32259 *Proposal included for repair or replacement.	1	45.00	45.00
JEA Report Submission Fee	1	4.50	4.50
			
Approved RECDD I Submitted to AP on 9.13.2024 By Jason Davidson 			
EMAIL ADDRESS OR TEXT NUMBER NEEDED FOR CREDIT CARD RECEIPTS			
We Accept Visa, Mastercard, AMX, Discover			BALAN... \$49.50
Credit Card #	Exp.	CVV Billing Zip Code	
A 10% fee will be charged on all invoices unpaid after 60 days.			
Thank you for your continued business.			

*Insulation not guaranteed to protect against all freeze damage.

BEAUTIFUL
CREATURES
 FARM TO YOU REVUE

Mailing Address
 19410 SW 25th Place
 Dunnellon, FL 34431

Call/text 518-1239
 Email: farmtoyourevue@icloud.com
www.FarmToYouRevue.com

Invoice

Date: 9/12/24
 Invoice #: 240412

Attention:	Kimberly Fatuch	Project Title:	
Title:	Lifestyle Directo	Project Description:	
Company Name:	Rivers Edge CDD I	P.O. Number:	
Address:	475 West Town Place Suite 111	Invoice Number:	240412
City, State Zip Code:	St Augustine, Fl 32092	Term:	12/4/24
Phone:			

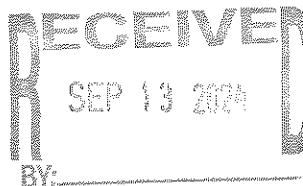
Description	Quantity	Unit Price	Cost
Party Llamas		\$725.00	\$0.00
Mini-Cow		\$500.00	\$0.00
Photo Booth		\$250.00	\$0.00
Travel		\$200.00	\$0.00
			\$0.00
			\$0.00
50% Deposit	0.5	\$1,675.00	\$837.50
	1	Subtotal	\$837.50
Not For Profit	Tax	0.00%	\$0.00
Total			\$837.50

Payment Information:

Please make payments to Farm To You Revue. A 50% Non-refundable deposit is due at the time of scheduling. Balances are due one day before day of service. Payments can be made via Zelle, Venmo, paypal, credit card, organizational check or cash.

Thank you very much for your business!

Candice & Scott Miller.



Approved RECDD I
 Submitted to AP on 9.13.24
 by Kimberly Fatuch

Kim Fatuch

**FLORIDA WATERWAYS
INC.**

Invoice

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

DATE	9/2/2024
INVOICE #	22872
CUSTOMER ID	J19302
DUE DATE	10/2/2024

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 11/11 - Aug Treatments	\$4,470.00
<p>Approved RECDD I Submitted to AP on 9.3.24 by Jason Davidson <i>Jason Davidson</i></p>	

OTHER COMMENTS

RECEIVED
SEP 03 2024
BY: _____

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!

**FLORIDA WATERWAYS
INC.**

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

Invoice

DATE	10/1/2024
INVOICE #	22994
CUSTOMER ID	J19302
DUE DATE	10/31/2024

BILL TO

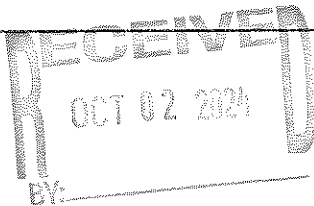
Rivers Edge CDD
c/o Vesta Property Services
475 West Town Place
Suite 114
St. Augustine, FL 32092

Client Reference #: -
Attention: Jason Davidson
General Manager

DESCRIPTION	Amount Due
Aquatic Weed and Algae Control Treatment - Monthly Service 1/12 - Aug Treatments	\$4,470.00
<p>Approved RECDD I Submitted to AP on 10.2.2024 by Jason Davidson <i>Jason Davidson</i></p>	

OTHER COMMENTS

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



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

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



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

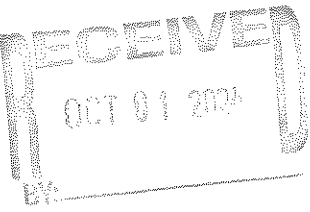
INVOICE NO.	23471888
DATE	10/01/24

CUSTOMER

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

SERVICE LOCATION

Rivertown
 39 Riverwalk Blvd
 Saint Johns, FL 32259-8621

TERMS: Upon Receipt	CUSTOMER NO. 1946	JOB NO. 1946	P.O. NO.		
Description	Quantity	Unit of Measure	Price	Amount	
Security Service 09/16/2024-09/29/2024	112.00	Hours	22.97	2,572.64	
Security Officer					
Mileage	470.00	Per	0.655	307.85	
					
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205					
			Sub-Total	2,880.49	
			Sales Tax		
			TOTAL(\$)	\$2,880.49	

Approved RECDD I
 Submitted to AP on 10.2.2024
 By Jason Davidson

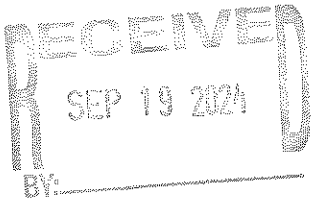
Jason Davidson

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 268
Invoice Date: 9/15/24
Due Date: 9/15/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2025 		5,618.00	5,618.00
Total			\$5,618.00
Payments/Credits			\$0.00
Balance Due			\$5,618.00

REMITTANCE

CLOSING DATE : 9/30/24
DUE DATE: 10/15/24

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$145.85

NEW BAL: 641.91

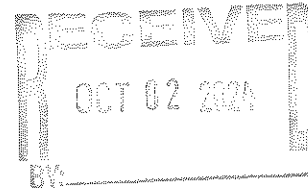
Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of your statement with the items marked.

STATEMENT

HAGAN ACE MANAGEMENT CORP
1022 BLANDING BLVD.
ORANGE PARK, FLORIDA 32065
(904) 773-0011

CLOSING DATE: 9/30/24
DUE DATE : 10/15/24
ACCT: 365050

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



IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE
QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount
9/ 3/24	424469	3	I	PO # 9/3	145.85		145.85
9/ 3/24	424470	3	I	PO # 9/3	8.99		8.99
9/ 5/24	424480	3	I	PO # 9-50-24	39.11		39.11
9/ 9/24	424516	3	I	PO # 09/09	159.86		159.86
9/11/24	424540	3	I	PO # 09/11	51.79		51.79
9/20/24	424601	3	I	PO # 092024	236.31		236.31
PAYMENT	SUMMARY			CHECK 6502 9/27/24		41.96	
				CHECK 6503 9/27/24		45.90	
				CHECK 6504 9/27/24		39.54	
				CHECK 6505 9/27/24		77.88	
				CHECK 6506 9/27/24		96.92	
				CHECK 6507 9/27/24		3.59	
				CHECK 6508 9/27/24		67.94	

CURRENT 641.91	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 641.91
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

TERMS: NET 15TH

Approved RECDD
Submitted to AP 10.2.24
By Kevin McKendree

Kevin McKendree

365050

A - Adjustment
B - Balance Forward

Transaction Codes
C - Credit
F - Finance Charge

I - Invoice
P - Payment

This statement covers transactions on your account for the period ending on the date above. Changes, payments, and credits received after the above date will be shown on your next statement.

REMITTANCE

CLOSING DATE : 9/30/24
DUE DATE: 10/15/24

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$8.99

NEW BAL: 641.91

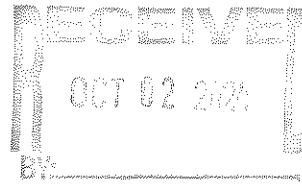
Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of your statement with the items marked.

STATEMENT

HAGAN ACE MANAGEMENT CORP
1022 BLANDING BLVD.
ORANGE PARK, FLORIDA 32065
(904) 773-0011

CLOSING DATE: 9/30/24
DUE DATE : 10/15/24
ACCT: 365050

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



IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE
QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount
9/ 3/24	424469	3	I	PO # 9/3	145.85		145.85
9/ 3/24	424470	3	I	PO # 9/3	8.99		8.99
9/ 5/24	424480	3	I	PO # 9-50-24	39.11		39.11
9/ 9/24	424516	3	I	PO # 09/09	159.86		159.86
9/11/24	424540	3	I	PO # 09/11	51.79		51.79
9/20/24	424601	3	I	PO # 092024	236.31		236.31
PAYMENT	SUMMARY			CHECK 6502 9/27/24		41.96	
				CHECK 6503 9/27/24		45.90	
				CHECK 6504 9/27/24		39.54	
				CHECK 6505 9/27/24		77.88	
				CHECK 6506 9/27/24		96.92	
				CHECK 6507 9/27/24		3.59	
				CHECK 6508 9/27/24		67.94	

CURRENT 641.91	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 641.91
-------------------	-------------------	--------------------	--------------------	----------------------	------------------------

TERMS: NET 15TH

Approved RECDD
Submitted to AP 10.2.24
By Kevin McKendree

Kevin McKendree

365050

A - Adjustment
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Transaction Codes
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REMITTANCE

CLOSING DATE : 9/30/24
DUE DATE: 10/15/24

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$39.11

NEW BAL: 641.91

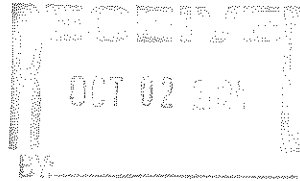
Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of your statement with the items marked.

STATEMENT

HAGAN ACE MANAGEMENT CORP
1022 BLANDING BLVD.
ORANGE PARK, FLORIDA 32065
(904) 773-0011

CLOSING DATE: 9/30/24
DUE DATE : 10/15/24
ACCT: 365050

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



IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE
QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount
9/ 3/24	424469	3	I	PO # 9/3	145.85		145.85
9/ 3/24	424470	3	I	PO # 9/3	8.99		8.99
9/ 5/24	424480	3	I	PO # 9-50-24	39.11		39.11
9/ 9/24	424516	3	I	PO # 09/09	159.86		159.86
9/11/24	424540	3	I	PO # 09/11	51.79		51.79
9/20/24	424601	3	I	PO # 092024	236.31		236.31
PAYMENT	SUMMARY			CHECK 6502 9/27/24		41.96	
				CHECK 6503 9/27/24		45.90	
				CHECK 6504 9/27/24		39.54	
				CHECK 6505 9/27/24		77.88	
				CHECK 6506 9/27/24		96.92	
				CHECK 6507 9/27/24		3.59	
				CHECK 6508 9/27/24		67.94	

CURRENT 641.91	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 641.91
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

TERMS: NET 15TH

Approved RECDD
Submitted to AP 10.2.24
By Kevin McKendree

Kevin McKendree

365050

A - Adjustment
B - Balance Forward

Transaction Codes
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This statement covers transactions on your account for the period ending on the date above. Changes, payments, and credits received after the above date will be shown on your next statement.

REMITTANCE

CLOSING DATE : 9/30/24
DUE DATE: 10/15/24

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$159.86

NEW BAL: 641.91

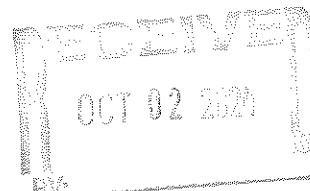
Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of your statement with the items marked.

STATEMENT

HAGAN ACE MANAGEMENT CORP
1022 BLANDING BLVD.
ORANGE PARK, FLORIDA 32065
(904) 773-0011

CLOSING DATE: 9/30/24
DUE DATE : 10/15/24
ACCT: 365050

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



IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE
QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount
9/ 3/24	424469	3	I	PO # 9/3	145.85		145.85
9/ 3/24	424470	3	I	PO # 9/3	8.99		8.99
9/ 5/24	424480	3	I	PO # 9-50-24	39.11		39.11
9/ 9/24	424516	3	I	PO # 09/09	159.86		159.86
9/11/24	424540	3	I	PO # 09/11	51.79		51.79
9/20/24	424601	3	I	PO # 092024	236.31		236.31
PAYMENT	SUMMARY			CHECK 6502 9/27/24 CHECK 6503 9/27/24 CHECK 6504 9/27/24 CHECK 6505 9/27/24 CHECK 6506 9/27/24 CHECK 6507 9/27/24 CHECK 6508 9/27/24		41.96 45.90 39.54 77.88 96.92 3.59 67.94	

CURRENT 641.91	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 641.91
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

TERMS: NET 15TH

Approved RECDD
Submitted to AP 10.2.24
By Kevin McKendree

Kevin McKendree

365050

A - Adjustment
B - Balance Forward

Transaction Codes
C - Credit
F - Finance Charge

I - Invoice
P - Payment

This statement covers transactions on your account for the period ending on the date above. Changes, payments, and credits received after the above date will be shown on your next statement.

REMITTANCE

CLOSING DATE : 9/30/24
 DUE DATE: 10/15/24
 HAGAN ACE MANAGEMENT CORP
 RIVERS EDGE CDD
 ACCOUNT : 365050

AMOUNT PAID

\$51.79

NEW BAL: 641.91

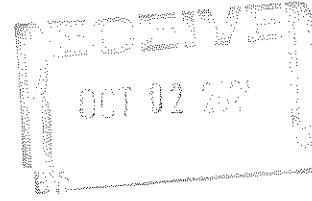
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STATEMENT

HAGAN ACE MANAGEMENT CORP
 1022 BLANDING BLVD.
 ORANGE PARK, FLORIDA 32065
 (904) 773-0011

CLOSING DATE: 9/30/24
 DUE DATE : 10/15/24
 ACCT: 365050

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



IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE
 QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount
9/ 3/24	424469	3	I	PO # 9/3	145.85		145.85
9/ 3/24	424470	3	I	PO # 9/3	8.99		8.99
9/ 5/24	424480	3	I	PO # 9-50-24	39.11		39.11
9/ 9/24	424516	3	I	PO # 09/09	159.86		159.86
9/11/24	424540	3	I	PO # 09/11	51.79		51.79
9/20/24	424601	3	I	PO # 092024	236.31		236.31
PAYMENT	SUMMARY			CHECK 6502 9/27/24 CHECK 6503 9/27/24 CHECK 6504 9/27/24 CHECK 6505 9/27/24 CHECK 6506 9/27/24 CHECK 6507 9/27/24 CHECK 6508 9/27/24		41.96 45.90 39.54 77.88 96.92 3.59 67.94	

CURRENT 641.91	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 641.91
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

TERMS: NET 15TH

Approved RECDD
 Submitted to AP 10.2.24
 By Kevin McKendree

Kevin McKendree

365050

A - Adjustment
 B - Balance Forward
 Transaction Codes
 C - Credit
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This statement covers transactions on your account for the period ending on the date above. Changes, payments, and credits received after the above date will be shown on your next statement.

REMITTANCE

CLOSING DATE : 9/30/24
 DUE DATE: 10/15/24
 HAGAN ACE MANAGEMENT CORP
 RIVERS EDGE CDD
 ACCOUNT : 365050

AMOUNT PAID

\$236.31

NEW BAL: 641.91

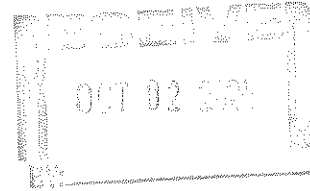
Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of your statement with the items marked.

STATEMENT

HAGAN ACE MANAGEMENT CORP
 1022 BLANDING BLVD.
 ORANGE PARK, FLORIDA 32065
 (904) 773-0011

CLOSING DATE: 9/30/24
 DUE DATE : 10/15/24
 ACCT: 365050

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



IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE
 QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount
9/ 3/24	424469	3	I	PO # 9/3	145.85		145.85
9/ 3/24	424470	3	I	PO # 9/3	8.99		8.99
9/ 5/24	424480	3	I	PO # 9-50-24	39.11		39.11
9/ 9/24	424516	3	I	PO # 09/09	159.86		159.86
9/11/24	424540	3	I	PO # 09/11	51.79		51.79
9/20/24	424601	3	I	PO # 092024	236.31		236.31
PAYMENT	SUMMARY			CHECK 6502 9/27/24		41.96	
				CHECK 6503 9/27/24		45.90	
				CHECK 6504 9/27/24		39.54	
				CHECK 6505 9/27/24		77.88	
				CHECK 6506 9/27/24		96.92	
				CHECK 6507 9/27/24		3.59	
				CHECK 6508 9/27/24		67.94	
CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 641.91		
641.91	0.00	0.00	0.00	0.00			

TERMS: NET 15TH

Approved RECDD
 Submitted to AP 10.2.24
 By Kevin McKendree

Kevin McKendree

365050

A - Adjustment
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Transaction Codes
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This statement covers transactions on your account for the period ending on the date above. Changes, payments, and credits received after the above date will be shown on your next statement.



INVOICE

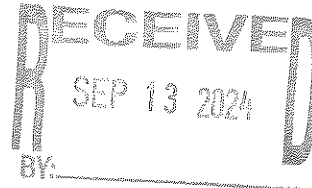
KILINSKI | VAN WYK

Invoice # 10402
Date: 09/12/2024
Due On: 10/12/2024

Kilinski | Van Wyk PLLC

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

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



Rivers Edge CDD - 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	08/01/2024	Further prepare pickleball court construction agreement; incorporate changes from contractor; distribute same for final signatures.	0.60	\$260.00	\$156.00
Service	MGH	08/02/2024	Further prepare and coordinate distribution of pickleball court construction agreement; correspond with District Manager regarding same.	0.40	\$260.00	\$104.00
Service	LG	08/05/2024	Research status of 117 Twin Flower encroachments; confer with McIntyre, Davidson, Losco, and Oliver regarding same; prepare response regarding same.	1.90	\$285.00	\$541.50
Service	MGH	08/06/2024	Distribute fully executed agreement for pickleball construction to contractor; advise regarding timeline for issuance of first Notice to Proceed; analyze completed payment and performance bonds provided by contractor; analyze Certificates of Insurance provided by contractor to ensure compliance with contract terms.	0.40	\$260.00	\$104.00
Service	MGH	08/06/2024	Further prepare amenity management services agreement with Vesta.	0.60	\$260.00	\$156.00
Service	LG	08/06/2024	Review forms of bonds and COI; prepare form of NTP for pickleball project.	0.40	\$285.00	\$114.00
Service	LG	08/08/2024	Confer with Hogge regarding budget amendment.	0.20	\$285.00	\$57.00
Service	LG	08/09/2024	Prepare notice of commencement for	0.60	\$285.00	\$171.00

pickleball project.						
Service	MGH	08/13/2024	Prepare Fiscal Year 2025 budget appropriation resolution, Fiscal Year 2025 annual assessment resolution, and resolution adopting Fiscal Year 2025 meeting schedule; distribute same for inclusion in agenda package.	1.10	\$260.00	\$286.00
Service	LG	08/13/2024	Review resolutions for August agenda; finalize changes to amenity rules; prepare resolution setting hearing on same.	0.70	\$285.00	\$199.50
Service	LG	08/14/2024	Review unofficial community webpage and advise regarding same.	0.40	\$285.00	\$114.00
Service	LG	08/19/2024	Prepare for board meeting; provide information on resident website to Mattamy.	0.60	\$285.00	\$171.00
Service	MGH	08/20/2024	Review and analyze agenda package and materials for Board consideration, including meeting minutes, financial reports, budget resolutions and updated proposed budget, cost share requests, staff reports, and related District documents, in preparation for Board meeting.	0.90	\$260.00	\$234.00
Service	LG	08/21/2024	Travel to and attend Board meeting; prepare summary of amenity policy changes.	3.60	\$285.00	\$1,026.00
Service	LG	08/22/2024	Prepare resolution declaring vacancy for Seat 4.	0.40	\$285.00	\$114.00
Service	CD	08/22/2024	Record Notice of Commencement with St. John's County and download Recorded Notice from Simplifile; Update Status of same to Attorney Gentry.	0.60	\$165.00	\$99.00
Expense	RB	08/22/2024	Simplifile Recording: Notice of Commencement - St. Johns County	1.00	\$25.75	\$25.75
Service	JK	08/23/2024	Prepare human trafficking affidavit and contract addendum to comply with new section 787.06, Florida Statutes.	0.10	\$285.00	\$28.50
Service	MGH	08/28/2024	Begin preparing rulemaking and rule development notices for upcoming public hearing to adopt revised Amenity Policies.	0.30	\$260.00	\$78.00
Service	LG	08/30/2024	Provide information regarding NOC and NTP for pickleball project.	0.20	\$285.00	\$57.00
Non-billable entries						
Service	MGH	08/02/2024	Prepare for and attend agenda planning call with District staff and Chairman.	0.60	\$260.00	\$156.00

Service	MGH	08/05/2024	Prepare for and attend discussion with District Manager and District Chairman regarding encroachments onto District property and next steps for addressing same; confer with L. Gentry regarding same; review and revise draft correspondence to encroaching homeowner.	0.90	\$260.00	\$234.00
Service	MGH	08/06/2024	Revise Scope of Services and Compensation exhibit for amenity management services agreements with Vesta for all three Rivers Edge districts to reflect updated compensation levels and staffing for River Lodge amenity.	0.30	\$260.00	\$78.00
Service	MGH	08/22/2024	Review Board meeting recap and note legal follow-up items as needed.	0.20	\$260.00	\$52.00
Service	MGH	08/26/2024	Review and analyze District Manager's meeting notes; identify legal follow-up items.	0.10	\$260.00	\$26.00
Service	MGH	08/30/2024	Further prepare notices of rulemaking and rule development in advance of upcoming hearing on revised Amenity Policies.	0.20	\$260.00	\$52.00
					Total	\$3,836.25

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10162	09/20/2024	\$6,378.44	\$0.00	\$6,378.44

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10402	10/12/2024	\$3,836.25	\$0.00	\$3,836.25
Outstanding Balance				\$10,214.69
Total Amount Outstanding				\$10,214.69

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

Please pay within 30 days.



