

*Rivers Edge*  
*Community Development District*

*January 15, 2025*

# *AGENDA*

**Rivers Edge  
Community Development District**  
[www.RiversEdgeCDD.com](http://www.RiversEdgeCDD.com)

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January 8, 2025

Board of Supervisors  
Rivers Edge Community Development District

Dear Board Members:

The Rivers Edge Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, January 15, 2025 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)
- III. Approval of the Consent Agenda
  - A. Minutes of the December 18, 2024 Meeting
  - B. Financial Statements as of November 30, 2024
  - C. Check Register
- IV. Staff Reports
  - A. Landscape Maintenance - Report
  - B. District Engineer
  - C. District Counsel – Update on RiverFront Park
  - D. District Manager
  - E. General Manager
    1. Monthly Amenity, Field Operations and Pond Reports
    2. Proposal for Midge Fly Remediation (Pond K)
- V. Cost Share Items
  - A. Ratification of Emergency Grinder Pump Repair at RiverClub Facility

- B. Consideration of Exterior Painting
- C. Consideration of Community Garden Project Costs
- VI. Discussion of Dog Park and Pickleball Court Access Control
- VII. Other Business
- VIII. Supervisor Requests
- IX. Audience Comments
- X. Next Scheduled Meeting – February 19, 2025 at 11:00 a.m. at the RiverTown Amenity Center
- XI. Adjournment

**PUBLIC CONDUCT:** Members of the public are provided the opportunity for public comment during the meeting. Each member of the public is limited to three (3) minutes, at the discretion of the Presiding Officer, which may be shortened depending on the number of speakers. Speakers shall refrain from disorderly conduct, including launching personal attacks; the Presiding Officer shall have the discretion to remove any speaker that disregards the District's public decorum policies. Public comments are not a Q&A session; Board Supervisors are not expected to respond to questions during the public comment period.

*THIRD ORDER OF BUSINESS*

*A.*

Minutes of Meeting  
Rivers Edge  
Community Development District

The regular meeting of the Board of Supervisors of the Rivers Edge Community Development District was held Wednesday, December 18, 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
Ryan Stillwell	District Engineer
Jason Davidson	General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manger
Jay King	Vice President
Mike Scuncio	Yellowstone
Several Residents	

The following is a summary of the discussions and actions taken at the December 18, 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. Fowler stated an item on the agenda is appointment of a new board member and I notice the existing board is all men. I strongly encourage you if there are any qualified women that has submitted themselves in front of this board that you seriously consider giving that woman this position.

A resident stated at the last meeting I said I was going to submit my resume, and my neighbor was going to put his in. He has more experience than me and would be a good asset for the board to consider. Transparency is important and let people know ahead of time about the meetings.

A resident stated thank you very much for the pickleball courts, they look beautiful. I run the pickleball group on Facebook and we took a poll and 72-1 in favor of the power access. A suggestion is to have a trashcan for all the tennis courts and pickleball courts and maybe benches.

A resident stated I would like to see counter access for pickleball. The reservation systems I have seen kill the game and makes the game cliquy, certain groups won't play with certain groups. A number of residents want to just walk in and play. The best system I see is where you just walk into the court and figure it out.

A resident stated there is a park behind my house with a lot of critters and a lot of trash. The trashcan needs a lid on it to keep the critters out.

Ms. Fowler stated I agree that pickleball needs a sign that says RiverTown residents only. In regard to meeting minutes, before you approve the last month's meeting minutes, I think you should consider how residents can get more detailed meeting minutes. The 15<sup>th</sup> order of business, audience comments are so vague that someone who cannot attend the meeting want to know what was really asked and the response. There were many questions on the policies of the Flock system, how you are going to address that. If I were not at the last meeting and read the minutes, which I did, all it said was Flock systems. What were you talking about? There were 12 meetings a year, three at 5 p.m. four at 11 a.m. at the end of the meeting I am going to request a change in times because the meeting minutes aren't detailed enough so I know that probably 90% of the people that live here, work, and it is impossible to come to an 11 a.m. meeting or a 5 p.m. meeting, I will talk about that later. Also, all these audience comments, why aren't these things put on the agenda, which is according to Roberts Rules of order.

A resident stated I want to speak to park landscaping as well as security issues. The pocket park on Orange Branch is in a constant state of disrepair. There are some large areas of grass that

has been torn up and hasn't been replaced and every time it rains it is just destroyed. The dogs are just digging it up and it is never repaired. There are large holes and large areas that are never fixed and it looks terrible, it is unsafe, dogs are constantly dirty getting in there and it looks terrible for the neighborhood. The larger issue is that a lot of non-residents are using that area as well. There are arguments with non-residents, dogs have been attacked by non-resident's dogs, the locks have been constantly broken off. It is used by quite a few residents. We reached out about putting in a key card there so it can be secured. I know recently a small sign was put on there about no trespassing. For those who use it every day we would like some attention put on that.