Invoice

Date
Invoice#

10/1/2024
131295624958

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

Terms	Net 20
Due Date	10/21/2024
PO #	

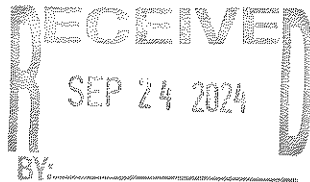
Bill To
Rivers Edge c/o Government Management Services 475 West Town Place Suite 114 St Augustine FL 32092

Ship To
Rivers Edge CDD 140 Landing Street Saint Johns FL 32259

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

Approved RECDD
Submitted to AP 9.24.24
By Kevin McKendree
Kevin McKendree

Subtotal	\$1,537.80
Tax	\$0.00
Total	\$1,537.80
Amount Paid/Credit Applied	\$0.00
Balance Due	\$1,537.80



131295624958



September 12, 2024
 Project No: P0113094.60
 Invoice No: 53245

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 preparation, travel and attend August CDD meeting and site visit to review drainage questions with staff.

Professional Services from August 01, 2024 to August 31, 2024

Professional Personnel

	Hours	Rate	Amount	
Clerical/Admin Asst/Technician	2.00	95.00	190.00	
Engineer	2.25	150.00	337.50	
Vice President	1.00	250.00	250.00	
Sr. Construction Inspector	.50	125.00	62.50	
Totals	5.75		840.00	
Total Labor				840.00

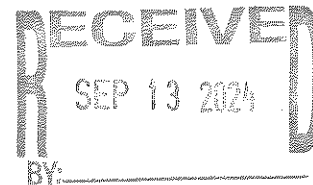
Reimbursable Expenses

Travel - Reimbursable - Mileage			10.68	
Travel - Reimbursable- Mileage Client OV			5.40	
Total Reimbursables	1.15 times		16.08	18.49

Total this Invoice \$858.49

Outstanding Invoices

Number	Date	Balance
52655	6/21/2024	413.53
Total		413.53





September 12, 2024
 Project No: P0113094.90
 Invoice No: 53248

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 August 01, 2024 to August 31, 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	14,750.00	0.00
Task 4A: Bidding, Award & Preconstruct	3,500.00	100.00	3,500.00	3,500.00	0.00
Total Fee	22,000.00		22,000.00	22,000.00	0.00
Total Fee					0.00

Reimbursable Expenses

Printing - Reimbursable					.78
Total Reimbursables			1.15 times		.78
Total this Task					\$.90

Task 4B: Services During Construction

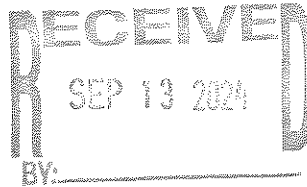
Professional Personnel

	Hours	Rate	Amount
Engineer	18.25	150.00	2,737.50
Vice President	1.50	250.00	375.00
Totals	19.75		3,112.50
Total Labor			3,112.50

Billing Limits

	Current	Prior	To-Date
Labor	3,112.50	1,312.50	4,425.00
Budget			5,000.00
Remaining			575.00
Total this Task			\$3,112.50

Total this Invoice \$3,113.40



Invoice #5055

SONITROL OF NORTH CENTRAL FLORIDA



RIVERTOWN

Access Code



0585L2DUFVS8

RECEIVED
SEP 30 2024
BY: _____



Due Date: Oct 1st 2024

Balance (USD): \$208.67

SELECT YOUR PAYMENT METHOD:

Pay with card



Return Policy:

MERCHANT DISCRETION

Invoice #5004

SONITROL OF NORTH CENTRAL FLORIDA



RIVERTOWN

Access Code



0585L16ZCTQP



Due Date: Sep 1st 2024

Balance (USD): \$208.67

SELECT YOUR PAYMENT METHOD:

Pay with card



Return Policy:

MERCHANT DISCRETION



PAYMENT ADDRESS:
 Turner Pest Control LLC - P.O. Box 952603 • Atlanta, Georgia 31192-2603
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-6395 • turnerpest.com

Service Slip/Invoice

INVOICE: 619543476
DATE: 09/04/2024
ORDER: 619543476

Bill To: [233943]
 Rivers Edge CDD
 Richard Losco
 475 West Town Place
 Suite 114
 Saint Augustine, FL 32092-3648

Work Location: [233943] 904-679-5523
 RiverHouse(RECDD 1)
 Richard Losco
 140 Landing Street
 Saint Johns, FL 32259-8621

Work Date	Time	Target Pest	Technician	Time In
09/04/2024	10:35 AM			10:35 AM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/04/2024		11:01 AM

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

CPCM	Commercial Pest Control - Monthly Service	\$218.60
------	---	----------

SUBTOTAL	\$218.60
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$218.60

Approved RECDD 1
 Submitted to A/P 09-12-24
 By Richard Losco
Richard Losco

AMOUNT DUE \$218.60

RECEIVED
 SEP 12 2024
 BY: _____

[Handwritten Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

2024 12/19 10:00 AM 10/19/2024 10:00 AM 10/19/2024 10:00 AM 10/19/2024 10:00 AM



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952603 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-6305 • turnerpest.com

Service Slip/Invoice

INVOICE: 619543608
 DATE: 09/05/2024
 ORDER: 619543608

Bill To: [233943]
 Rivers Edge CDD
 Richard Losco
 475 West Town Place
 Suite 114
 Saint Augustine, FL 32092-3648

Work Location: [233943] 904-679-5523
 RiverHouse(RECDD 1)
 Richard Losco
 140 Landing Street
 Saint Johns, FL 32259-8621

Work Date	Time	Target Pest	Technician	Time In
09/05/2024	10:43 AM			10:43 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/05/2024		11:12 AM

Service	Description	Price
CPCM	Commercial Pest - Flea/Tick Monthly Service	\$374.74
		SUBTOTAL \$374.74
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$374.74
Approved CDD 1 Submitted to A/P 09-12-24 By Richard Losco <i>Richard Losco</i>		AMOUNT DUE \$374.74

RECEIVED
 SEP 12 2024
 BY: _____

[Signature]

 TECHNICIAN SIGNATURE

 CUSTOMER SIGNATURE

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

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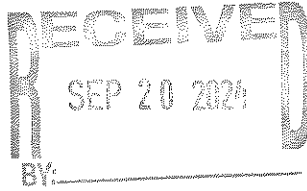
WATERS FARMS AND CATTLE INVOICE

DATE:
09/20/2024

TO: Rivers Edge CDD
475 West Town PL
St. Augustine, FL 32059
(904)-679-5523
kfatuch@vestaproperty
services.com

PRODUCT	DETAILS	PAYMENT TERMS	RECEIPT TERMS	RECEIPT DATE
Pumpkins	\$6.00 /each	TBD	TBD	TBD

DESCRIPTION	LINE TOTAL
Jack - O'- Lantern Carving Pumpkins	200
Subtotal	200 PUMPKINS
\$/Each	\$6.00
Sales Tax	N/A
Delivery Fee	N/A
Total	\$1,200.00
Amount Due	\$1,200.00



MAKE ALL CHECKS PAYABLE TO WATERS FARMS AND CATTLE
Thank you for your business and supporting your local farmers!

WATERS FARMS AND CATTLE | 24025 E CR 1474 | HAWTHORNE, FL 32640 | PHONE: 352-235-732 | EMAIL: WATERSFARMSANDCATTLE@GMAIL.COM

Approved RECDD 1
Submitted to AP on 9.20.24
by Kimberly Fatuch

Kim Fatuch



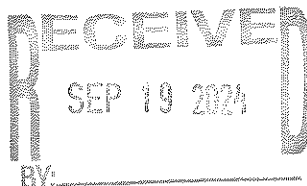
W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

Address Service Requested
888-WB-MASON www.wbmason.com

PM(P)

Invoice Number	248989398
Customer Number	C3178876
Invoice Date	09/09/2024
Due Date	10/09/2024
Order Date	09/06/2024
Order Number	S146628781
Order Method	WEB

Rivers Edge CDD 1
475 W. Town Place
Saint Augustine FL 32092



Delivery Address
Rivers Edge CDD 1
Attn.: Lynn
140 Landing Street
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

Thank you for your business! We encourage you to visit www.wbmason.com/Payment for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
GPC21000	TOWEL,MLTFLD 2PLY,125PKWE(2053635)	1	CT	34.99	34.99
CLO30966	CLOROX BLEACH LIQUID COMMERCIAL SOLUTIONS GERMICIDAL CONCEN	1	CT	17.84	17.84

SUBTOTAL: 52.83
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 52.83
Total Due: 52.83

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved CDD 1
Submitted to A/P 09-19-24
By Richard Losco
Richard Losco

Rivers Edge CDD 1
475 W. Town Place
Saint Augustine FL 32092

Remittance Section	
Customer Number	C3178876
Invoice Number	248989398
Invoice Date	09/09/2024
Terms	Net 30
Total Due	52.83

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

⑆3178876248989398248989398000000052837



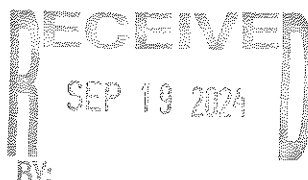
W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

Address Service Requested
888-WB-MASON www.wbmason.com

PM(P)

Invoice Number	249066721
Customer Number	C3178876
Invoice Date	09/11/2024
Due Date	10/11/2024
Order Date	09/10/2024
Order Number	S146715893
Order Method	WEB

Rivers Edge CDD 1
475 W. Town Place
Saint Augustine FL 32092



Delivery Address
Rivers Edge CDD 1
Attn.: Ken
140 Landing Street
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

Thank you for your business! We encourage you to visit www.wbmason.com/Payment for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
GPC21000	TOWEL,MLTFLD 2PLY,125PKWE(2053635)	2	CT	34.99	69.98

SUBTOTAL: 69.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 69.98
Total Due: 69.98

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved CDD 1
Submitted to A/P 09-19-24
By Richard Losco

Richard Losco

Rivers Edge CDD 1
475 W. Town Place
Saint Augustine FL 32092

Remittance Section

Customer Number	C3178876
Invoice Number	249066721
Invoice Date	09/11/2024
Terms	Net 30
Total Due	69.98

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

⑆31788762490667212490667210000000069982



INVOICE

INVOICE #	INVOICE DATE
779488	10/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Vesta Property Services
475 West Town Pl Suite 114

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2024

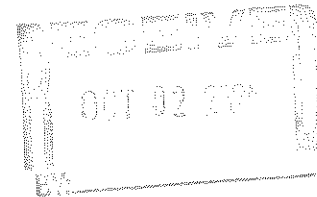
Invoice Amount: \$89,803.68

Description	Current Amount
Monthly Landscape Maintenance October 2024	\$89,803.68

Invoice Total \$89,803.68

Excellence

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 10.2.24
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
767688	9/10/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 10, 2024

Invoice Amount: \$2,508.30

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

August irrigation repairs

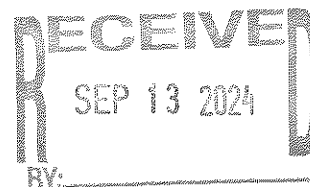
Irrigation Repairs

\$2,508.30

Invoice Total

\$2,508.30

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 9.13.2024
by Jason Davidson

Jason Davidson

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



completed

W. O. #

NAME

River Town
2198 kennell crossing CDD1
8/7/2024 PG OF

ADDRESS

DATE

#		EACH	EXTNSN
			\$ -
3	Decoders	\$503.00	\$1,509.00
14	splic kits	\$4.95	\$69.30
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$1,578.30

Please stamp here

DESCRIPTION	HOURS	RATE	TOTAL
Tech	10	\$93.00	\$930.00
			\$ -
			\$ -
			\$ -
LABOR & RENTAL TOTAL			\$ 930.00

Approved _____

Not Approved _____

Comments:

Comments:		PROPOSED WORK	
replaced decoder #69,48,94 no working		MATERIALS	\$ 1,578.30
		LABOR & RENTAL	\$ 930.00
		TOTAL	\$2,508.30

Earl _____ CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
767689	9/10/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 10, 2024

Invoice Amount: \$637.00

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

August irrigation repairs*****87 Perdido*****

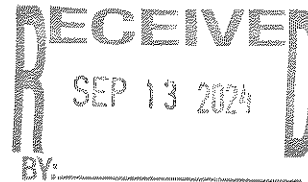
Irrigation Repairs

\$637.00

Invoice Total

\$637.00

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 9.13.2024
by Jason Davidson

Jason Davidson

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



YELLOWSTONE
LANDSCAPE

**COMPLETED
WORK**

W. O. # _____
 NAME RIVERTOWN
 ADDRESS 87 PERDIDO ST CDD I
 DATE 8/27/2024

#			EXTENTION
5	BROKEN AN NON TURNING ROTORS	\$ 26.00	\$ 130.00
6	BROKEN 6" SPRAYS + NOZZLES	\$ 17.00	\$102.00
1	BROKEN 12" SPRAY + NOZZLES	\$ 24.00	\$ 24.00
3	CLOG NOZZLES	\$ 3.00	\$ 9.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 265.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/27/2024	TECH	4	\$ 93.00	\$ 372.00
				\$ -
				\$ -
				\$ -
				\$ 372.00

COMMENTS: ASPIRE #3708124

	MATERIALS	\$ 265.00
	LABOR & RENTAL	\$ 372.00
TOTAL		\$ 637.00

DATE COMPLETED 8/27/24

TECHNICIAN DAVON ALBERT

CLIENT



INVOICE

INVOICE #	INVOICE DATE
757239	9/1/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 1, 2024

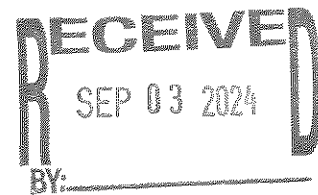
Invoice Amount: \$88,042.82

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

Invoice Total \$88,042.82

Excellence

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 9.3.2024
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
765390	9/5/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 5, 2024

Invoice Amount: \$1,460.00

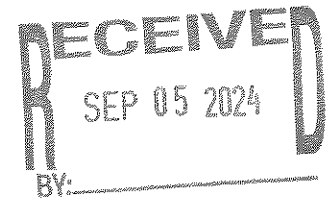
Description	Current Amount
Top Dress Areas Throughout	
Landscape Enhancement CORE	\$1,460.00

Invoice Total \$1,460.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 9.5.2024
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
765391	9/5/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 5, 2024

Invoice Amount: \$1,498.00

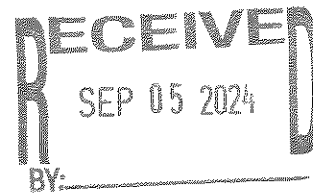
Description	Current Amount
August irrigation repairs*****427 Main St.*****	
Irrigation Repairs	\$1,498.00

Invoice Total \$1,498.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 9.5.2024
by Jason Davidson

Jason Davidson



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



Irrigation Inspection Report

W. O. # cdd 1
 NAME RIVERTOWN
 ADDRESS 427 river town main st clock
 DATE 8/20/2024 PG 1 OF 3

START TIME(S)	9pm
START TIME(S)	9pm
START TIME(S)	

RUN DAYS

A	M	W	F			
B		T	T	S		
C	S	M	T	W	T	F

WATER SOURCE	RECLAIM
CLOCK TYPE	RAINBIRD ESP-LXD
RAIN/FREEZE SWITCH	YES

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	R	S	R	R	S	S	R	S	S	R	R	S	S	R	S	S
RUN TIME	25	20	25	25	20	15	40	20	15	30	30	20	20	30	20	20
PROGRAM	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

S=spray heads R=rotor heads B=bubblers D=drip, netafilm or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED										1				1		

Note: Above items are part of Irrigation wet check

BROKEN PIPE																
BROKEN HEADS			1		1		1					2	3		3	
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES		2			3	1		2				1				
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE								1	1			1		1		

Note: Circled items are completed

Comments: ZONE 8,9,12 AND 14 locate valve and replace bad solenoid

DATE COMPLETED 8/20/2024 TECHNICIAN davon albert CLIENT _____



Irrigation Inspection Report

W. O. # CDD 1
 NAME RIVERTOWN
 ADDRESS 427 river town main st clock
 DATE 8/20/2024 PG 2 OF 3

START TIME(S)	9pm
START TIME(S)	9pm
START TIME(S)	

RUN DAYS						
A	M	W	F			
B		T	T	S		
C	S	M	T	W	T	F

WATER SOURCE RECLAIM
 CLOCK TYPE RAINBIRD ESP-LXD
 RAIN/FREEZE SWITCH YES

ZONE #	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
TYPE (S,R,B,D)	R	S	R	S	R	S	R	S	S	R	R	R	R	S	R	R
RUN TIME	30	20	45	20	30	20	30	S	15	40	30	40	30	10	40	40
PROGRAM	A	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B

S=spray heads R=rotor heads B=bubblers D=drip, netafim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above items are part of irrigation wet check

BROKEN PIPE																
BROKEN HEADS	1	3		2		1		3								
BROKEN NOZZLES		2														
SEVERELY CLOGGED INCORRECT NOZZLES																
CHANGE TO 6 "																
CHANGE TO 12 "																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS					1											1
VALVE FAILURE																

Note: Circled items are completed

Comments:



Irrigation Inspection Report

W. O. # CDD1
 NAME RIVERTOWN
 ADDRESS 427 river town main st clock
 DATE 8/20/2024 PG 3 OF 3

START TIME(S)	9pm
START TIME(S)	9pm
START TIME(S)	

RUN DAYS

A	M	W	F				
B		T	T	S			
C	S	M	T	W	T	F	S

WATER SOURCE RECLAIM
 CLOCK TYPE RAINBIRD ESP-LXD
 RAIN/FREEZE SWITCH YES

ZONE #	33	34																		
TYPE (S,R,B,D)	S	R																		
RUN TIME	15	30																		
PROGRAM	B	B																		

S=spray heads R=rotor heads B=bubblers D=drip, netafim or micro sprays

ADJUSTMENTS																				
PARTIAL CLOGS																				
STRAIGHTENED																				

Note: Above items are part of irrigation wet check

BROKEN PIPE																				
BROKEN HEADS																				
BROKEN NOZZLES																				
SEVERELY CLOGGED INCORRECT NOZZLES	1																			
CHANGE TO 6"																				
CHANGE TO 12"																				
CHANGE POP UP TO RISER																				
RAISE HEADS (coverage)																				
MISSING HEADS																				
NON TURNING ROTORS																				
VALVE FAILURE																				

Note: Circled items are completed

Comments
 CDD 1

DATE COMPLETED 8/20/2024 TECHNICIAN _____ CLIENT _____



**COMPLETED
WORK**

W. O. # _____
 NAME RIVER TOWN
 ADDRESS 427 rivertown main st
 DATE 8/15/2024
 cdd1

#	DESCRIPTION		EXTENTION
12	broken 6" spray + nozzles	\$ 17.00	\$ 204.00
5	broken an non turning rotors	\$ 26.00	\$ 130.00
13	clog and broken nozzles	\$ 3.00	\$ 39.00
4	zone 8,9,12 and 14 replace bad solenid	\$ 56.00	\$ 224.00
8	DBY	\$ 3.00	\$ 24.00
8	DBY/Y	\$ 5.00	\$ 40.00
7	broken 6" spray + nozzles mower damage no charge		\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 661.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/21/2024	tech	9	\$ 93.00	\$ 837.00
				\$ -
				\$ -
				\$ -
				\$ 837.00

COMMENTS :

	MATERIALS	\$ 661.00
	LABOR & RENTAL	\$ 837.00
	TOTAL	\$ 1,498.00

DATE COMPLETED 8/21/24 TECHNICIAN davon albert CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
768915	9/12/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: October 12, 2024

Invoice Amount: \$1,438.40

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

Rivers Edge CDD I Fall Annuals

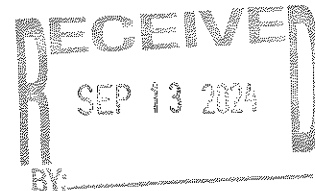
Flowers/Annuals

\$1,438.40

Invoice Total

\$1,438.40

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 9.13.2024
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
768916	9/12/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: October 12, 2024

Invoice Amount: \$3,810.00

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

September irrigation repairs*****Decoder replacement *****

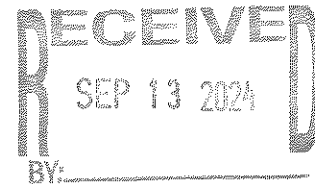
Irrigation Repairs

\$3,810.00

Invoice Total

\$3,810.00

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 9.13.2024
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
768917	9/12/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: October 12, 2024

Invoice Amount: \$538.85

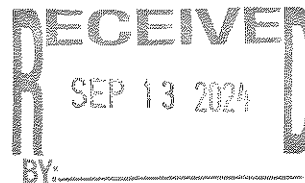
Description	Current Amount
-------------	----------------

September irrigation repairs*****North Lake CDD I*****

Irrigation Repairs	\$538.85
--------------------	----------

Invoice Total \$538.85

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 9.13.2024
by Jason Davidson

Jason Davidson

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



YELLOWSTONE
LANDSCAPE

completed

W. O. #
NAME
ADDRESS
DATE

River Town	
North lake CDD1	
8/6/2024	PG OF

#		EACH	EXTNSN
1	valve box large box	\$185.00	\$ 185.00
3	rotors heads	\$24.95	\$74.85
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$259.85

Please stamp here

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

Approved _____

Not Approved _____

Comments:

Aspire #3721594

PROPOSED WORK

	MATERIALS	
replaced valve box and rotors near park	\$ 259.85	
	LABOR & RENTAL	\$ 279.00
	TOTAL	\$ 538.85

CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
773049	9/26/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Vesta Property Services
475 West Town PI Suite 114

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 26, 2024

Invoice Amount: \$1,825.00

Description	Current Amount
Roadway Clearance Trimming	
Tree Care Services	\$1,825.00

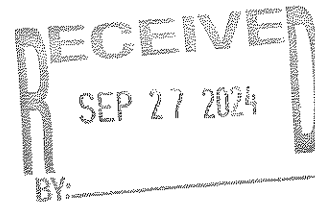
Invoice Total \$1,825.00

Excellence

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 9.27.2024
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
773050	9/26/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Vesta Property Services
475 West Town Pl Suite 114

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

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

Invoice Due Date: October 26, 2024

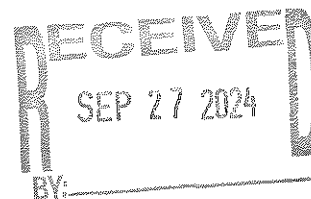
Invoice Amount: \$2,247.50

Description	Current Amount
September irrigation repairs*****Decoder replacement at Narrow Leaf and Cotton Wood***** Irrigation Repairs	\$2,247.50

Invoice Total \$2,247.50

Excellence

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 9.27.2024
by Jason Davidson

Jason Davidson

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



YELLOWSTONE
LANDSCAPES

completed

W. O. #
NAME
ADDRESS
DATE

River Town
North lake CDD1
9/16/2024 PG OF

#		EACH	EXTNSN
3	Decoders	\$520.00	\$ 1,560.00
8	spice kits DBY	\$9.95	\$79.60
2	rotors	\$24.95	\$49.90
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$1,689.50

Please stamp here

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

Approved _____
Not Approved _____

Comments:	PROPOSED WORK	
at narrow leaf and cotton wood	MATERIALS	\$ 1,689.50
	LABOR & RENTAL	\$ 558.00
	TOTAL	\$ 2,247.50

CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
773051	9/26/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Rivers Edge CDD I
c/o Vesta Property Services
475 West Town PI Suite 114

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 26, 2024

Invoice Amount: \$1,334.00

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

September irrigation repairs*****River House*****

Irrigation Repairs

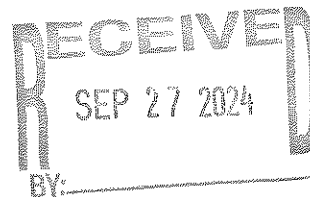
\$1,334.00

Invoice Total

\$1,334.00

Excellence

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 9.27.2024
by Jason Davidson

Jason Davidson

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



Irrigation Inspection Report

W. O. #
NAME
ADDRESS
DATE

AMENITY CENTER
RIVERTOWN
RIVERHOUSE
9/19/2024 PG 1 OF 3

CDD1

START TIME(S)	8PM
START TIME(S)	8PM
START TIME(S)	

A
B
C

RUN DAYS						
	M		W		F	
		T		T		S
S	M	T	W	T	F	S

WATER SOURCE

RECLAIM

CLOCK TYPE

RAINBIRD ESP-LXD

RAIN/FREEZE SWITCH

YES

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	S	R	S		S	R	S	S		S	S	S	R	S		R
RUN TIME	20	40	10		10	30	10	15		15	10	10	45	10		40
PROGRAM	A	A	A		A	A	A	A		A	A	A	A	A		A

S=spray heads.. R=rotor heads B=bubblers D=drip, netalim or micro sprays

ADJUSTMENTS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above Items are part of Irrigation wet check

BROKEN PIPE																
BROKEN HEADS	1				1	2		2			1			2		
BROKEN NOZZLES										1						
SEVERELY CLOGGED INCORRECT NOZZLES	4							1								
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE																

Note: Circled items are completed

Comments: broken rotor an spray heads next to construction next to tennis court

zone 11 broken 12" spray head

DATE COMPLETED

9/20/2024

TECHNICIAN

DAVON ALBERT

CLIENT



Irrigation Inspection Report

W. O. # _____ AMENITY CENTER
 NAME _____ RIVERTOWN
 ADDRESS _____ RIVERHOUSE
 DATE 9/20/2024 PG 2 OF 3

CDD1

START TIME(S)	8PM
START TIME(S)	8PM
START TIME(S)	

A
B
C

RUN DAYS						
	M		W		F	
		T		T		S
S	M	T	W	T	F	S

WATER SOURCE _____ RECLAIM
 CLOCK TYPE _____ RAINBIRD ESP-LXD
 RAIN/FREEZE SWITCH _____ YES

ZONE #	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
TYPE (S,R,B,D)		R	R	R	R	S	S	R	S	S	S	S	S	R	S	R
RUN TIME		45	40	35	45	20	20	45	20	20	15	15	15	60	5	30
PROGRAM		A	A	A	B	B	B	B	B	B	B	B	B	B	B	B

S=spray heads R=rotor heads B=bubblers D=drip, netalim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above items are part of Irrigation wet check

BROKEN PIPE																
BROKEN HEADS			1		1	2	3	1		1				2		1
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES																
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE																

Note: Circled Items are completed

Comments: ZONE 23 BROKEN 12" SPRAY

DATE COMPLETED 9/24/2024 TECHNICIAN DAVON ALBERT CLIENT _____



Irrigation Inspection Report

W. O. #

AMENITY CENTER

NAME

RIVERTOWN

ADDRESS

RIVER HOUSE

DATE

9/20/2024

PG 3 OF 3

CDD1

START TIME(S)	8PM
START TIME(S)	8PM
START TIME(S)	

A
B
C

RUN DAYS

	M		W		F	
		T		T		S
S	M	T	W	T	F	S

WATER SOURCE

RECLAIM

CLOCK TYPE

RAINBIRD ESP-LXD

RAIN/FREEZE SWITCH

YES

ZONE #	33	34	35												
TYPE (S,R,B,D)		R	R												
RUN TIME	30	30	40												
PROGRAM	B	B	B												

S=spray heads R=rotor heads B=bubblers D=drip, netalim or micro sprays

ADJUSTMENTS															
PARTIAL CLOGS															
STRAIGHTENED															

Note: Above items are part of Irrigation wet check

BROKEN PIPE			1												
BROKEN HEADS			2												
BROKEN NOZZLES															
SEVERELY CLOGGED INCORRECT NOZZLES															
CHANGE TO 6 "															
CHANGE TO 12"															
CHANGE POP UP TO RISER															
RAISE HEADS (coverage)															
MISSING HEADS															
NON TURNING ROTORS															
VALVE FAILURE															

Note: Circled Items are completed

Comments: BROKEN 3/4 PIPE AN ROTORS NEXT TO BASKETBALL CORUT

DATE COMPLETED

9/20/2024

TECHNICIAN

DAVON ALBERT

CLIENT



**COMPLETED
WORK**

W. O. # CDD1
 NAME RIVERTOWN
 ADDRESS riverhouse
 DATE 9/19/2024

#			EXTENTION
1	broken 1/3 line misc fittings pipe ,tee,couplings	\$ 20.00	\$ 20.00
2	broken 12" spray head + nozzle	\$ 11.00	\$ 22.00
11	broken 6" spray + nozzles	\$ 17.00	\$ 187.00
10	broken rotor	\$ 25.00	\$ 250.00
6	clog nozzle	\$ 3.00	\$ 18.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 497.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
9/19/2024	tech	9	\$ 93.00	\$ 837.00
				\$ -
				\$ -
				\$ -
				\$ 837.00

COMMENTS :some of the broken pipe,rotors and spray heads come from the
 contruction goin on next to the tennis court an and the basketball court
 they ran new electrial

	MATERIALS	\$ 497.00
	LABOR & RENTAL	\$ 837.00
TOTAL		\$ 1,334.00

DATE COMPLETED 9/19/24 TECHNICIAN davon albert CLIENT _____



Invoice: 32882897A

Order Date: 8/15/2024

P.O. Box 21197 St Simons Island, GA, 31522

Phone: (912) 506-3183

Event Location

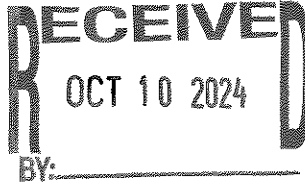
Rivertown Community

Kim Fatuch

140 Landing St

St Johns, FL 32259











Phone: (720) 285-6311



Start Date: 10/12/2024 5:00pm

End Date: 10/12/2024 8:00pm

Delivery method: Residential

	Name	Qty	Total
	Kiddie Magnetic Balloon Pop	1	\$55.00
	Kiddie Can Smash	1	\$50.00
	Carnival Booth	2	\$190.00
	Corn Maze	1	\$795.00
	Kiddie Fish Bowl Toss	1	\$50.00
	Fun House Slide - Dry	1	\$395.00
	Kiddie Ring Toss	1	\$55.00
	Kiddie Tick Tack Toe	1	\$55.00
	Toy Town Playland	1	\$250.00
	Generator	2	\$250.00

Rentals subtotal		\$2,145.00
Distance Charges	E	\$104.87
Sales Tax	Exempt 0%	\$0.00
Total		\$2,249.87
Deposit Due	Approved RECDD I	\$1,124.94
Amount Paid	Submitted to AP on 8.20.24	\$0.00
Balance Due	by Kimberly Fatuck	\$2,249.87

Kim Fatuck

Please click here to view our W-9 for your records. (<https://www.bounceitoutparty.com/w-9.pdf>)

Delivery/Removal: Make sure to verify delivery method for your event. If your delivery method indicates "Residential", the drop off may occur as early as 7am on the day of your rental "Start Date" and may be picked up as late as 11pm on rental "End Date." Due to our large service area, we may need to schedule delivery up one day prior to your event "Start Date" and pick up scheduled the day following your event "End Date." If your delivery method indicates "Park Delivery", we will try to schedule your delivery and pick-up as close to the party start-time and end-time on your event date. Due to the volume of deliveries and pick-ups on any given day we cannot guarantee that we can deliver or pick-up close to your party start-time or end-time, you will be required to adhere to our delivery and pick-up schedules. While at any public place you will be required to stay with the delivered items until our staff can make it back to your event-site for pick-up of our equipment. Failure to adhere to these rules will result in the client being responsible for 100% of all damages or replacement cost of any stolen items. If your delivery method indicates "Corporate" or "Church/School", we will try to deliver and pick-up as close to the start-time and end-time as possible. Customer is responsible for, and required to stay with equipment until it is picked up by our staff or other arrangements have been made. Bounce It Out Events must have access to all rented equipment at any time to retrieve our property during these hours. Failure to do so is in violation of this agreement. Client is not allowed to lock equipment inside any building or gate without prior approval of Bounce It Out Events.

Bounce It Out Events will:

1. Provide the necessary staff to facilitate your event, per the terms of this Agreement and power cords to reach a minimum of 50ft.
2. Deliver, set-up, teardown, and operate all activities per the terms of this Agreement.
3. Provide any and all insurance coverage necessary as it relates to our services and equipment.

Customer will:

1. Provide a minimum 4 110volt/20amp GFCI electric circuits within 50ft of setup area.
2. Provide any required entrance and parking passes, validate parking or pay for parking. Parking fees not paid by client will be separately billed after the event. Parking is to also include any tolls incurred to reach the clients destination.
3. Provide adult volunteer(s) to supervise the activities.
4. Sign this Agreement and pay the required deposit on or before 1 week (7 days) after Agreement is issued.
5. Execute any additional waivers provided by Bounce It Out Events.
6. Call MISS DIGG (811) 5-14 days prior to the event if stakes are being used in the front yard or a public space.

Information & Terms: Customer acknowledges the payment of a \$1,124.94 non-refundable deposit and the submission of Customer's duly signed and authorized proposal and agrees to and accepts the terms set forth in this entire Agreement. For events in Jacksonville, FL metro and Brunswick, GA metro areas the balance is due 72 hours before the date of the event prior to set-up (no equipment will leave Bounce It Out Events delivery vehicles until balance is paid in full). If arrangements aren't made by Bounce It Out Events for payment later than 72 hours in advance, the order will be cancelled and any payments made to Bounce It Out Events will be forfeited. For events outside those metro areas or events including catering balance will be paid in full one week prior to event start time. Alternate billing arrangements may be made on approval from Bounce It Out Events management and will be on a case by case basis. Late payments after an alternate payment arrangement has been agreed upon will result in a \$25 a day late fee per day delinquent. Bounce It Out Events reserves the right to set appropriate rules of conduct and age/weight/time limits in order to best facilitate your event and maintain a safe environment. Face paint, wet clothing/persons (except in water units), water balloons, silly string or food/drinks/candy/gum are not allowed in any inflatable attraction or amusement ride. Once the attractions are in place and/or setup,

they cannot be moved. If the above terms states "Grass-Allow Stakes," stakes must be able to be driven at least 24" into the ground. Customer is responsible of ensuring the area in which attractions are to be placed is free of any underground utilities such as gas, water, electric, sprinkler or fiber optic lines. Customer is required to call MISS DIG 5-14 days before event by dialing 811 or by using the E-Locate tool at www.missdig.org (free service) and have MISS DIG come out and identify the work area. Customer shall hold harmless and indemnify Bounce It Out Events and Bounce It Out Events cannot and will not be responsible for any underground damage and/or ancillary damage including, but not limited to utilities, sprinkler lines or septic tanks. In addition to the terms below and the operation guidelines on each rented item, the Customer agrees to supervise the operation of any rented item and further agrees that if the item is damaged that he/she will reimburse Bounce It Out Events for the full price to fix the damage or full replacement value of the rented item. Before signing this contract, Customer agrees that he/she has read the entire contract, has agreed to all terms and conditions herein and has had all questions he/she may have answered to the Customer's full satisfaction and understanding. Customer agrees that the equipment leased is for Customer's own use and said equipment is not to be loaned, sub-let, mortgaged or in any other manner disposed of by the Customer. Customer further agrees to be liable for any loss of said equipment by reason of fire, theft or any other cause.

Safety/Operating Instructions: In addition to the information set forth in this Agreement, the Customer acknowledges that there are safety and operating instructions on the equipment delivered and agrees to read those instructions and operate the equipment, and/or only allow the equipment to be operated or used, in accordance with those instructions. Customer further acknowledges and understands that Bounce It Out Events has not agreed to, nor have they provided any operators with this rented equipment (unless equipment is listed as with staff or customer pays for Bounce It Out Events staff separately) and that Customer, is solely responsible for the correct and safe operation of this equipment. Customer understands that guests'/riders'/participants' safety depends upon Customer providing AT ALL TIMES correct operation of and the use of the equipment. Customer further agrees to keep all equipment away from swimming pool(s) and Customer understands and agrees that they will not operate any electrical equipment near a water-based attraction. By entering into this Agreement, Customer acknowledges that there is a risk or injury or damage arising out of the use of this equipment. Customer voluntarily agrees to keep and maintain all safety rules for the correct, safe operation and installation and use of all equipment, and to assume any and all risk of injury or damage and to indemnify and hold Bounce It Out Events harmless therefrom. In particular, Customer will not permit the equipment to be operated by anyone who is not fully qualified and who has not received instruction from Bounce It Out Events on the safe operation and use of the equipment, nor shall Customer allow any person to use or operate the equipment when it is in need of repair or when it is in an unsafe condition or situation. Always have adults present to supervise. No food or drinks in units or on tarps. Never allow children to enter until the inflatable is fully inflated. No dogs or pets of any kind allowed on units. Unit will deflate if power fails, if power fails, exit the inflatable immediately. Never climb on exterior or interior walls of inflatables. Follow all load information on the external rules printed on the inflatable. Do not overload the inflatable. All people must remove shoes. No chewing gum, confetti or silly string, a \$500 cleaning fee will result if gum, confetti or silly string is found in or on the inflatable. No diapers or pull ups on wet slides, a swim diaper must be used at all times. No flipping on slides or inflatables. If winds exceed 20mph remove all people from the inflatable and deflate immediately. Do not wet a dry rental, if the inflatable is rented dry it must stay dry. A cleaning fee of \$100 will result in all dry items that are used wet by the customer. Do not use any detergent or other lubricant on any wet slide. Overnight rentals - Customer agrees to remove the blower and store in a locked building during the overnight hours. Customer is liable for all equipment left at event site overnight. No person should be in the rental during overnight hours. Before entering the equipment, have the users remove their shoes, eye glasses, belt buckles and any other sharp objects. Never play, jump or enter a partially inflated/deflated piece of equipment. Never allow users to climb or play on the outside or inside walls of the unit, columns, netting or roof of equipment. Always follow the amount of riders and rules posted on the unit itself. Do not plug or unplug the cord repeatedly as this will cause damage to the blower resulting in the Customer being responsible for any damage. Always have an adult present, who has reviewed and understands both this contract and the rules listed on the equipment itself, who can supervise the riders. Never allow the users to be unsupervised in or around the equipment. Never allow more than the maximum number of users listed on the equipment at one time. Only allow riders of the same age group to use the equipment at the same time.

Cancellation and Weather Policy: This contract, after signing, is a legal and binding contract. Cancellation of event, by Customer for reasons other than weather conditions or after set-up by Bounce It Out Events has begun, shall forfeit and not be entitled to any refund of the deposit paid or any other amounts previously paid or owed by Customer to Bounce It Out Events and Customer shall pay the remaining

balance to Bounce It Out Events. To postpone or reschedule an event, Customer must give a minimum of 30 days prior notice to Bounce It Out Events and Customer must pay a 25% rescheduling fee. Upon Bounce It Out Events approval, Customer may reschedule an event less than 30 days prior to their event date but more than 14 days prior to their event date for a 50% rescheduling fee. Events rescheduled inside of 14 days of event date will be required to pay any remaining balance to Bounce It Out Events, then repay a 50% deposit on any future booking with Bounce It Out Events. Rescheduled events are based upon availability of activities at the time of notification of the postponement.

Bounce It Out Events is not responsible for COVID-19 infections/lockdowns/school cancellations/or other COVID-19 cancellation reasons, bad weather, disruption of electrical service and/or any unfavorable conditions that may arise and no charges or fees will be reimbursed as a result. Bounce It Out Events reserves the right to cancel its participation in any event, in which it is determined by Bounce It Out Events that weather or other adverse conditions could or would adversely affect Bounce It Out Events ability to perform services or provide equipment as agreed. In any such case, deposits and any other payments made prior to event date are non-refundable. If crews are on site and the call is made to cancel by Bounce It Out Events, the full amount of this Agreement is expected to be paid on that day and no refund or rain check shall be given or guaranteed. If an indoor facility is available on site, the customer will be required to use those facilities or forfeit balance of event. Bounce It Out Events will allow a raincheck good for 90 days from the original event date when approved by management.