A resident stated one dog is particularly aggressive and I asked her to leave but she would not. It is not open to the public and there are people who come every day from 8 in the morning.

Mr. deNagy stated we are going to move up two staff reports at this time.

The next two items were taken out of order.

### **District Engineer**

Mr. Stillwell stated the pickleball courts are complete. We received the final pay application from the contractor. Kevin and I walked it this morning and have a couple punch list items, just cleanup items. They left some stuff out on the road when they left and some other little manual cleanup of rocks and things like that on sidewalks.

### **Landscape Report**

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

## **THIRD ORDER OF BUSINESS      Organizational Matters**

### **A. Consideration of Appointing a New Supervisor to Seat 5**

Mr. deNagy stated at the last meeting seat 5 was declared vacant and after discussion the board decided to solicit resumes for this seat. Vesta sent an email blast and we posted it on the website and received a number of inquiries and the resumes are in the agenda package.

Mr. Briggs, Ms. Wolf, Mr. Steele, Mr. Baron, Mr. Munn, Ms. Santuono, Ms. Raun, and Mr. Warden gave an overview of their background and expressed their interest in serving on the board.

After discussion, the board took the following action.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with four in favor and Mr. White opposed Fred Baron was appointed to fill the unexpired term of office of seat 5.

**B. Oath of Office for Newly Appointed Supervisor**

Mr. deNagy being a notary public of the State of Florida administered the oath of office to Mr. Barron

**C. Consideration of Resolution 2025-06 Designating Officers**

On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor Resolution 2025-06 was approved reflecting the same slate of officers.

**FOURTH ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Minutes of the November 20, 2024 Meeting**
- B. Financial Statements as of October 31, 2024**
- C. Check Register**

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

**IFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Maintenance - Report**

This item taken earlier in the meeting.

**B. District Engineer**

This item taken earlier in the meeting.

**C. District Counsel**

Ms. Gentry stated you have until December 31<sup>st</sup> to complete the four hours of ethics training. Mr. White has until the end of 2025 to complete it.

A few meetings ago the board asked us to look into the process for starting discussions about the Riverfront Park turnover. In our initial review we found that the property appraiser's site lists that as owned by Mattamy. I have a call set up with Ryan and Mattamy to talk about anything that needs to be coordinated to have those discussions.

At the last meeting the board directed that we put together a formal RFP for the pool repair. We have started the draft documents for that, and Vesta has a meeting set up and DJ asked to be involved in helping to look over the scope and make sure it was getting accurate apples to apples quotes. We expect to have proposals back at your February board meeting.

Mr. Baron stated when you have discussion with Mattamy about Riverfront Park, I would like to have a second discussion on the welcome center. That parcel is owned by Mattamy, and I would like to see an agreement with CDD1 that we retain that building.

Ms. Gentry stated we can definitely have conversations about that. They privately own it and we don't have any control over it. I will add that to my list.

Mr. Baron stated if Mac can't make it I will be there.

Ms. Gentry stated we have been working on hammering out the details of the new Vesta contract, we have everything just about finalized and signed but there was one term that differs from our standard contract terms in a substantive way. Our standard contract prohibits non-compete provisions. If the district suspends any portion of their contract with Vesta or terminates the contract the district would not be prohibited from directly or indirectly employing or contracting with any individual that previously worked for the district through Vesta. Vesta's legal counsel has requested to strike that language and include a provision that the district shall not solicit for employment any employee of the contractor that was utilized in any way in the performance of the services outlined in this agreement. This is a non-compete provision, which as it stands would prohibit the district from reaching out to Vesta employees to employ them directly after the Vesta contract is terminated. My understanding is that this is important to them because they have had some bad experiences recently. I don't know the details, but I did tell them that I would have to bring that to the board for approval before including it in the contract. The Rivers Edge II board that met earlier this morning said they were okay with this provision in their contract as long as there was a time limitation on it. They asked me to negotiate for a limit of six months

and after six months the non-complete would be annulled. I'm looking for direction from this board.

Mr. Maynard asked why wouldn't Vesta include a non-compete clause for their employees not to be able to work for an entity they previously worked for? Why does it fall on us to do that?

Ms. Gentry stated our normal contract agreement prohibits Vesta from having non-compete provisions as it relates to this CDD and they have asked us to strike that.