Payments and Deposits: All events are subject to a 50% deposit at the time of booking. Any and all payments made prior to an event are considered a deposit and are non-refundable. If your event falls under the rain policy rules as stated above, we will reschedule your event as explained in the previous paragraph. All other cancellations will result in forfeit of all payments and no rescheduling will be allowed without payment of rescheduling fee if applicable in paragraph above. For events outside of a 50 mile radius of our warehouses or events that include catering, final payment is required one week prior to your event start time unless approved by management at the time of booking.

Returned Check Policy: In the event that a check is returned to Bounce It Out Events for insufficient funds Customer agrees to pay the total rental price as well as an additional \$35 fee to Bounce It Out Events immediately upon notice. Payment of any amount by Customer to Bounce It Out Events is deemed received when payment has cleared Bounce It Out Events account.

Equipment, Rent, Payment and Term of Rental Agreement: Customer rents from Bounce It Out Events certain equipment described on the invoice page of this Agreement. The rental fee set forth is payable, in full, by the day of the event and the rental term shall be that listed as the Start Date and End Date on the invoice page of this Agreement, but all of Customer's obligations arising under the terms and conditions of this Rental Agreement shall run from actual delivery of the Rental Equipment to the actual pickup of the Rental Equipment by Bounce It Out Events.

Possession/Title: Customer's right to possession of the Rental Equipment begins upon the items being delivered to Customer's premises and terminates on the actual pick up by Bounce It Out Events. Retention of possession, or any failure to permit the pickup of the item(s) at or after the end of the "End Date" and time specified constitutes a material breach of this Agreement. In the event that the Equipment is not returned for any reason, including theft, the Customer is obligated to pay Bounce It Out Events the full replacement value for such equipment listed on the invoice page of this Agreement, plus any and all incidental costs associated with the attempted pickup or recovery of the equipment by Bounce It Out Events. Title to the rental items is and shall remain in Bounce It Out Events. Customer agrees to keep the Rental Equipment in his/her/their/its custody and control from the time Bounce It Out Events delivery of the items, until Bounce It Out Events picks up such items. Customer shall not cause nor permit these items, or any of them, to be sublet, rented, sold or removed from the Delivery Address, or otherwise transfer such items. If rental items are not required and/or levied upon for any reason whatsoever, Bounce It Out Events may retake possession of said items without further notice or legal process and use whatever force is reasonably necessary to do so. Customer hereby agrees to indemnify, defend and hold Bounce It Out Events harmless from any and all claims and costs arising from such retaking and/or levy. If rental items are levied upon, or otherwise moved from Delivery Address, Customer shall notify Bounce It Out Events immediately.

Care of the Rental Equipment: Customer is responsible for ensuring the cleanliness of the rental equipment beyond sanitizing and general dirtiness from general use. General dirtiness refers to small traces of dirt and grass. Candy, confetti, wrappers, glitter, food, gum, ink or any other substance that is prohibited in the rules shall not be allowed in the rental item and shall be cleaned up by Customer if such are allowed in and made a mess of. If Bounce It Out Events has to spend significant (as determined solely by Bounce It Out Events) time cleaning the rental unit, a \$50 per hour charge will be invoiced to the Customer. Customer shall also be responsible for any and all damage to any of the Rental Equipment not

caused by ordinary wear and tear. "Ordinary wear and tear" shall mean only the normal deterioration of the rental equipment caused by ordinary, reasonable and proper use of the rental equipment. Customer shall be liable to Bounce It Out Events for any and all damage which is not "ordinary wear and tear" in an amount equal to the replacement value of the rental equipment on the invoice page of this Agreement. Damage which is not "ordinary wear and tear" includes, but is not limited to, cutting or tearing of vinyl or netting, damage due to overturning, overloading, exceeding rated capacities, breakage, improper use, abuse, lack of cleaning, contamination of or dirtying of rental equipment with non-approved items such as chemicals, food, paint, silly string, mud, clay, or other materials.

Specific Rules and Instructions for the Inflatable Equipment: The following rules and warnings must be obeyed in the use of all inflatable equipment: A) All safety and operating instructions contained on the inflatable must be complied with and followed at all times; B) For the safety of all riders, ADULT SUPERVISION IS REQUIRED AT ALL TIMES; C) No silly string is permitted to come in contact with the inside or outside of the inflatable unit, this causes irreparable damage to the inflatable, and Customer acknowledges that if the inflatable is damaged by "Silly String", then a \$500.00 fee shall be automatically imposed by Bounce It Out Events and shall be immediately due and payable by Customer D) WARNING - extra caution and supervision are required for children ages three (3) and under, E) WARNING - It is unsafe to stay in inflatable if winds exceed 15-20 (based on specific attraction) miles per hour (MPH). Have all persons exit inflatable, then unplug the blower unit and let inflatable deflate, F) WARNING - Individuals with head, neck, back or other muscular-skeletal injuries or disabilities, pregnant women, small infants, and others who may be susceptible to injury from falls, bumps or bouncing are not permitted in the unit at any time, G) Do not move the inflatable from the location where set-up; H) If the inflatable unit moves, pull corner(s) back to their original location(s) and re-secure; For other questions regarding the safe installation of equipment, please call our office at 912-506-3183. I) Do not let the inflatable unit rub up against any surface.

Assumption of Risk: Customer recognizes and understands that the use of Bounce It Out Events' equipment may involve inherently dangerous activities. Therefore, Customer agrees to assume any and all risks associated with the use of the equipment by Customer and/or Customer's guests and invitees. Customer agrees to indemnify and hold harmless Bounce It Out Events from any injury, damage, claim or cause of action therefrom.

Photography and Filmography: Bounce It Out Events reserves the right to film and/or take photographs at your event without further permission from client or by attending guests. Photographs or videos taken at event may be used for promotional purposes including, but not limited to, Website content, social media, printed material, commercials, advertisements. If your delivery method states "Residential" or "Park Delivery," then pictures will only be taken of equipment and general setup. If your delivery method states "Corporate" or "Church/School," pictures could be taken of equipment, general setup and of guests interactions.

Hold Harmless Provision: Customer recognizes and understands that use of Bounce It Out Events equipment may involve inherently dangerous activities. Consequently, Customer agrees to indemnify and hold Bounce It Out Events harmless from any and all claims, actions, suits, proceeding costs, expenses, damages and liabilities, including reasonable attorney's fees arising by reason of injury, damage, or death to persons or property, in connection with or resulting from the use of said equipment including, but not limited to the delivery, possession, use, operation, or return of the equipment. Customer hereby releases and holds harmless Bounce It Out Events from injuries or damages incurred as a result of the use of said equipment unless Bounce It Out Events is operating the equipment and is deemed by a court of law to be negligent in its actions. Bounce It Out Events cannot under any circumstances be held liable for injuries as a result of acts of God, nature, or other conditions beyond its control or knowledge. Customer also agrees to indemnify and hold harmless Bounce It Out Events from any loss, damage, theft, or destruction of the equipment during the term of this contact and any extension thereof. The Customer or using party shall be in charge of operation and is FULLY RESPONSIBLE for the rental. Bounce It Out Events is NOT RESPONSIBLE for any injuries occurring to Customer or any persons using the leased equipment. Customer further agrees to hold Customer free and harmless against any claims and further, Customer shall be indemnified for any and all cost occurred due to claim from anyone, including court costs and attorney fees, Bounce It Out Events will provide its own liability insurance. Customer is responsible for the replacement value of new leased equipment in the event of theft, vandalism, fire or any act that may destroy the leased property.

Disclaimer of warranties: Bounce It Out Events makes no warranty of any kind, either express or implied, as to the condition of or performance of any leased equipment and Customer agrees to immediately cease use of the equipment and contact Bounce It Out Events if any of the lease equipment develops any indication of defect or improper working conditions. Customer agrees to use the equipment at Customers

own risk. Bounce It Out Events shall not be liable for any special, incidental, indirect, punitive, or consequential damages, including, but not limited to, loss of use, or loss of profit, nor for cost of litigation and attorney fees related thereto. The customer shall be deemed to have waived all claims of any nature against Bounce It Out Events arising from or relating to the rental except those for which Customer has given written notice to Bounce It Out Events within ninety (90) days of Customer's receipt of rental. The Customer understands that any damage to any product that is caused by misuse or mistreatment will result in the Customer being financially responsible for repair or replacement.

Force Majeure: If either party is prevented or delayed in the performance of any of its obligations under this Agreement due to Force Majeure, which shall be defined as, any act of God, fire, casualty, flood, war, strike, lockout, labor trouble, disease, medical issue, or any other circumstances beyond the reasonable control of the party, that party cannot under any circumstances be held liable for injuries as a result of the Force Majeure.

Merger Clause: This signed Agreement in conjunction with the signed Instruction Manual and Reservation Form contains the entire agreement between the Bounce It Out Events and the Customer. No amendment, whether from previous or subsequent negotiations between the Customer and the Bounce It Out Events, shall be valid or enforceable unless in writing and signed by all parties to this contract. The invalidity or enforceability of any particular provision of this Agreement shall not affect the other provisions hereof.

Additional Provisions: Any claim, dispute or other matter in question or related to this Agreement shall be subject to mediation in Glynn County, Georgia as a condition precedent to the institution of legal or equitable proceedings by either party. The parties shall share the mediator's fee and any filing fees equally.

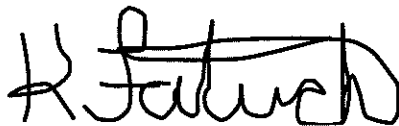
The interpretation and construction of this Agreement and any and all claims whether in contract or tort shall be governed by the laws of Georgia. This Agreement represents the entire and integrated agreement between Bounce It Out Events and Customer and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Bounce It Out Events and Customer. If any provision herein is or becomes invalid or illegal in whole or in part, such provision shall be deemed amended, as nearly as possible, to be consistent with the intent expressed herein.

Customer hereby authorizes Bounce It Out Events to recharge the on file credit card of Customer for the balance of services provided and any cancellation or cleaning fees under this Agreement at the conclusion of the services provided by Bounce It Out Events.

Details for *rentalname*:

rentalcontract

I HAVE READ AND UNDERSTAND THE INSTRUCTIONS ON THE SAFE OPERATION OF THIS EQUIPMENT AND WILL ENFORCE ALL RULES. I FULLY UNDERSTAND THIS CONTRACT AND AGREE TO ANY AND ALL TERMS HEREIN.



50.244.77.245 on 8/19/2024

Signature

8/19/2024

Date

Kimberly Fatuch

Printed Name

Payment Receipt

Date: 8/30/2024 12:12pm

Lead ID# 32882897	Amount
Current Payment Type: Check TxnID: #006452	\$1,124.94
Total Bill	\$2,249.87
Total Paid	\$1,124.94
Balance Due	\$1,124.93

Bounce It Out Events

134 Key Circle Dr
Brunswick, GA 31520

Thank you for your business. Please print this receipt for your records.

The contract does not change with your payments, but above the contract where you make payments, it has been updated to reflect your payment and any balance due.



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 # 4207436230
 INVOICE DATE 10/07/2024
 SERVICE TICKET # 4207436230
 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

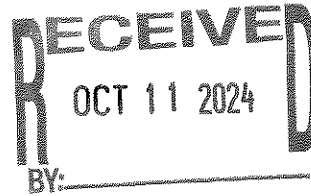
EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	02	F	3	8.282	24.85	N
	X10186	4X6 ACTIVE SCRAPER	02	F	2	9.662	19.32	N
	X10189	3X5 XTRAC MAT ONYX	02	F	2	13.113	26.23	N
	X10192	4X6 XTRAC MAT ONYX	02	F	1	16.564	16.56	N
	X10202	3X10 XTRAC MAT ONYX	02	F	1	20.706	20.71	N
SUBTOTAL							107.67	
SERVICE CHARGE							8.21	N
SUBTOTAL							115.88	
TAX							0.00	
TOTAL USD							115.88	

Approved CDD 1
 Submitted to A/P 10-11-24
 By Richard Losco
Richard Losco

Signature :

Cust. Name: RIVERS EDGE CDD
 Nick : 10:02 AM 10/07/24
 SoldTo# 0021060308 SO# 4207436230
 Invoice Total Payment on Account
 \$115.88 \$0.00

MT





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

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

Invoice

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

Invoice # 5225087163
Invoice Date 08/14/2024
Credit Terms NET 30 DAYS
Customer # 10528780
Store# RIVERS EDGE COMMUNITY DEV DISTRICT
Cintas Route LOC #0292 ROUTE 0009
Order # 7049726445
Payer # 10596960

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

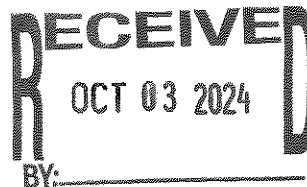
Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000004761083	Unit Description: Pool Office				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
50239	HYDROGEN PEROXIDE 2 OZ	1 EA	\$14.07	\$14.07	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
	Unit Subtotal:			\$24.52	
Unit 00000000009586565	Unit Description: FITNESS				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
159	AED CHECKED	1 EA	\$39.02	\$39.02	
564462	AED BATTERY CHECKED	1 EA	\$0.00	\$0.00	
564463	AED PADS CHECKED	1 EA	\$0.00	\$0.00	
	Unit Subtotal:			\$39.02	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$22.95	\$22.95	
	Unit Subtotal:			\$22.95	
	Invoice Sub-total			\$86.49	
	Tax			\$0.00	
	Invoice Total			\$86.49	

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

Note

Approved RECDD 1
 Submitted to A/P 10-03-24
 By Richard Losco

Richard Losco



Upcoming Delivery Dates

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



Bottled Water * Filtration * Coffee

Enjoy crisp, refreshing Primo Water with .5L/24pk on-the-go bottled water delivered to your door. Stock up for Fall by ordering now at water.com/myaccount.

Customer Account#:662311414845635

RIVERTOWN FITNESS CENTER
See Account Summary Details

Invoice Date: 10-06-24
Invoice #: 14845635 100624
Purchase Order #: See Details Below

Date	Transaction #	Details	Qt y.	Each	Amount
		Previous Balance			351.72
10-02-24		Payment - Thank You			-351.72
		Remaining Balance			0.00
		Products and Other Charges			
		Ship To Reference # 14845634			0.00
		Ship To Reference # 15261387			313.76
		Total Products and Other Charges			313.76

Summary continued on next page...

Approved RECDD I
Submitted to AP on 10.9.2024
by Jason Davidson

Jason Davidson



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

Previous Balance \$351.72	Payment \$351.72	+	Total New Charges \$328.73	=	Pay This Amount \$328.73
-------------------------------------	----------------------------	---	--------------------------------------	---	------------------------------------

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



200 Eagles Landing Blvd
Lakeland, FL 33810

Customer Account#: 662311414845635
Due By: Upon Receipt
Late Fees May Apply After: 10-29-24
Total Amount Due: \$328.73

Check here and see reverse for address and phone corrections.



↓ Mail Remittance With Payment To: ↓

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

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

Date	Détails	Qty.	Each	Amount
	Rental			0.00
	Ship To Reference # 14845634			14.97
	Ship To Reference # 15261387			14.97
	Total Rental			14.97
	Deposits			0.00
	Ship To Reference # 14845634			0.00
	Ship To Reference # 15261387			0.00
	Total Deposits			0.00
	Total New Charges:			328.73

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

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
09-10-24	T242546970033			
	CRYSTAL SPRINGS 5G SPRING WATER	13	12.99	168.87
	5.0 GALLON BOTTLE DEPOSIT	13	6.00	78.00
	5.0 GALLON BOTTLE RETURN	-13	6.00	-78.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	Total			182.86
	Rec'd By:			
	R2426021545799			
	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	9.98	9.98
	Sales Tax			0.00
	Total			9.98
	Rec'd By:			
09-24-24	T242686970018			
	CRYSTAL SPRINGS 5G SPRING WATER	9	12.99	116.91
	5.0 GALLON BOTTLE DEPOSIT	9	6.00	54.00
	5.0 GALLON BOTTLE RETURN	-8	6.00	-48.00
	5.0 GALLON PRIMO PET BOTTLE RETURN	-1	6.00	-6.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	Total			130.90
	Rec'd By:			
	R2427821545799			
	TOP LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL	1	4.99	4.99
	Sales Tax			0.00
	Total			4.99
	Rec'd By:			
	Total for Location			328.73

How to Read Your Bill

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

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

Summary:
Previous balance and posted payments since last bill.

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

Important Monthly Message

<p>Upcoming Delivery Dates</p> <p>Mar 2022 Thursday 2 Delivery to</p> <p>Apr 2022 Thursday 17 Delivery to</p> <p>May 2022 Thursday 26 Delivery to</p>		<p>Cystal</p> <p>Member Since: 11/26/2010</p> <p>Member Name: Paulina M. Flores</p> <p>Please pay this bill within the given payment schedule or your account will be placed in default of your terms. Do not put off payment for more than 30 days and contact us regarding under or over-bill. Add to your online bill!</p>	
<p>Customer Account: 1224771234667</p> <p>JOHN BARRIE 373 MAIN STREET SUITE 101 ANTWERP, GA 31709</p>		<p>Invoice Date: 04-04-22</p> <p>Invoice #: 21246671234667</p> <p>Previous Order #: 21246671234667</p>	
<p>12 61.25 Premium Balance</p> <p>12 61.25 Premium: Credit Card: 04-03-22: Paid via Monthly Billing</p>		<p>04 61.25 720234666716 DIVISAL SERVICE AS SUPPLY WATER</p> <p>12 61.25 720234666716 10 GALLON BOTTLE 20 POUCH</p> <p>12 61.25 720234666716 10 GALLON BOTTLE RETURN</p> <p>05.00 720234666716 05.00 720234666716</p>	
<p>222333444477 NOT FOR LEAD TAP AND COLD COOLER BY SHAWFIELD</p> <p>Subst Fee</p> <p>Total New Charges 22.04</p>		<p>Previous Balance 61.25</p> <p>Payments 122.50</p> <p>Bill Total 22.04</p> <p>Pay To: 66.79</p>	
<p>Cystal 202 Eglon Landing Blvd Lawrenceville, GA 30043</p> <p>Customer Account: 1224771234667 Cystal, Inc. 202 Eglon Landing Blvd Lawrenceville, GA 30043 Total Account Due: 66.79</p>		<p>Mail Remittance With Payment To: 66.79 Cystal, Inc. 202 Eglon Landing Blvd Lawrenceville, GA 30043</p>	

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

Bottle Deposits:
Highlights bottle deposits and returns.

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

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

Billing Rights Summary

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

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

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

Electronic Funds Transfer Notice

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

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

Insufficient Funds Notice

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

We appreciate your business.

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

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

Address Changes

Mailing address only Mailing and delivery address

Name

Address

City

State

Zip Code

()

Phone Number

E-mail Address

Customer Account Number

Do Not Forget To:

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 270
Invoice Date: 10/1/24
Due Date: 10/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - October 2024		4,670.00	4,670.00
Website Administration -October 2024		139.25	139.25
Information Technology - October 2024		270.33	270.33
Dissemination Agent Services - October 2024		571.17	571.17
Office Supplies		0.75	0.75
Postage		91.59	91.59
Copies		27.60	27.60
Telephone		10.75	10.75
Total			\$5,781.44
Payments/Credits			\$0.00
Balance Due			\$5,781.44

RECEIVED
OCT 02 2024
BY: _____

Treeco

PO Box 3247
Saint Augustine, FL 32085 US
info@treecofl.com



INVOICE

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

INVOICE 10768
DATE 10/05/2024
TERMS Net 15
DUE DATE 10/20/2024

DATE	DESCRIPTION	QTY	RATE	AMOUNT
10/05/2024	Sales Remove one uprooted tree located on the right side, when you pull into the entrance. Grind stump/root ball.	1	3,500.00	3,500.00

BALANCE DUE \$3,500.00

Approved RECDD
Submitted to AP 10.7.24
By Kevin McKendree
Kevin McKendree

RECEIVED
OCT 07 2024
BY: _____



Invoice

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

Invoice # 422339
Date 09/30/2024
Terms Net 30
Due Date 10/30/2024
Memo Billable Mileage split

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

Description	Quantity	Rate	Amount
Billable Mileage Sept split in 3	1	146.41	146.41
Total			146.41

RECEIVED
OCT 03 2024
BY: _____

Vesta Mileage Report

Name: **Kevin McKendree**

Month

Sep-24

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
9/4	Daily mileage	Rivertown	Rivertown	38.3	Riversedge CDD		38.3
9/5	Daily mileage	Rivertown	Rivertown	65.9	iversedge CDD		65.9
9/6	Daily mileage	Rivertown	Rivertown	22.1	iversedge CDD		22.1
9/9	Daily mileage	Rivertown	Rivertown	47.9	Riversedge CDD		47.9
9/10	Daily mileage	Rivertown	Rivertown	27.5	iversedge CDD		27.5
9/11	Daily mileage	Rivertown	Rivertown	9.4	iversedge CDD		9.4
9/12	Daily mileage	Rivertown	Rivertown	33.2	iversedge CDD		33.2
9/13	Daily mileage	Rivertown	Rivertown	51	iversedge CDD		51
9/16	Daily mileage	Rivertown	Rivertown	38.3	iversedge CDD		38.3
9/17	Daily mileage	Rivertown	Rivertown	24.2	iversedge CDD		24.2
9/18	Daily mileage	Rivertown	Rivertown	29.3	iversedge CDD		29.3
9/19	Daily mileage	Rivertown	Rivertown	31.8	iversedge CDD		31.8
9/23	Daily mileage	Rivertown	Rivertown	54.6	iversedge CDD		54.6
9/24	Daily mileage	Rivertown	Rivertown	5.2	iversedge CDD		5.2
9/25	Daily mileage	Rivertown	Rivertown	31.6	iversedge CDD		31.6
9/26	Daily mileage	Rivertown	Rivertown	22.9	iversedge CDD		22.9
9/27	Daily mileage	Rivertown	Rivertown	29	iversedge CDD		29
9/28	Daily mileage	Rivertown	Rivertown	43.4	iversedge CDD		43.4
9/29	Daily mileage	Rivertown	Rivertown	48.8	iversedge CDD		48.8
9/30	Daily mileage	Rivertown	Rivertown	31.9	iversedge CDD		31.9
						Total Mileage	686
						Reimbursement Rate	\$0.640
						Total Reimbursement	\$439.23
						Date Submitted in Paycom	9/4/24

\$146.41



Invoice

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

Invoice # 422361
Date 09/30/2024
Terms Net 30
Due Date 10/30/2024
Memo Lifeguard Hours

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

Description	Quantity	Rate	Amount
September lifeguard hours	255.69	19.00	4,858.11

Thank you for your business.

Total 4,858.11

RECEIVED
OCT 04 2024
BY: _____



Vested in your community.

To:
Rivers Edge 1 CDD
475 W. Town Place Suite 114
St. Augustine, Florida 32092
904-679-5523

Vesta
245 Riverside Avenue
Suite 250
Jacksonville, FL. 32202
Phone: 904-355-1831

Billable Services Invoice

Invoice #: 2024 - 9

Date: 10-3-2024

For:
Non-contractual Billable Services
Lifeguard Hours RiverHouse
September

DESCRIPTION	HOURS	RATE	AMOUNT
September 1 - September 30	56.16	19.00	\$1067.04
		TOTAL	\$1067.04



Vested in your community.

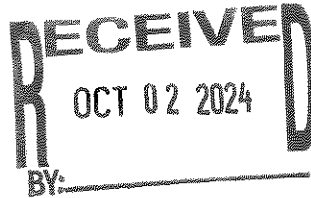
Thank you for your business!



W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

Address Service Requested
888-WB-MASON www.wbmason.com

Invoice Number	249228325
Customer Number	C3178876
Invoice Date	09/18/2024
Due Date	10/18/2024
Order Date	09/17/2024
Order Number	S146898564
Order Method	WEB



Rivers Edge CDD 1
475 W. Town Place
Saint Augustine FL 32092

Delivery Address
Rivers Edge CDD 1
Attn.: Lynn
140 Landing Street
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

Thank you for your business! We encourage you to visit www.wbmason.com/Payment for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
SCC42BR	CUP,PPR,CONE,4.25OZ,WH	1	CT	171.99	171.99
TRKTM1616S	TORK UNIVERSAL TOILET TISSUE, ROLL	1	CT	59.99	59.99

SUBTOTAL: 231.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 231.98
Total Due: 231.98

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Rivers Edge CDD 1
475 W. Town Place
Saint Augustine FL 32092

Approved CDD 1
Submitted to A/P 10-02-24
By Richard Losco

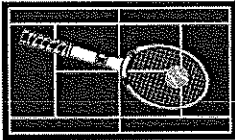
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	249228325
Invoice Date	09/18/2024
Terms	Net 30
Total Due	231.98

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

C31788762492283252492283250000000231986



Invoice

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

Date	Invoice #
10/3/2024	78106

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

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

Terms	PO #	Due Date
Net 30	Kevin McKendree	11/2/2024
Sales Rep	Ship Via	Ship Date
Kimberly Valencia	FedEx Ground	10/3/2024

Notes

Quantity	Units	Description	Options	Unit Price	Amount
3	ea	WTC 3.0 DTS Professional Net "Regular Price \$189.99 each"		173.99	521.97

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

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

RECEIVED
 OCT 04 2024
 BY: _____

Approved RECDD
 Submitted to AP 10.4.24
 By Kevin McKendree
Kevin McKendree

Wipes LLC

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



INVOICE

BILL TO	SHIP TO	SHIP DATE	08/13/2024	INVOICE	18513
Vesta Property Services - (100 Grand Verde) St. Johns FL	Vesta Property Services - (100 Grand Verde) St. Johns FL	TRACKING#	1ZX51V3903465231	DATE	08/13/2024
Rivers Edge CDD, 475 West Town Place Suite 114, St. Augustine, FL 32092	100 GRAND VERDE DR SAINT JOHNS, FL 32259-7546 US		47	TERMS	Net 30
				DUE DATE	09/12/2024

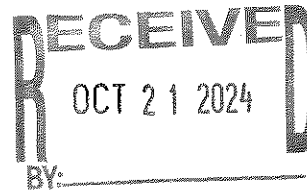
	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	5	98.96	494.80T
Shipping	Freight Cost	5	16.11	80.55
Sales Tax	Sales Tax calculated by AvaTax on Wed Aug 14 02:42:16 UTC 2024	1	0.00	0.00T

INVOICE # MUST APPEAR ON ALL EFT & CHECK PAYMENTS.

SUBTOTAL	575.35
TAX	0.00
TOTAL	575.35
BALANCE DUE	\$575.35

Approved RECDD 1
Submitted to A/P 10-02-24
By Richard Losco

Richard Losco





INVOICE

INVOICE #	INVOICE DATE
781657	10/3/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 2, 2024

Invoice Amount: \$2,423.40

Description	Current Amount
September irrigation repairs*****Decoder replacement on Indian Grass Drive*****	
Irrigation Repairs	\$2,423.40

Invoice Total \$2,423.40

Excellence

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 10.3.2024
by Jason Davidson

Jason Davidson

RECEIVED
OCT 03 2024
BY: _____

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



completed

W. O. # _____
 NAME River Town
 ADDRESS Indian Cross Dr CDD I
 DATE 9/24/2024 PG OF _____

#		EACH	EXTNSN
3	Decoders	\$520.00	\$ 1,560.00
12	splickits	\$9.95	\$119.40
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$1,679.40

Please stamp here

 \$ _____

DESCRIPTION	HOURS	RATE	TOTAL
Tech	8	\$93.00	\$744.00
			\$ -
			\$ -
			\$ -
			\$ -
LABOR & RENTAL TOTAL			\$ 744.00

Approved _____
 Not Approved _____

Comments: Aspico # 3741584

Comments:	PROPOSED WORK	
<u>replaced decoders on Indian Cross Dr.</u>	MATERIALS	\$ 1,679.40
	LABOR & RENTAL	\$ 744.00
	TOTAL	\$2,423.40

Earl _____ CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
781659	10/3/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 2, 2024

Invoice Amount: \$777.80

Description	Current Amount
September irrigation repairs*****Mainline at The Grove*****	
Irrigation Repairs	\$777.80

Invoice Total \$777.80



IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 10.9.2024
by Jason Davidson

Jason Davidson

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



YELLOWSTONE
LANDSCAPING

completed

W. O. #
NAME
ADDRESS
DATE

River Town
The Grove CDD1
9/22/2024 PG OF

#		EACH	EXTNSN
1	slip fix 2/1-2	\$160.00	\$ 160.00
4	PVC fittings 2/1-2	\$14.95	\$59.80
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$219.80

Please stamp here

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

Approved _____
Not Approved _____

Comments:	PROPOSED WORK	
left entrance to the Grove	MATERIALS	\$ 219.80
	LABOR & RENTAL	\$ 558.00
	TOTAL	\$ 777.80

CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
781660	10/3/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: November 2, 2024

Invoice Amount: \$3,719.20

Description	Current Amount
September irrigation repairs*****Decoder replacement at Orange Branch Trail*****	
Irrigation Repairs	\$3,719.20

Invoice Total \$3,719.20



Approved RECDD I
Submitted to AP on 10.9.2024
by Jason Davidson

Jason Davidson

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



YELLOWSTONE
LANDSCAPE

completed

W. O. #

NAME

ADDRESS

DATE

River Town

Orange Branch trail CDD2

9/23/2024 · PG OF

#		EACH	EXTNSN
5	Decoders	\$520.00	\$2,600.00
14	splic kits	\$9.95	\$139.30
2	Rotors	\$24.95	\$49.90
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$2,789.20

Please stamp here

DESCRIPTION	HOURS	RATE	TOTAL
Tech	10	\$93.00	\$930.00
			\$ -
			\$ -
			\$ -
LABOR & RENTAL TOTAL			\$ 930.00

Approved _____

Not Approved _____

Comments:

PROPOSED WORK

Replaced decoders near 1120 orange Branch on main road	MATERIALS	\$ 2,789.20
	LABOR & RENTAL	\$ 930.00
	TOTAL	\$ 3,719.20

Earl

CLIENT



INVOICE

INVOICE #	INVOICE DATE
784519	10/8/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: November 7, 2024

Invoice Amount: \$287.00

Description	Current Amount
September irrigation repairs***** The Lakes *****	
Irrigation Repairs	\$287.00

Invoice Total \$287.00

Excellence

RECEIVED
OCT 09 2024
BY: _____
IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 10.9.2024
by Jason Davidson

Jason Davidson

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



YELLOWSTONE
LANDSCAPE

**COMPLETED
WORK**

W. O. # CDD1
 NAME RIVER TOWN
 ADDRESS THE LAKES
 DATE 9/30/2024

#			EXTENTION
1	broken 12" spray head + nozzles	\$ 24.00	\$ 24.00
4	broken 6" spray head + nozzles	\$ 17.00	\$ 68.00
3	nozzles	\$ 3.00	\$ 9.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
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			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 101.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
9/30/2024	TECH	2	\$ 93.00	\$ 186.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ 186.00

COMMENTS :

	MATERIALS	\$ 101.00
	LABOR & RENTAL	\$ 186.00
	TOTAL	\$ 287.00

DATE COMPLETED 9/30/24 TECHNICIAN DAVON ALBERT CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
781658	10/3/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 2, 2024

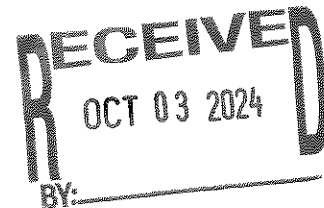
Invoice Amount: \$1,170.00

Description	Current Amount
Mainline repair on Main St.	
Irrigation Repairs	\$1,170.00

Invoice Total \$1,170.00

Excellence

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 10.3.2024
by Jason Davidson

Jason Davidson

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



completed

W. O. #

NAME

ADDRESS

DATE

River Town

River town main CDD1

9/25/2024 PG OF

#		EACH	EXTNSN
1	Gate valve 3" parts and fitting 3"	\$240.00	\$240.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 240.00

Please stamp here

DESCRIPTION	HOURS	RATE	TOTAL
Tech	10	\$93.00	\$930.00
			\$ -
			\$ -
			\$ -
LABOR & RENTAL TOTAL			\$ 930.00

Approved _____ Aspire #3750189

Not Approved _____

Comments:	PROPOSED WORK	
fixed main line 3" near road near park	MATERIALS	\$ 240.00
	LABOR & RENTAL	\$ 930.00
	TOTAL	\$ 1,170.00

Earl _____ CLIENT _____



INVOICE

INVOICE #	INVOICE DATE
784520	10/8/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 7, 2024

Invoice Amount: \$129.00

Description	Current Amount
September irrigation repairs*****17 Baya St.*****	
Irrigation Repairs	\$129.00

RECEIVED
OCT 09 2024
BY: _____

Invoice Total \$129.00

Yellowstone

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 10.9.2024
by Jason Davidson

Jason Davidson

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



**COMPLETED
WORK**

W. O. #	CDD1
NAME	RIVER TOWN
ADDRESS	17 BAYA ST
DATE	9/30/2024

#			EXTENTION
1	broken 12" spray head + nozzles	\$ 24.00	\$ 24.00
4	nozzles	\$ 3.00	\$ 12.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
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			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 36.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
9/30/2024	TECH	1	\$ 93.00	\$ 93.00
				\$ -
				\$ -
				\$ -
				\$ 93.00

COMMENTS :

	MATERIALS	\$ 36.00
	LABOR & RENTAL	\$ 93.00
TOTAL		\$ 129.00

DATE COMPLETED 9/30/24	TECHNICIAN DAVON ALBERT	CLIENT
------------------------	-------------------------	--------

BAND SOURCE PRODUCTIONS

Rosebud the Roadster
Holiday Show on Wheels

INVOICE

Invoice Date: March 21st 2024

Band Source Productions
35049 Silver Oak Drive
Leesburg, FL 34788

Business
(407) 851-3033
mail: mvz1234@aol.com

WEBSITE
www.bandorlando.com
TIN# - 59-352-5824

Band Source Productions Inc.

Invoice/receipts to:

Event Details:

Purchaser/contact:
Rivers Edge CDD2 , Address: 475
West Town PL
St. Augustine, Florida 32092
Contact person, Kim Fatuch, Phone:
720-285-6311, Email:
Kfatuch@gmail.com

Place of Event: 160 Riverglade Run St. John's, Florida
32259
Date Of Engagement: December 7, 2024
Times of performance: Times: 6:00 to 8:00 PM
Rosebud the Roadster decorated with holiday lights,
complete sound system, Laser LED Lighting effects and
perform Holiday music. Band Size, 2 piece

Contract:	Sound:	Band Size	Band Description	Price:	Hours:	Overtime:	Total
Standard	Battery Powered 2000 watt	2 Piece	Holiday Show on Wheels	\$1,000.00	6:00 PM to 8:00 PM	Not applicable	\$1,000.00

Check made payable to Band Source Productions, Inc. in the amount of \$1,000.00 is due on December 7th 2024. If the event is cancelled due to rain, payment is due in full.

Approved RECDD I
Submitted to AP on 10.17.24
by Kimberly Fatuch

Kim Fatuch

RECEIVED

OCT 17 2024

BY: _____

Subtotal	\$1,000.00
Overtime	\$0.00
Balance Due	\$1,000.00



Best Buds Tax FLOWER TRUCK

ISSUED TO

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

COMPANY NAME

Best Buds Jax
112 Bartram Oaks Walk ste.
104, Unit 600904
St. Johns, FL 32259

DESCRIPTION	QTY	TOTAL
Bouquet Workshop \$60 per person Includes Flowers, Vase, and all Materials	40	\$2,400
TOTAL		\$2,400

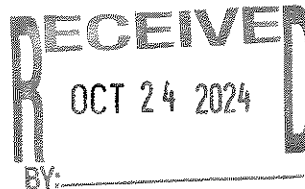
TOTAL AMOUNT \$2,400

TAX 0.5%

AMOUNT DUE \$2,412

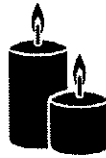


*Thank
You*



Approved RECDD I
Submitted to AP on 10.7.24
by Kimberly Fatuch

Kim Fatuch



BRASS CART & CO.
Mobile Candle Making Class

INVOICE # RIV202405-1

PREPARED FOR

RIVERS EDGE CDD

475 West Town Place, Suite 114
St. Augustine, FL 32092
ATTN: Kimberly Fatuch, (904) 679-5523

PREPARED DATE

Oct 18, 2024

DUE DATE

Nov 7, 2024

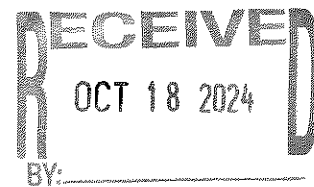
ITEM	QTY	PRICE	TOTAL
Mobile Candle Making Class 50% Deposit	1	\$487.50	\$487.50

TOTAL \$487.50

Please make all checks payable to
Brass Cart & Company, LLC
3765 Lane Ave S
Jacksonville, FL 32210

Approved RECDD I
Submitted to AP on 10.18.24
by Kimberly Fatuch

Kim Fatuch



THANK YOU FOR SUPPORTING OUR SMALL BUSINESS

11000 W. UNIVERSITY BLVD. SUITE 1000 JACKSONVILLE, FL 32210



ACCOUNT NAME Rivers Edge Cdd		ACCOUNT # 764134	PAGE # 1 of 1
INVOICE # 0006701470	BILLING PERIOD Sep 1- Sep 30, 2024	PAYMENT DUE DATE October 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) -\$333.89	TOTAL CASH AMT DUE* \$1,120.88	

BILLING ACCOUNT NAME AND ADDRESS

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

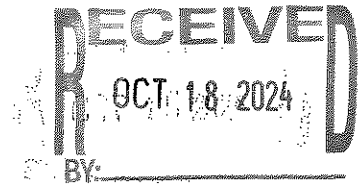
Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30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

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com
 FEDERAL ID 47-2390983
 To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
9/1/24	Balance Forward	\$665.44

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/3/24	10515674	SAG St Augustine Record	MEETINGS		\$97.20
9/9/24	10520228	SAG St Augustine Record	Rivers Edge MTG	Rivers Edge MTG	\$120.32
9/11/24	10545136	SAG St Augustine Record	Rivers Edge Rulemaking		\$80.88
9/12/24	10544828	SAG St Augustine Record	Rivers Edge Rulemaking		\$157.04



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

Total Cash Amount Due	\$1,120.88
Service Fee 3.99%	\$44.72
*Cash/Check/ACH Discount	-\$44.72
*Payment Amount by Cash/Check/ACH	\$1,120.88
Payment Amount by Credit Card	\$1,165.60

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Rivers Edge Cdd		ACCOUNT NUMBER 764134		INVOICE NUMBER 0006701470		AMOUNT PAID \$455.44
CURRENT DUE \$455.44	30 DAYS PAST DUE \$999.33	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS -\$333.89	TOTAL CASH AMT DUE* \$1,120.88
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$1,165.60
						To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com

0000764134000000000000067014700011208867177

LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

09/03/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/03/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$97.20	
Tax Amount:	\$0.00	
Payment Cost:	\$97.20	
Order No:	10515674	# of Copies:
Customer No:	764134	1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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 at 5:00 p.m.
April 16, 2025
May 21, 2025 5:00 p.m.
June 18, 2025
July 16, 2025
August 20, 2025 5:00 p.m.
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 of the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 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

MARIAH VERHAGEN
Notary Public
State of Wisconsin



LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

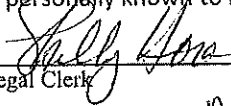
Rivers Edge Cdd
Rivers Edge Cdd c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

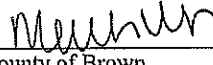
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

09/09/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/09/2024



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$120.32	
Tax Amount:	\$0.00	
Payment Cost:	\$120.32	
Order No:	10520228	# of Copies:
Customer No:	764134	1
PO #:	Rivers Edge MTG	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF SPECIAL JOINT MEETING AND CLOSED SECURITY SESSION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE CDD, RIVERS EDGE II CDD, AND RIVERS EDGE III CDD

A special joint meeting of the Boards of Supervisors of the Rivers Edge Community Development District, Rivers Edge II Community Development District, and Rivers Edge III Community Development District (together, the "Districts") will be held on Wednesday, September 18, 2024, at 9:00 a.m. at the River House Amenity Center, 156 Landing St., Saint Johns, FL, immediately following the regular meetings of the Rivers Edge II and Rivers Edge III Community Development District. The purpose of the special meeting is to discuss the Districts' security system, and conduct any and all business coming before the Districts' Boards of Supervisors (together, "Boards"). A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Governmental Management Services LLC - North Florida, at (904) 940-5850 or 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("District Manager's Office").

In accordance with Sections 119.071(3)(a) and 201.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed security session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record of the meeting.

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

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

MARIAH VERHAGEN
Notary Public
State of Wisconsin

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

09/11/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/11/2024

Legal Clerk

Keegan Clever
Mink

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$80.88	
Tax Amount:	\$0.00	
Payment Cost:	\$80.88	
Order No:	10545136	# of Copies:
Customer No:	764134	1
PO #:		

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Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and/or operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), the Rivers Edge Community Development District ("District") hereby gives notice of its intent to adopt revised Policies Regarding District Amenity Facilities (River House) (the "Amenity Policies") and establish revised rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates").
The purpose and effect of the Amenity Policies and Amenity Rates are to provide for efficient and effective District operations of the District's Amenities and other properties by setting rules, rates, and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed revised Amenity Policies and Amenity Rates include Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended.
A public hearing on the adoption of the proposed Amenity Policies and Amenity Rates will be conducted by the District on October 16, 2024, at 11:00 a.m., at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259. A preliminary copy of the proposed revised Amenity Policies and Amenity Rates may be obtained, without cost, by contacting the District Manager's Office, c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092; Ph: (904) 940-5850.
District Manager
Run Date: September 11, 2024

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

09/12/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/12/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$157.04	
Tax Amount:	\$0.00	
Payment Cost:	\$157.04	
Order No:	10544828	# of Copies:
Customer No:	764134	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING BY THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors ("Board") of the Rivers Edge Community Development District ("District") on October 16, 2024, at 11:00 a.m., at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259. Prior Notice of Rule Development was published in a newspaper of general circulation on September 11, 2024. In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives notice of its intent to adopt revised Policies Regarding District Amenity Facilities (River House) (the "Amenity Policies") and establish revised rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates"). The purpose and effect of the Amenity Policies and Amenity Rates are to provide for efficient and effective District operations of the District's Amenities and other properties by setting rules, rates, and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed revised Amenity Policies and Amenity Rates include Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended. The proposed Amenity Rates include:

Available Facilities and Facility Rental Rates
Current Proposed

RiverHouse (inside only) \$75 Repeat
RiverHouse (inside + town) N/A \$150
Palm Court and Cabana (adjacent to the RiverHouse) \$50 \$100
Lawn \$50 Repeat (no longer available to rent alone)
Soccer Field \$50 (half field) or \$100 (whole field) No charge
Pool Cabana (available only when Amenity Staff is on duty) \$50 \$100
Group Fitness Room \$50 No charge
Refundable Deposit \$500 \$250

A preliminary copy of the proposed revised Amenity Policies and Amenity Rates may be obtained, without cost, by contacting the District Manager's Office, c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092; Ph: (904) 940-5850. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office. This public hearing may be continued to a date, time, and place specified on the record of the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least three (3) business days before the hearing by contacting the District Manager at (904) 940-5850. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Manager's Office.
District Manager
Run Date: September 12, 2024



Event Contract

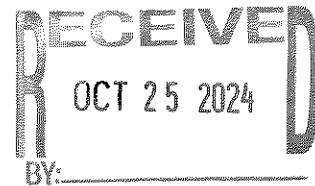
Invoice Number #24445
 Kim Fatuch
 RiverTown
 475 West Town Pl
 St. Augustine, FL 32092
 P: 904-679-5523 C: 720-285-6311
 Surface type: Grass

#	Item	Per Unit	Quantity	Price
1	Double Axe Throw	1	\$259.90	\$259.90
2	Gingerbread Bounce House Slide combo	1	\$399.90	\$399.90
3	GENERATOR	1	\$117.90	\$117.90
4	Frosty Bounce House	1	\$325.90	\$325.90

Rental Start Date	12/14/2024 11:00am
Rental End Date	12/14/2024 02:00pm
SubTotal	(\$1,103.60)
General Discount: 5%	-\$55.18 (\$1,048.42)
Coupon: \$10 off	-\$10.00 (\$1,038.42)
Tax: 0%	\$0.00 (\$1,038.42)
Total	\$1,038.42

Approved CDD I
 Submitted to AP on 10.25.24
 by Kimberly Fatuch

Kimberly Fatuch





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 # 4208887457
 INVOICE DATE 10/21/2024
 SERVICE TICKET # 4208887457
 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

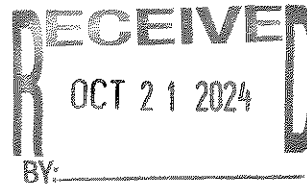
EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX	
	X10184	3X5 ACTIVE SCRAPER	02	F	3	8.282	24.85	N	
	X10186	4X6 ACTIVE SCRAPER	02	F	2	9.662	19.32	N	
	X10189	3X5 XTRAC MAT ONYX	02	F	2	13.113	26.23	N	
	X10192	4X6 XTRAC MAT ONYX	02	F	1	16.564	16.56	N	
	X10202	3X10 XTRAC MAT ONYX	02	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	

Signature :

Cust. Name: RIVERS EDGE CDD
 RIVERTOWN 10:24 AM 10/21/24
 SoldTo# 0021060308 SO# 4208887457
 Invoice Total Payment on Account
 \$115.88 \$0.00

*CMA
 Road Closed*

Approved RECDD 1
 Submitted to A/P 10-21-24
 By Richard Losco
Richard Losco



Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/16/2024	18

Bill To
Rivers Edge CDD c/o GMS, LLC

Terms	Due Date
Net 30	11/15/2024

Description	Amount
Amortization Schedule Series 2018A1 11-1-24 Prepay \$5,000	100.00
Amortization Schedule Series 2018A2 11-1-24 Prepay \$5,000	100.00
Amortization Schedule Series 2018 11-1-24 Prepay \$5,000	100.00

RECEIVED
OCT 22 2024
BY: _____

Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

INVOICE



Customer	Rivers Edge Community Development District
Acct #	292
Date	08/23/2024
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 1,500.00
Payment Amount	
Payment for	Invoice#24662
WC100124551	

Thank You

Please detach and return with payment



Customer: Rivers Edge Community Development District

Invoice	Effective	Transaction	Description	Amount
24662	10/01/2024	Renew policy	Policy #WC100124551 10/01/2024-10/01/2025 FIA WC Workers Compensation - Renew policy TRIA & Expense Constant - Renew policy Due Date: 8/23/2024	1,336.67 163.33

OCT 07 2024

	Total
	\$ 1,500.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	sclimer@egisadvisors.com	08/23/2024

INVOICE



Customer	Rivers Edge Community Development District
Acct #	292
Date	09/04/2024
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 109,714.00
Payment Amount	
Payment for:	Invoice#25257
100124551	

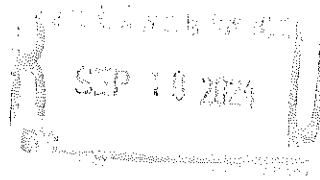
Thank You

Please detach and return with payment



Customer: Rivers Edge Community Development District

Invoice	Effective	Transaction	Description	Amount
25257	10/01/2024	Renew policy	Policy #100124551 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 9/4/2024	109,714.00



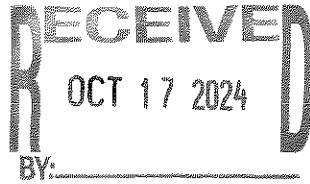
Total

\$ 109,714.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	Date
		09/04/2024



Approved RECDD I
Submitted to AP on 10.17.24
by Kimberly Fatuch

ERICA PETERS
(904) 625-2535
stuckonyoubodyart@gmail.com
1701 Manchester CT N.
St. Johns, FL 32259



Kim Fatuch

INVOICE #: 121424A
Quote Date: 10/14/2024
Event Date: 12/14/2024

EVENT NAME	EVENT DATE	EVENT TIME	# OF ATTENDEES
Rivertown Market (December)	12/14/24 (Sat)	11:00-2:00 PM	TBD

DESCRIPTION OF SERVICE(S)	
Mileage	15 miles
Travel/Unloading/Setup/Breakdown/Loading	1.5 hours
Service Hours	3 hours
Setup Materials Required (10x10 canopy/weights, 6ft table, 6ft menu, two chairs, wagon, lights as needed)	Included
Materials Required (Hygienic one-time use stencils, non-toxic/latex free body glue, & cosmetic glitter)	Included
Number of Artists (Estimated 25-30 designs can be applied by 1 artist per hour.)	1 Artist
QUOTE TOTAL	\$250

50% deposit required to secure event date. Remaining balance due the day of the event.
All payments are non-refundable.

To accept this quote, please fill out and return the below sections.

EVENT INFORMATION		
Client Name: Rivers Edge CDD	How did you hear about us?: Another Vendor	
Day of Event Contact Name: Kim Fatuch	Day of Event Contact #: 720-285-6311	
Date: 12.14.24	Day of Week: Saturday	Event Timeframe: 11AM - 2PM
Event Address: 140 Landing St St. Johns, FL 32259 Billing: Rivers Edge CDD 1 475 West Town Pl St. Augustine, FL 32092		Indoor or Outdoor?: Outdoor
Is there space for vendor to setup 6ft table and chairs? If no, please describe workplace setup. Yes, a tent is suggested but not mandatory		
Type of Event/Theme: Holiday Market	Dress Code?: None	
Any Special Designs, Color Preferences, or Requests?: No		
Age range of attendees at event: 3 - 80 All ages	Estimated # of Attendees: 200	
Guest of Honor Name:	Guest of Honor Age:	

THANK YOU FOR YOUR BUSINESS!



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

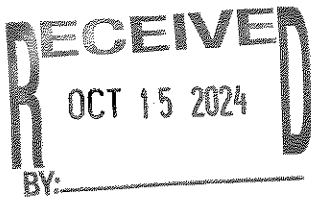
INVOICE NO.	23472070
DATE	10/15/24

CUSTOMER

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

SERVICE LOCATION

Rivertown
 39 Riverwalk Blvd
 Saint Johns, FL 32259-8621

TERMS: Upon Receipt	CUSTOMER NO. 1946	JOB NO. 1946	P.O. NO.		
Description	Quantity	Unit of Measure	Price	Amount	
Security Service 09/30/2024-10/13/2024	111.75	Hours	22.97	2,566.90	
Security Officer					
Mileage	421.00	Per	0.655	275.76	
					
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205					
			Sub-Total	2,842.66	
			Sales Tax		
			TOTAL(\$)	\$2,842.66	

Approved RECDD I
 Submitted to AP on 10.15.2024
 by Jason Davidson

Jason Davidson

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Rivers Edge Community Development District
1001 Bradford Way
Kingston, TN 37763

Invoice No. 26431
Date 10/15/2024

SERVICE**AMOUNT**

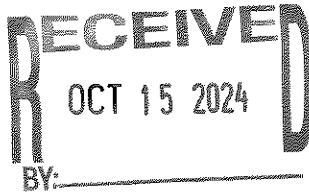
Project: Arbitrage - Series 2018A-1/A-2 FYE 8/31/24
Arbitrage Services

\$ 600.00

Subtotal: 600.00

Total 600.00

Current Amount Due \$ 600.00



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.



Howard Services

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

Billed Customer: # 001877

Site ID #: 001877-0001

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

Rivertown - Vesta Property
140 Landing St
Recreation Center
St Johns, FL 32259

001877-0001-008

9/1/2024

C-6158

Amount Paid:

Contract Number	PO Number	Invoice Date	Invoice Number	Due Date	Contractors License #
001877-0001-008		9/1/2024	C-6158	10/01/2024	CAC1822034

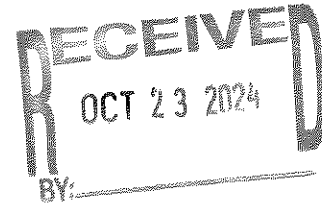
Semi-annual mechanical maintenace as per the agreement.

140 Landing CDD1 - 256.985

156 Landing CDD1 - 256.985

Filters are changed and provided by otherd

Approved RECDD 1
Submitted to A/P 10-23-24
By Richard Losco
Richard Losco



For dates between: 09/01/24 - 03/01/25

Sub Total:	595.83
Tax:	0.00
Total:	595.83



INVOICE

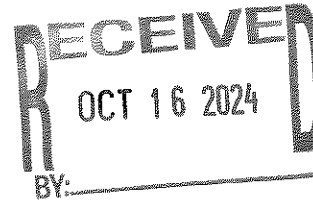
KILINSKI | VAN WYK

Invoice # 10589
Date: 10/16/2024
Due On: 11/15/2024

Kilinski | Van Wyk PLLC

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

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



Rivers Edge CDD - 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	09/03/2024	Review and revise notice of rulemaking and rule development.	0.20	\$285.00	\$57.00
Service	MGH	09/03/2024	Prepare addendum to master Yellowstone agreement for landscape and irrigation maintenance services to add services for River Lodge improvement; further prepare, finalize, and distribute rulemaking and rule development notices for upcoming public hearing on revised Amenity Policies; review and analyze draft form of Notice to Proceed for pickleball construction; review and analyze draft agenda for September 18, 2024 Board meeting and joint special meeting.	0.90	\$260.00	\$234.00
Service	MGH	09/04/2024	Further prepare, finalize, and distribute addendum to master Yellowstone agreement for landscape and irrigation maintenance services to add services for River Lodge improvement; review minutes of the August 21, 2024 Board meeting and District Manager's edits to same.	0.30	\$260.00	\$78.00
Service	LG	09/06/2024	Attend agenda planning call; prepare draft pickleball policies.	0.80	\$285.00	\$228.00
Expense	IK	09/09/2024	Certified Mail: CM to Qualizza.	1.00	\$5.58	\$5.58
Service	LG	09/09/2024	Prepare letter reminding resident of encroachment removal deadline.	0.60	\$285.00	\$171.00
Expense	RB	09/09/2024	Certified Mail: USPS 70211970000151092939 Certified Letter to	1.00	\$8.30	\$8.30

Kyle and Amanda Qualizza, Removal of Encroachments on CDD Property						
Service	MGH	09/10/2024	Review and analyze Vesta's proposed revisions to form of amenity management agreement and exhibits.	0.20	\$260.00	\$52.00
Service	LG	09/16/2024	Review agenda and prepare for Board meeting; advise regarding new supervisor oath requirements.	0.50	\$285.00	\$142.50
Service	LG	09/18/2024	Travel to and attend board meeting and joint meeting; send updated vacancy resolution.	2.90	\$285.00	\$826.50
Expense	RB	09/18/2024	Travel: Mileage LG	89.50	\$0.67	\$59.97
Expense	RB	09/18/2024	Travel: Hotel LG	1.00	\$39.38	\$39.38
Expense	RB	09/18/2024	Travel: Meals LG	1.00	\$7.28	\$7.28
Service	LG	09/19/2024	Prepare completion resolution and engineer's certificate for Series 2018 Project.	1.20	\$285.00	\$342.00
Service	LG	09/20/2024	Update Series 2018 completion resolution and engineer's report.	0.30	\$285.00	\$85.50
Service	LG	09/23/2024	Review and revise September regular meeting and joint meeting minutes; confirm status of property encroachments; prepare letter to resident regarding property encroachments.	1.20	\$285.00	\$342.00
Expense	RB	09/23/2024	USPS: #70211970000151093004 Removal of Encroachments on District Property, Kyle & Amanda Qualizza	1.00	\$5.58	\$5.58
Service	MGH	09/23/2024	Review draft minutes of the September 18, 2024 Board meeting and joint meeting to discuss security matters; exchange correspondence with District staff regarding status of removal of encroachments at 117 Twinflower Place and strategize regarding next steps; review and analyze additional Vesta comments to draft agreement for amenity management services.	0.70	\$260.00	\$182.00
Service	LG	09/24/2024	Prepare letter to resident regarding resolution of encroachment issue; provide update to Board regarding same.	0.50	\$285.00	\$142.50
Expense	RB	09/24/2024	USPS: Certified Mail tracking #70211970000151092892 Fifth Letter to Resident re Property Encroachments (117 Twin Flower Place)	1.00	\$8.20	\$8.20
Service	MGH	09/26/2024	Review, analyze, and provide comments to	0.40	\$260.00	\$104.00

			proposal and contract documents provided by Flock Security; prepare Addendum to Master Services Agreement with Flock Security.			
Service	LG	09/26/2024	Review and revise addendum to Flock Security agreement.	0.20	\$285.00	\$57.00
Service	LG	09/27/2024	Prepare response to notice to owner for pickleball construction project.	0.70	\$285.00	\$199.50
Service	CD	09/30/2024	Finalize Response to Notice of Owner and transmit same to District Manager.	0.30	\$165.00	\$49.50
Service	LG	09/30/2024	Review HOA parking restrictions legislative change; review updated Flock Safety agreement.	0.30	\$285.00	\$85.50
Non-billable entries						
Service	MGH	09/06/2024	Prepare for and attend agenda planning meeting with District staff and Chairman; review staff correspondence regarding status of removal of encroachments at 117 Twin Flower.	0.50	\$260.00	\$130.00
Service	MGH	09/13/2024	Review additional correspondence from onsite staff regarding status of removal of encroachments at 117 Twinflower Place; strategize regarding next steps if encroachments not removed by deadline.	0.30	\$260.00	\$78.00
Service	MGH	09/18/2024	Prepare for and attend Board meeting and joint Board meeting regarding security matters.	1.70	\$260.00	\$442.00
Expense	RB	09/18/2024	Travel: Mileage MGH	18.33	\$0.67	\$12.28
Service	MGH	09/20/2024	Review District Manager meeting notes from September 18, 2024 Board meeting.	0.10	\$260.00	\$26.00
Service	MGH	09/27/2024	Review Notice to Owner from Nidy Sports Construction Company related to pickleball construction project.	0.20	\$260.00	\$52.00
					Total	\$3,512.79

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
----------------	--------	------------	-------------------	-------------

10589	11/15/2024	\$3,512.79	\$0.00	\$3,512.79	
				Outstanding Balance	\$3,512.79
				Total Amount Outstanding	\$3,512.79

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

Please pay within 30 days.



October 21, 2024
 Project No: P0113094.60
 Invoice No: 53462

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 preparation, travel and attend September CDD meeting and site visits and coordination with staff on drainage issue in the Groves.

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

Professional Personnel

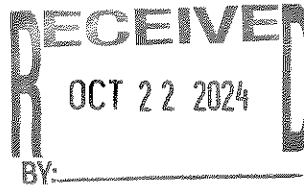
	Hours	Rate	Amount	
Engineer	1.00	150.00	150.00	
Vice President	3.50	250.00	875.00	
Sr. Construction Inspector	4.00	125.00	500.00	
Totals	8.50		1,525.00	
Total Labor				1,525.00

Reimbursable Expenses

Travel - Reimbursable - Mileage			8.90	
Travel - Reimbursable- Mileage Client OV			4.50	
Total Reimbursables		1.15 times	13.40	15.41
		Total this Invoice		\$1,540.41

Outstanding Invoices

Number	Date	Balance
52655	6/21/2024	413.53
Total		413.53





October 21, 2024
 Project No: P0113094.90
 Invoice No: 53465

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 September 01, 2024 to September 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	14,750.00	0.00
Task 4A: Bidding, Award & Preconstruct	3,500.00	100.00	3,500.00	3,500.00	0.00
Total Fee	22,000.00		22,000.00	22,000.00	0.00
Total Fee					0.00

Reimbursable Expenses

Printing - Reimbursable					22.04
Total Reimbursables			1.15 times	22.04	25.35
Total this Task					\$25.35

Task 4B: Services During Construction

Professional Personnel

	Hours	Rate	Amount
CADD Technician	1.25	105.00	131.25
Engineer	2.75	150.00	412.50
Totals	4.00		543.75
Total Labor			543.75

Billing Limits

	Current	Prior	To-Date
Labor	543.75	4,425.00	4,968.75
Budget			5,000.00
Remaining			31.25

Total this Task \$543.75

Total this Invoice \$569.10



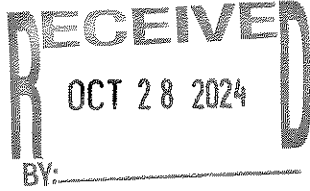
Sterling Specialties, Inc

7000 US Highway 1 North, Ste 601
 St. Augustine, FL 32095
 Phone: 904-829-5006
 Fax: 904-829-5008

P.O. Number	Date	Invoice #
	10/18/2024	16542

Bill To
Rivers Edge CDD-1 475 West Town Place Suite 114 St Augustine, FL 32092

Project Location
SR 13 Round A Bout St. John's, Fl. 32259 PER: Kevin McKendree

Description	Amount
Fence Replacement to the Southern Round-A-Bout at SR-13 -Remove existing Damaged Cable Fence(Approx 30' lin. Ft.) -Fabricate, Powder Coat & Install Approximately 30' linear feet of 42' Tall Cable Fence w/ 13 Lines of Cable in Black Powder Coated Finish. Approved RECDD Submitted to AP 10.28.24 By Kevin McKendree <i>Kevin McKendree</i> 	5,800.00

E-mail
terri@sterlingspecialtiesinc.com

Total	\$5,800.00
Payments/Credits	\$0.00
Total Balance Due	\$5,800.00



INVOICE

The Grateful Graze
United States

8054053089
www.thegratefulgraze.com

BILL TO

Rivers Edge CDD 1
475 West Town Place
Suite 114
St. Augustine, Florida 32092
United States

(904) 679-5523
kfatuch@vestapropertyservices.com

Invoice Number: 173

Invoice Date: October 7, 2024

Payment Due: October 7, 2024

Amount Due (USD): \$1,300.00

Items	Quantity	Price	Amount
Workshop - Minis In this workshop guests will learn how to make their own mini charcuterie box. The box will include instruction on creating a salami rose, slicing and styling two cheeses, as well as arranging fresh fruit, nuts, and accruements. The Grateful Graze will provide boxes, ingredients, and all supplies needed to create boxes.	40	\$30.00	\$1,200.00
Instructor Fee Instructor Fee	1	\$100.00	\$100.00
		Total:	\$1,300.00
		Amount Due (USD):	\$1,300.00

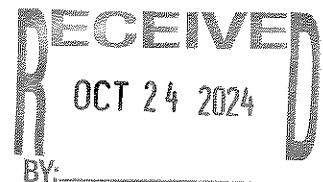
Notes / Terms

Tax Exempt - certificate provided

Make Check Payable to:
Julie Paul
1038 Orange Branch Trail
St. Johns, FL 32259

Approved RECDD I
Submitted to AP on 10.7.24
by Kimberly Fatuch

Kim Fatuch

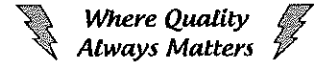


BY: _____

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

INVOICE 1102
DATE 10/03/2024
DUE DATE 11/01/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Streetlight across from 1132 Orange Branch Trail not working. Replaced non-working LED driver and photocell. Cleaned lens. Verified correct operation upon completion.	1	1,080.00	1,080.00

SUBTOTAL	1,080.00
TAX	0.00
TOTAL	1,080.00
BALANCE DUE	\$1,080.00

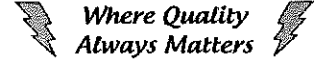
Approved RECDD
Submitted to AP 10.28.24
By Kevin McKendree
Kevin McKendree



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

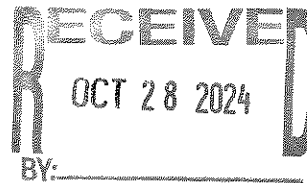
BILL TO
Rivers Edge CDD 1
475 West Town Place
Suite 114
Saint Augustine, Florida
32092

INVOICE 1093
DATE 10/14/2024
DUE DATE 11/14/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Streetlight not working at 874 Orange Branch Trail. Removed burnt out LED array assembly, driver kit, and photo sensor. Provided and installed new components and cleaned previous fire residue from light assembly. Verified correct operation upon completion.	1	2,385.00	2,385.00

SUBTOTAL	2,385.00
TAX	0.00
TOTAL	2,385.00
BALANCE DUE	\$2,385.00

Approved RECDD
Submitted to AP 10.28.24
By Kevin McKendree
Kevin McKendree





PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952583 • Atlanta, Georgia 31192-2503
 904-355-6306 • Fax: 904-353-1499 • Toll Free: 800-225-6306 • turnerpest.com

Service Slip/Invoice

INVOICE: 619658810
 DATE: 10/07/2024
 ORDER: 619658810

Bill To: [233943]
 Rivers Edge CDD
 Richard Losco
 475 West Town Place
 Suite 114
 Saint Augustine, FL 32092-3648

Work Location: [233943] 904-679-5523
 RiverHouse(RECDD 1)
 Richard Losco
 140 Landing Street
 Saint Johns, FL 32259-8621

Work Date	Time	Target Pest	Technician	Time In
10/07/2024	02:29 PM			02:29 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/07/2024		03:35 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$218.60

SUBTOTAL \$218.60
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$218.60

Approved RECDD 1
 Submitted to A/P 10-21-24
 By Richard Losco
Richard Losco

AMOUNT DUE \$218.60

TECHNICIAN SIGNATURE

Richard Losco
 CUSTOMER SIGNATURE

RECEIVED
 OCT 21 2024
 BY: _____

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

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

PLEASE PAY FROM THIS INVOICE

Service Slip/Invoice



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 804-353-1499 • Toll Free: 800-325-5305 • turnerpest.com

INVOICE: 619658951
DATE: 10/21/2024
ORDER: 619658951

Bill To: [233943]
 Rivers Edge CDD
 Richard Losco
 475 West Town Place
 Suite 114
 Saint Augustine, FL 32092-3648

Work Location: [233943] 904-679-5523
 RiverHouse(RECDD 1)
 Richard Losco
 140 Landing Street
 Saint Johns, FL 32259-8621

Work Date	Time	Target Pest	Technician	Time In
10/21/2024	09:15 AM			09:15 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/21/2024		09:36 AM

Service	Description	Price
CPCM	Commercial Pest - Flea/Tick Monthly Service	\$374.74
		SUBTOTAL \$374.74
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$374.74
<p>Approved RECDD 1 Submitted to A/P 10-25-24 By Richard Losco <i>Richard Losco</i></p>		AMOUNT DUE \$374.74
		_____ TECHNICIAN SIGNATURE
		_____ CUSTOMER SIGNATURE

RECEIVED
 OCT 25 2024
 BY: _____

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

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

PLEASE PAY FROM THIS INVOICE

2024 10/21/2024 10:00 AM 10/21/2024 10:00 AM 10/21/2024 10:00 AM



W.B.MASON CO., INC.
69 Centre St - Brockton, MA 02301-4014
800-242-5892
Address Service Requested

for correspondence only
888-WB-MASON www.wbmason.com

STATEMENT OF ACCOUNT	
Customer Number	C3202064
Statement Number	STMT67038234
Statement Date	10/02/2024

PLEASE PAY ON OUR WEBSITE OR SEND
PAYMENT TO:
W.B. MASON CO., INC.
P.O. BOX 981101
Boston, MA 02298-1101

39070 1 AB 0.593 E0028X 10028 D13453377802 S2 P10504524 0001:0001



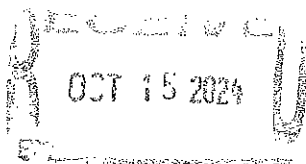
RIVERS EDGE CDD1-RIVER HOUSE AMENITIES CENT
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Account Statement

The following items are open as of the statement date.
This statement may be used for payment.

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE
1,305.00	0.00	0.00	0.00	0.00

TRANS DATE	TRANSACTION NUMBER	SALES ORDER	CUSTOMER REFERENCE	TRANS TYPE	ORIGINAL AMOUNT	PAID OR ADJUSTED	OPEN AMOUNT
09/23/2024	249319576	S146781877		Invoice	1,305.00	0.00	1,305.00
BALANCE DUE:							1,305.00



W.B. MASON CO., INC.
P.O. BOX 981101
Boston, MA 02298-1101

Address Service Requested
888-WB-MASON www.wbmason.com

RIVERS EDGE CDD1-RIVER HOUSE AMENITIES CENT
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Remittance Section	
Customer Number	C3202064
Statement Number	STMT67038234
Statement Date	10/02/2024
Total Due	1,305.00

PLEASE REFERENCE STATEMENT NUMBER WHEN
MAKING PAYMENT. PAY ON OUR WEBSITE OR
SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101



W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

Address Service Requested
888-WB-MASON www.wbmason.com

Invoice Number	249320875
Customer Number	C3178876
Invoice Date	09/23/2024
Due Date	10/23/2024
Order Date	09/17/2024
Order Number	S146898564
Order Method	WEB

Rivers Edge CDD 1
475 W. Town Place
Saint Augustine FL 32092

Delivery Address
Rivers Edge CDD 1
Attn.: Lynn
140 Landing Street
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

Thank you for your business! We encourage you to visit www.wbmason.com/Payment for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

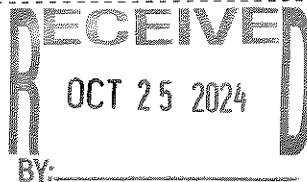
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
WBM36003	10 WW REDI-STRIP REGULAR SIDE SEAM	1	BX	31.85	31.85

SUBTOTAL: 31.85
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 31.85
Total Due: 31.85

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101



Approved RECDD 1
Submitted to A/P 10-25-24
By Richard Losco

Richard Losco

Rivers Edge CDD 1
475 W. Town Place
Saint Augustine FL 32092

Remittance Section	
Customer Number	C3178876
Invoice Number	249320875
Invoice Date	09/23/2024
Terms	Net 30
Total Due	31.85

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

C31788762493208752493208750000000031853



W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

Address Service Requested
888-WB-MASON www.wbmason.com

PM(P)

Invoice Number	249393283
Customer Number	C3178876
Invoice Date	09/25/2024
Due Date	10/25/2024
Order Date	09/23/2024
Order Number	S147066524
Order Method	WEB

Rivers Edge CDD 1
475 W. Town Place
Saint Augustine FL 32092

Delivery Address
Rivers Edge CDD 1
Attn.: Ken
140 Landing Street
Saint Johns FL 32259

W.B. Mason Federal ID #: 04-2455641

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit www.wbmason.com to view our entire Return Policy

Thank you for your business! We encourage you to visit www.wbmason.com/Payment for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CSD34200	WIPES, SCRIM,4PLY,POPOP,WH(W202)	2	CT	63.49	126.98

SUBTOTAL: 126.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 126.98
Total Due: 126.98

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 1
Submitted to A/P 10-25-24
By Richard Losco

Richard Losco

Rivers Edge CDD 1
475 W. Town Place
Saint Augustine FL 32092

RECEIVED
OCT 25 2024
BY: _____

Remittance Section	
Customer Number	C3178876
Invoice Number	249393283
Invoice Date	09/25/2024
Terms	Net 30
Total Due	126.98

PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

C31788762493932832493932830000000126986

Wipes LLC

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



INVOICE

BILL TO
Rivers Edge CDD
475 West Town Place,
Suite 114
St. Augustine, Fl. 32092

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

SHIP DATE 10/15/2024
SHIP VIA UPS

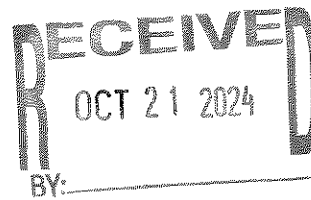
INVOICE 19000
DATE 10/15/2024
TERMS Net 30
DUE DATE 11/14/2024

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92T
Shipping	Freight Cost	2	16.11	32.22

SUBTOTAL	230.14
TAX	0.00
TOTAL	230.14

BALANCE DUE \$230.14

Approved CDD 1
Submitted to A/P 10-21-24
By Richard Losco
Richard Losco



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/30/24	00017	10/29/24 10292024	202409 600-53800-60000	PICKLEBALL CT/BSKT LIGHTS BROGDON BUILDERS, LLC	*	185,318.40	185,318.40 000031
TOTAL FOR BANK B						185,318.40	
TOTAL FOR REGISTER						185,318.40	

RECEIVED
OCT 29 2024
BY: _____

Rivers Edge
COMMUNITY DEVELOPMENT DISTRICT

Capital Reserve Fund

Check Request

Date	Amount	Authorized By
October 29, 2024	\$185,318.40	Corbin deNagy

Payable to:

Brogdon Builders, LLC #17

Date Check Needed:

Budget Category:

ASAP	034.600.53800.60000
------	---------------------

Intended Use of Funds Requested:

Pickleball Courts & Basketball Lighting
(Attach supporting documentation for request.)

OWNER'S CERTIFICATE OF PARTIAL PAYMENT

Contractor (Name and Address):

Brogdon Builders, LLC
6919 Distribution Ave S Unit 4
Jacksonville, FL 32256

Contractor Federal I.D. No: 47-4634262

Request No: 1

For Period Starting: 9/9/24 Ending: 9/30/24

Project Number:

Project Name: Rivers Edge CDD Pickleball Courts

Base Contract Calendar Days:	120
Adjusted Days by Change Order:	0
Revised Contract Days:	
Elapsed Days to Date:	21
Net Days Remaining:	99
Estimated Days Ahead (+) or Behind (-):	

NTP September 9, 2024

Approved Change Orders (Attach additional pages if required)			
CO#	\$ AMOUNT	CO#	\$ AMOUNT
001	\$0.00	011	\$0.00
002	\$0.00	012	\$0.00
003	\$0.00	013	\$0.00
004	\$0.00	014	\$0.00
005	\$0.00	015	\$0.00
006	\$0.00	016	\$0.00
007	\$0.00	017	\$0.00
008	\$0.00	018	\$0.00
009	\$0.00	019	\$0.00
010	\$0.00	020	\$0.00
Subtotal	\$0.00	Subtotal	\$0.00
Total Net Change Orders \$		0.00	

Original Contract Sum.....	\$	342,048.00
Change Orders (Net).....	\$	
Contract Sum To Date.....	\$	342,048.00
Completed To Date.....	\$	195,072.00
Materials Stored.....	\$	0.00
Total Completed & Stored.....	\$	195,072.00
Less Retainage 5%.....	\$	9,753.60
TOTAL.....	\$	185,318.40
Less Previous Certificates.....		
Balance To Finish.....	\$	146,976.00
THIS CERTIFICATE PAY THIS AMOUNT \$		185,318.40
TOTAL PAID THIS CERTIFICATE TO MBE:		\$0.00

CERTIFICATION BY THE CONTRACTOR: According to the best of my knowledge and belief, I certify that all items and amounts shown on the face of this Application are correct, that all work has been performed and material supplied in full accordance with the terms and conditions of the Contract, and that all materialmen, laborers and subcontractors, as defined in Chapter 713.01, Florida Statutes, have been paid the amounts due them out of any previous payments made to the contractor by the Owner. Further, I agree to promptly pay each materialmen, laborer and subcontractor, as defined in Chapter 713.01, Florida Statutes, upon receipt of payment from the Owner, out of the amount paid to me on, account of such materialman's laborer's or subcontractor's work, the amount to which said materialman, laborer and subcontractor is entitled, reflecting the percentage actually retained, if any, from payments to myself on account of such materialman's, laborer's and subcontractor's work.

CONTRACTOR

[Signature]
(Contractor must sign in the presence of a Notary)

By:

Clayton Brogdon
(Type Name)

STATE OF

FL

COUNTY OF

St. Johns

The foregoing instrument was acknowledged before me this

9-25-24

(date)

by

Clayton Brogdon
(name of officer or agent, title of officer or agent)

of

Brogdon Builders
(name of corporation acknowledging)

a

FL

corporation, on behalf of the corporation. He/she is personally known to me or has produced

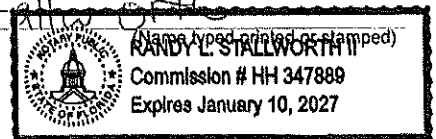
(state or place of Incorporation)

FLDL

(type of identification)

as identification.

Randy Stallworth
(Signature of Notary)
Randy Stallworth



Owner Signature and Date:

CONTRACTOR: Brogdon Builders, LLC

PAGE: 1 OF 1

PROJECT #: Rivers Edge CDD Pickleball Courts

DATE: 9/30/2024

PROJECT NAME: Rivers Edge CDD Pickleball Courts

PROJECT MGR: Clayton Brogdon/Marc Hoffmann


LOCATION: 120 Landing

SCHEDULED SUB. COMPLETION: 12/16/2024

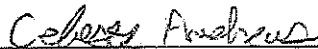
WORK COMPLETED THIS PERIOD AS OF DATE: 9/30/2024

FUND TYPE: _____

A Item Number	B Description of Work	C Scheduled Value	D Previous Application	E This Period	G Work Completed		H Balance to Finish (C-G)	I Retainage (5%)			L Amount Payable This Period (G-I)
					Total Completed (D+E)	Percentage Completed (G/C)		Previous Retainage	Less This Period Retainage	Total Retainage Withheld (I+J)	
1	General Conditions	45,160.00		35,560.00	35,560.00	73.84%	12,600.00	0.00	1,778.00	1,778.00	33,782.00
2	Courts/Fencing	160,048.00		116,256.00	116,256.00	72.84%	43,792.00	0.00	5,812.80	5,812.80	110,443.20
3	Concrete Sidewalks	28,000.00		0.00	0.00	0.00%	28,000.00	0.00	0.00	0.00	
4	Landscaping/Tree Removal	25,200.00		11,000.00	11,000.00	43.65%	14,200.00	0.00	550.00	550.00	10,450.00
5	Alternate #1 Pickleball Court Lighting	43,120.00		17,248.00	17,248.00	40.00%	25,872.00	0.00	862.40	862.40	18,385.60
6	Alternate #2 Basketball Court Lighting	37,520.00		15,008.00	15,008.00	40.00%	22,512.00	0.00	750.40	750.40	14,257.60
PAGE TOTAL:		342,048.00	0.00	195,072.00	195,072.00	57.03%	146,976.00	0.00	9,753.60	9,753.60	185,318.40



 Brogdon Builders, LLC



Architect
 Engineer

 Owner

UNCONDITIONAL WAIVER AND RELEASE
UPON PROGRESS PAYMENT

STATE OF FLORIDA }
COUNTY OF St Johns }

The undersigned, in consideration of the sum of \$185,318.40 hereby waives and releases any and all claims, liens, claims of lien, lien rights, demands, unsigned or disputed change orders, and causes of action of all kind and character in any way related to the below referenced project for labor, services, or materials furnish 9-30-24 to Brogdon Builders, LLC on the job of Rivers Edge CDD to the following property:

Rivers Edge Pickleball Courts and
Basketball Lighting
120 Landing St
St Johns, FL 32259

This waiver and release does not cover any earned but unpaid retainage nor any amounts due for labor, services, or materials furnished after the date specified.

Dated this 25 day of Sept, 2024.

LIENOR'S NAME HERE

[Signature]

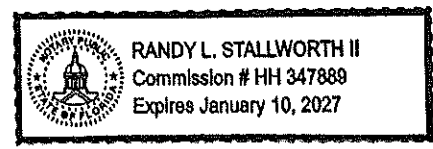
By: Clayton Brogdon

Its: Manager

Sworn to and subscribed before me this 25 day of Sept 2024, by Clayton Brogdon, the Manager of Brogdon Builders, () who is personally known to me or has produced FLDL as identification and says he/she is authorized to execute the forgoing waiver and release of lien on behalf of said lienor and that the statements contained herein are true and correct.

[Signature]

Notary Public
State of Florida at Large
My Commission expires: January 10, 2027



FIFTH ORDER OF BUSINESS

A.



Rivers Edge CDD – I, II, and III

Landscape Update for December 2024

- **General Maintenance**
 - Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds.
 - We have set the clock to run twice a week with the turf going dormant and cold temperatures
 - We have Detailed and Cleaned up the Riverhouse and Riverclub.
 - We have completed Renderings for the front entrance of Main Street, Roundabouts on SR 13, and The River House.
 - Team is spraying for weeds throughout the community and trimming shrubs.
 - Teams will work on grass cutbacks and removing moss from trees
 - We will insure that all tree suckers are removed from the base of the trees
 - Teams will dead wood oaks throughout as we go through each section this winter season
 - Team has been spraying all mulch beds for clean appearance.
 - Teams have removed numerous trees and limbs that have fallen at no charge. Larger trees will be proposed for removal by the arbor team.
 - Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on status of concerned areas and the overall appearance of the community.
 - Annual flowers will be installed on December 15th along with fresh and rich soil. We raised the beds for a better show. We have installed red and white Snap Dragons in the back and Dusty Miller in the front. This will give the Christmas/winter feel and look amazing. The next rotation will be in March.
 - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
 - This is caused by the flowers staying too saturated which causes the roots to rot.

- Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.
 - Because of this you will see scalping occasionally until the proper height is achieved.
 - Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so that the new green growth is what is showing after each mowing occurrence moving forward.
- **Irrigation**
 - Techs have been running through system and making repairs as we go.
 - All clocks are being set to run two times a week due to amount of rain we have had
 - Lead tech is working with IQ system to help system run more efficiently.
 - We are setting five day rain delays when we have rain
 - Other options are being looked at to make the system more efficient and save on the annual water cost.
 - Items being looked at:
 - Eliminating bubblers on established trees that do not need them anymore
 - Making sure all rain sensors are operational
 - Adding rain sensors to battery operated valves
 - Each area will be different depending on layout and justification of cost.
 - Some will be looked at to be added to a clock with wiring.
 - Others will be looked at for rain sensor installation and hidden by plant material if required.
- **Fert/Chem**
 - Our techs will be treating for turf weeds throughout the community.
 - The turf is starting to go completely dormant. The color will change due to this but will pop and push back come spring time.
 - Lead tech is Treating roses with bone meal and liquid fertilizer.
- **Arbor**
 - We will continue to lift low hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with balanced weight distribution from the branches.
 - We are working on Palm tree trimming and should complete by end of January. There are over 1,200 Palm trees In Rivertown

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 12/18/2024

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, then applying a top seal coat over the entirety of the trail. Duval Asphalt's quote was selected in November's meeting, and they quoted the seal coat under the required monetary threshold approved by the board. We are working on the details to get the job started.

Waterslide:

We are in the process of gathering proposals for slide resurfacing of our waterslide at the RiverHouse. This will need to be performed this offseason.

Waterslide Tower Frame Issues:

While inspecting the slide tower staircase we discovered that some of the platform's support beams had excessive rust. We brought in a structural engineer who was recommended by our district engineer to inspect the tower. The slide is closed now due to it being off season and he suggested we address the issue before next season. There will need to be multiple weld repairs made near the top of the platform to ensure everything is up and the beams will need to be painted to protect them going forward on a recommended annual basis. The engineer described this as a small job, although somewhat costly, and he has a recommendation on a welding company to use (Skyline Construction) where he will meet with them on site during the repair to instruct accordingly. We have obtained their quote and are working on others for comparison.

Waterslide Tower Bolt Replacement:

The carriage bolts that attach the boards on the outside of the frame of the waterslide tower have rusted to the point where the heads have deteriorated. The lumber is still whole and in good shape, so we are simply looking to replace the bolts with 3/16s stainless steel versions for longevity. We are gathering quotes and will present this off season.

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. The pavers are having issues in multiple areas as well due to the palm trees' growth uplifting

them. We are currently gathering quotes for pool resurfacing as the finish is original to the pool's inception and well past its life expectancy. This job will be going out for a formal RFP, likely presented in January.

RiverHouse Pool Furniture:

Last off season we replaced the lounge chairs around the family pool at the RiverHouse and relocated any of the salvageable chairs to the lap pool side. This off-season we will need to order matching chairs for the lap pool side as the old ones are original to the property and have many broken welds and broken slings. We are preparing this quote from the same manufacturer as the others and will present it when available.

Waterfall Grates:

The grates that ripple the water on the Main Street waterfall entrance are rusted and broken. We need to have all of these replaced and are pricing out options. The new grates will be made of stainless steel.

Tennis Court Lights:

Most of the lights stopped working on our tennis courts. We had all 3 contactors replaced which fixed the circuitry issue. We also had multiple ballasts and sockets that were burnt out. We eliminated the ballasts, replaced the sockets and installed LED bulbs. This is now complete.

Pothole on Footbridge alleyway:

There is a large pothole that formed on one of alleyways off Footbridge in the Gardens neighborhood. We got with the District Engineer to investigate the root cause of the pothole, and it was determined to have not been caused by an underlying water or drainage issue. We cold-patched the area for now until we can get it properly repaired.

Street Signage around Main Street:

Many of the street signs in the Main Street District have seen better days. Their reflectivity is worn down from sun damage. We have contracted Sundancer Signs to replace the decals on these signs to bring them back up to standard.

Tree Replacement:

We are working with Yellowstone to replace 2 oak trees on Rivertown BLVD as you enter the community in front of the RiverHouse. These were casualties of Hurricanes Helene/Milton.

RiverHouse Parking Lot Lighting:

We were tasked with adding additional lighting to the RiverHouse parking lot for safety reasons. We will begin this process by having a lighting test done by a electrical engineer to determine proper placement of additional lights. After that we will be able to obtain quotes.

Community Garden:

We were tasked with revamping the community garden as most of the materials in it are original to its inception. This will include a new ground cover, planter beds and soil.

RECDD II**Right Side Firepit:**

The control module for the right side firepit is inoperable and is being sent back to the manufacturer for warranty repair/replacement.

RiverClub Generator:

The board of CDD 1 has inquired about adding a built-in generator to power the RiverClub Café as it is prone to prolonged power outages resulting in losses in food spoilage and security systems being down. We will gather information and pricing to present to the boards'.

RiverClub Painting:

The RiverClub needs fresh paint of the exterior as the old original coat has seen better days. We will be presenting quotes soon.

RiverClub Pool Coping:

A large area of coping on the radius of the walk-in entry was collapsing into the pool. This caused the backsplash tile to pop off as well. We contracted Epic Pools to repair the area as we have used them for similar issues in the past at other locations. This is now closed.

Sewage back up in Riverclub:

The bathrooms at the kayak shed had a sewage back up issue due to the failure of the lift station that assists the facilities. The club itself did not have any issues likely due to its higher elevation. The power of the pumps became intermittent causing this system to fail therefore we needed to replace the pumps that were original to the facility. This is now complete.

All Districts**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 CDD and some are homeowner trees. We are coordinating Yellowstone on the trimming back of our trees and will be notifying the HOA of any trees that are homeowner trees so that they may notify the residents. We have also located approximately 60 signs in the main street area that are sun-faded to the point that the decals need replacing and we have begun the process of these repairs.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: **12/10/24**

Submitted by: **Kim Fatuch**

Ongoing Projects

- Holiday lighting has been installed. Tree is ready for the lighting this weekend!
- Prepping events for Spring 2025
- Working with Supervisor Maynard on Garden Club

December Events

- 12.1.24 – Community Bike Donation
 - Give old bikes a new life by donating them to a great cause



- 12.6.24 – MnN Duo in the Café
 - A fan favorite of Rivertown is back to finish the year strong with fun tunes.
- 12.7.24 – Golf Cart Parade and Tree Lighting Event
 - Residents are invited to decorate their golf carts or watch from a viewing area as we kick off the Holiday season. Then all residents are invited to the RiverClub to watch a fun dance show, light the tree and take a trip to the Polar Express (amphitheater) for games, movie and treats.





- 12.8.24 – Breakfast with Santa
 - 100 timeslots available and sold out in 4 days.
 - Breakfast is open to all residents, however pictures with Santa are for those who registered only.
 - We ended up with over 130 families getting photos with Santa and over 180 eating breakfast in the café.
 - The café did \$1131 in net sales during the event.



- 12.14.24 – Winter Market
 - 40+ vendors along with bounce houses, photobooth and pictures with holiday llamas and mini cows.
 - Lots of attendance at these events typically. It is always a resident favorite.
- 12.19.24 – 904 Trivia
 - Trivia will be hosted by a new vendor in December
 - Possibly keeping them monthly depending on resident feedback
- 12.20.24 – Rhythm of the Holidays
 - Concert at the amphitheater
 - This will include F13rce Elite Training Dance Studio and BIZA Bartram Jazz Band for songs of the Holidays complete with complimentary Hot Cocoa and cookies.

January Events

- 1.3.25 – Davis Cook back at the café
- 1.9.25 – Music Bingo with Ross
- 1.10.25 – Candle Making at the RiverHouse
- 1.15.25 – Comedy Night at the RiverHouse
- 1.23.25 – Trivia with Ross
- 1.25.25 – Penguin Plunge at the RiverHouse

(Continued)

RIVERTOWN

RECDD's Monthly Cafe Report

Date of report: **12/18/24**

Submitted by: *Richard Losco & Lisa McCormick*

RiverClub Café - November

TOTAL NET SALES

\$43,520.31

TOTAL TRANSACTIONS

1,468

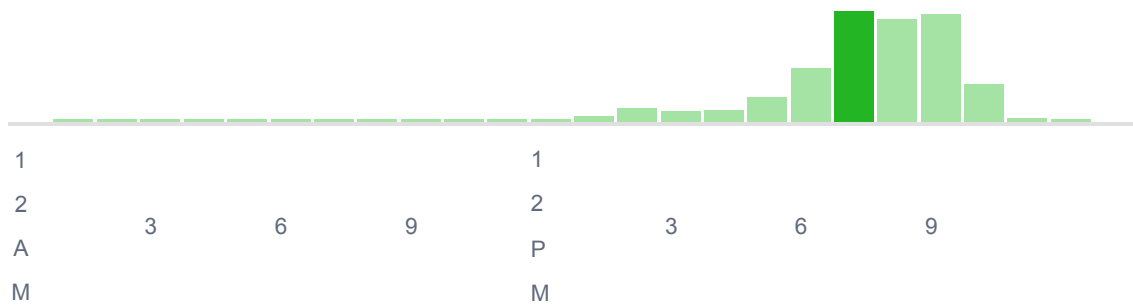
BEST DAY OF THE WEEK

Friday

COVERS

0

AVG. SALES BY HOUR



■ Avg.
■ Fri

\$3,562.45

Your items

TOP-SELLING CATEGORY

Mains

TOP-SELLING ITEM

Wings

TOTAL ITEMS SOLD

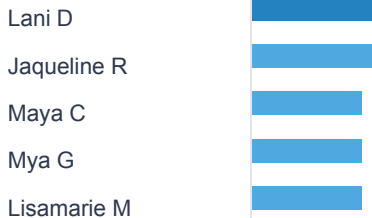
6,496

TOP-SELLING ITEM SALES

\$2,802.00

Your employees

SALES BY EMPLOYEE



TOP EMPLOYEE

Lani Dail

TOP EMPLOYEE SALES

\$13,390.00

AVG. SALE COUNT PER EMPLOYEE

126.73

AVG. SALES PER EMPLOYEE

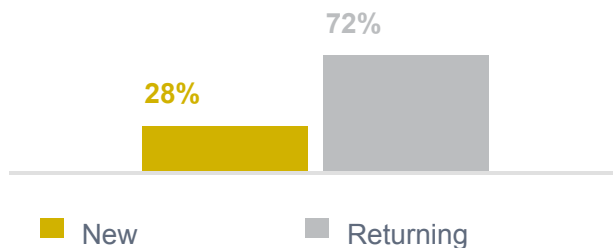
\$4,419.73

Your customers

CUSTOMERS
SERVED
769

NEW
CUSTOMERS
215

RETURNING
CUSTOMERS
554



Square POS Net Sales were up for the month of November at \$43,520 compared to \$29,551 prior year, an increase of 47%. The Café operation is generating cash flow so to cover the expenses of the operation, and its focus is “Customer Satisfaction”. The Fall Menu has been implemented which include Apple Cranberry Walnut Salad, Sliders, and Salted Caramel Vanilla Crunch Cake!

Entertainment included Jeremy Wineglass, Greg Johnson, and our famous Music Bingo & Trivia night. The Smores and Cider event was a big success with great participation. The Glow Foam Party rocked at the Amphitheatre.

Hours of Operation:

- Wednesday – Thursday: 4:00pm – 9:00pm
- Friday – 4:00pm – 10:00pm
- Saturday – 12:00pm – 10:00pm
- Sunday – 12:00pm – 9:00pm

Drink and Food Specials are available daily and are changed continually.

The Café was closed on Thanksgiving Day to spend time with our families.

(Continued)

RIVERTOWN

RECDD's Monthly Amenity Report

Date of report: 12/18/24

Submitted by: Richard Losco & Ken Council

RiverLodge Lazy River Hours: 10am – 5:30pm (Dusk) - (Thursday – Tuesday) *Closed Wednesdays*

RiverLodge Lifeguard/WAP Hours: Closed for Season

RiverLodge GS Hours: 10am - 9pm (Sunday – Tuesday, & Thursday), 10am – 10pm (Friday/Saturday)

RiverHouse GS Hours: 11am - 5pm (Tuesday - Sunday) *Closed Mondays*

RiverHouse LG/Slide Hours: Closed for Season

RiverClub GS Hours: 10am - 9pm (Sun, Mon, Wed, & Thurs). *10am – 10pm* (Friday/Saturday)

-RiverHouse: IAS Replaced NVR for RH Security Camera System and Palm Court Patio camera as it was no longer functional on 11/14/2024. Next Service will troubleshoot Tennis Court and Slide Tower Cameras to resolve connectivity issues and see if any of the cameras need replacement. Ordering new signage for Pickleball and Tennis courts.

- RiverHouse Gym: Contacted the Commercial Fitness rep about some rusting/corrosion on handlebars of the treadmills. Excess moisture is a persistent issue that results in faster wear and tear of gym equipment. He will come out to replace the bars on the treadmills. All equipment is functional. Pushing thorough gym cleaning to associates.

- RiverClub: Ordered replacement Golf Cart Parking Only signs and Dog Park signs. Received new Adirondack chairs for fire pits on 12/5/2024. Tree lighting Saturday, December 7th. The Control 4 System is online for music and TVs. Issues with the locking mechanisms of the outside gates were resolved by IKE on 11/21/2024.

- RiverLodge Gym: All equipment is functional. Received a couple of emails about a few machines not functioning properly. One treadmill was simply coming unplugged, and I have reset the other machines in question. Will continue to monitor functionality. Pushing thorough gym cleaning to associates. Gym Rules Sign is now up, and we have a new cushioned floor matting under dumbbell area and squat rack. Lee & Cates will install a mirror directly behind the dumbbell rack as highly requested by patrons. Contacted Ike and Gary with


Ace Doors about problems with the front gym door not shutting fully enough to engage the lock, and some electronic mechanism issues with the rear gym doors. The issue with the back door of the gym has been resolved. Gary will be by to adjust front door.

- **Hiring/Staffing:** Currently hiring FB Cook and Busser. Not hiring for any other positions.



Customer Service Report

Customer: Rivertown 1
 Customer ID: J19302
 Field Biologist: Steven P

Date of Visit: 11/30/2024
 Weather: High


Waterway and Ditch Treatments

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

Comments: Ponds treated as listed above for the month of November. Thank you for choosing Florida Waterways INC.

Carp Program

- Carp Observed
- Barriers Inspected

Flow

- None
- Slight
- Visible

Water Clarity

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

Water Levels

- High
- Normal
- Low

Fish/Wildlife Observations

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

Native/Beneficial Vegetation Noted

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

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



Customer Service Report

Customer: Rivertown 1
 Customer ID: J19302
 Field Biologist: Steven P

Date of Visit: 11/30/2024
 Weather: High

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

Comments: Ponds treated as listed above for the month of November. Thank you for choosing Florida Waterways INC.

Carp Program

- Carp Observed
- Barriers Inspected

Flow

- None
- Slight
- Visible

Water Clarity

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

Water Levels

- High
- Normal
- Low

Fish/Wildlife Observations

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

Native/Beneficial Vegetation Noted


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

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Customer Service Report

Customer: Rivertown 1
 Customer ID: J19302
 Field Biologist: Steven P

Date of Visit: 11/30/2024
 Weather: High


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

Comments: Ponds treated as listed above for the month of November. Thank you for choosing Florida Waterways INC.

- Carp Program**
- Carp Observed
 - Barriers Inspected

- Flow**
- None
 - Slight
 - Visible

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

- Water Levels**
- High
 - Normal
 - Low

Fish/Wildlife Observations

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

Native/Beneficial Vegetation Noted


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

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Customer Service Report

Customer: Rivertown 1
 Customer ID: J19302
 Field Biologist: Steven P

Date of Visit: 11/30/2024
 Weather: High




Pond CR1



Pond CR2



Pond DD (1)



Pond CC



Pond EE




Pond MM

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Customer Service Report

Customer: Rivertown 1
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Date of Visit: 11/30/2024
 Weather: High




Pond WW



Pond OO



Pond Z



Pond D



Pond C




Pond B

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Customer Service Report

Customer: Rivertown 1
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 Field Biologist: Steven P

Date of Visit: 11/30/2024
 Weather: High




Pond E



Pond A



Pond G



Pond H



Pond X




Pond W

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Customer Service Report

Customer: Rivertown 1
 Customer ID: J19302
 Field Biologist: Steven P

Date of Visit: 11/30/2024
 Weather: High




Pond BB



Pond AA



Pond I



Pond J (1)



Pond FF




Pond GG

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Customer Service Report

Customer: Rivertown 1
Customer ID: J19302
Field Biologist: Steven P

Date of Visit: 11/30/2024
Weather: High




Pond HH



Pond XX



Pond LL



Pond K



Pond V




Pond T

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Customer Service Report

Customer: Rivertown 1
Customer ID: J19302
Field Biologist: Steven P

Date of Visit: 11/30/2024
Weather: High




Pond U



Pond L



Pond R



Pond Q



Pond S




Pond Y

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Customer Service Report

Customer: Rivertown 1
 Customer ID: J19302
 Field Biologist: Steven P

Date of Visit: 11/30/2024
 Weather: High




Pond CR6



Pond CR5



Pond CR4



Pond M



Pond CR7



Pond CR8

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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
Sunday, December 8, 2024				6

ACTIVITY / COMMENTS:

Total Contacts:8 Citations: 1 Warnings:3 Top speed measured by radar was; , **41MPH onKeystone Corners**

** Responded to a business alarm at the Welcome Center after hours**

TENTH ORDER OF BUSINESS

A.

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]

[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: _____



Prince Pump and Dump

2837 Seville Court
Jacksonville , FL 32207

Invoice No.: 00000041

Date: 4/12/2024

Ship Via:

Bill To:

Rivers Edge CDD2
475 WEST TOWN PL, SUITE 114
ST. AUGUSTINE, FL 32092

Ship To:

Rivers Edge CDD2
475 WEST TOWN PL, SUITE 114
ST. AUGUSTINE, FL 32092

DESCRIPTION	EX AMOUNT
2) 5hp grinder pumps (myers) 2 year warranty 3 hours labor- remove , replace, test , reset pumps notes : both pumps needs to be replaced , highly recommend maintenance program	\$32,750.00

TAX: \$0.00
Total : \$32,750.00

Terms: Net 14

Comment:

check valve is leaking, needs to be adress in the future

Balance Due: \$32,750.00

Approved RECDD 2
Submitted to AP 12.4.24
By Kevin McKendree

Kevin McKendree

B.

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: RiverFront Buffer Trimming

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

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

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary: RiverFront Park buffer trimming down to 4 feet to allow better sight line and view of River.

(Yellowstone Landscape)

Total Proposed Compensation: \$4,900.00

Cost Share Calculation:	<u>\$1,554.28</u>	<u>Rivers Edge</u>
	<u>\$1,627.29</u>	<u>Rivers Edge II</u>
	<u>\$1,718.43</u>	<u>Rivers Edge III</u>

Methodology Consultant Approval: _____
(Signature)

(Date)

If requesting addition of new improvements:

Engineer Approval: _____
(Signature)

(Date)

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

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____



Proposal #: 494865

Date: 12/4/2024

From: Michael Scuncio

Landscape Enhancement Proposal for Rivers Edge CDD I

Jason Davidson
Vesta Property Services
475 West Town Pl Suite 114
Saint Augustine, FL 32092
j davidson@vestapropertyservices.com

LOCATION OF PROPERTY
475 West Town Place Suite 114
St. Augustine, FL 32092

River Front Park Waters Edge Buffer Trimming

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, AMOUNT. Row 1: General Labor, 70, \$70.00, \$4,900.00

Yellowstone will Trim River Front Park buffer down to 4 Feet in Height. This will allow better view of River

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control...

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Rivers Edge CDD I

Summary table with 2 columns: Item, Amount. Subtotal \$4,900.00, Sales Tax \$0.00, Proposal Total \$4,900.00

THIS IS NOT AN INVOICE

C.

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: RiverClub Buffer Trimming

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

Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge II CDD

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

Please identify the scope of supplemental services or describe the additional improvements requested to be added. Attach service maps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary:
RiverClub buffer trim down to 4 feet to allow better sight line and view of River

(Yellowstone Landscape)

Total Proposed
Compensation: \$ 4,200.00

Cost Share		
Calculation:	\$1,332.24	Rivers Edge
	\$1,394.82	Rivers Edge II
	\$1,472.94	Rivers Edge III

Methodology
Consultant Approval:

(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval:

(Signature)

(Date)

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

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
 Chair Vice-Chair, Board of Supervisors

Date: _____



Proposal #: 494866

Date: 12/4/2024

From: Michael Scuncio

Landscape Enhancement Proposal for Rivers Edge CDD II

Jason Davidson
Vesta Property Services
475 West Town Pl Suite 114
Saint Augustine, FL 32092
j davidson@vestapropertyservices.com

LOCATION OF PROPERTY
475 West Town Place Suite 114
St. Augustine, FL 32092

River Club Buffer Trimming

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, AMOUNT. Row 1: General Labor, 60, \$70.00, \$4,200.00

Yellowstone will trim the buffer at the River Club to 4 feet for better sight line

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control...

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Rivers Edge CDD II

Summary table with 2 columns: Item, Amount. Subtotal \$4,200.00, Sales Tax \$0.00, Proposal Total \$4,200.00

THIS IS NOT AN INVOICE