Mr. McIntyre stated I can see where we would want to retain staff that had historical knowledge and experience here.

Ms. Gentry stated I will say there are numerous ways you can challenge non-compete provisions on over broadness and things like that. I have had a district have a non-compete provision in their contract and the community banded together and raised money to negotiate a buyout of that individual. Our standard agreement prohibit non-compete clauses for just that reason, it causes hurdles that a lot of boards don't want to jump over.

Mr. Baron stated if you want that individual the other way it is done is they hire them on as a consultant for whatever time period it is then they are brought in as a fulltime employee. What is your recommendation?

Ms. Gentry stated my recommendation is to not include non-competes. Vesta's counsel has represented to me that he didn't use the word "deal breaker" but he was emphatically standing behind this provision. In the spirit of getting this agreement signed, this is the last provision that we were debating. Including the non-compete with a reasonable time limitation would be a good compromise. Let me know if anyone disagrees but we will keep the non-compete provision and add the time limitation.

**D. District Manager**

There being none, the next item followed.

**E. General Manager – Monthly Amenity and Field Operations Report**

A copy of the monthly amenity and field operations report was included in the agenda package.

Ms. Gentry outlined the three options for the garden fence, options for the pathways, and replacement of topsoil and after discussion the board took the following action.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the board approved the following: powder coated galvanized steel fencing, replace topsoil and pavers for the walkways.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Halloween Event**

Mr. White stated I met with Roxanne the previous host of the past year's hallow crawl event the evening of our last meeting. We discussed CDD and Vesta partnership could come into play and a potential path forward. We were looking at a partnership with Vesta, and what it could look like. Possibly a Friday night event or late Saturday afternoon kickoff event utilizing the amphitheater or the RiverHouse. If we held it at the RiverClub there could be a financial benefit to the RiverClub Café. This past year they utilized wrist bands, see if there is an online form to submit participation for the event. We also talked about a sign-up and who is going to host the stops, having an agreement between the CDD and homeowner that is participating. Overall doing these things lets the community know it is a partnership and not a Vesta or CDD trying to shut anything down because that has been a perception. We also talked about event insurance and bringing the number of stops down to five locations and one being the amenity stop for a total of six. There would be less overall risk by having people not travel so far in the community. She will talk to the people who are going to host to see if they can tie in multiple subdivisions and neighborhoods.

Mr. McIntyre stated I want to make sure for audience members that it is clear that the board is not looking to shut down Hallow Crawl. We are trying to find ways that we can make sure that residents are safe, that the community is respected and those that belong here are here and it doesn't create an issue to where the board has to intervene with less than desirable suggestions and outcome. Hallow Crawl has grown so much that we have to look at partnering or figuring out some way to allow it to continue and be what it is and ensure that it can continue for years and see if there is any way we can incorporate Vesta to help enhance that and control what happens on CDD property.

When you speak of arm bands it goes back to something else on the agenda, the dog park. There is an exorbitant amount of people who use our facilities that do not live here, they don't pay

for the stuff here and they don't respect our stuff. If we are going to do armbands do one color for residents and another color for invited guests. Also have an after action trash committee.

Ms. Gentry stated I will check with our insurance carrier because this is a unique event having it be a private event of this scale that the CDD is not hosting but we are helping to facilitate. There is something they call a blanket event insurance policy they can do, but we have to make certain assurances about things that are happening on CDD property. It simplifies things if the alcohol stays on private property. We can work out the details of the insurance.

**EIGHTH ORDER OF BUSINESS                      Discussion of Pickleball Policies and Reservation System**

Ms. Fatuch outlined the reservation systems she had researched along with the cost for each.

Mr. McIntyre stated someone spoke earlier about the paddle system. Let them do their thing that works for them. If it works, it works and there is no need to spend extra money for something that is already working.

Ms. Gentry stated we left it open that it is first come first served unless the board decided to implement a registration system.

**NINTH ORDER OF BUSINESS                      Discussion of Dog Park Access Control**

Mr. Losco stated we have had many complaints concerning the use of the dog parks, specifically the one in Preserve by non-residents and after input by the chairman, we are purchasing merit locks for the gates. Also, we have purchased and are installing signs that state it is for RiverTown residents only. Hopefully that will minimize a lot of the problems.

Mr. McIntyre stated we need some way to identify the bad actors. I don't want to get in a situation where we constantly have to replace these locks. I would like to continue with Jason offline and try to find pricing alternatives and bring that back to the board. I would like to get this issue resolved.

**TENTH ORDER OF BUSINESS                      Cost Share Items**

**A.    Ratification of Emergency Grinder Pump Repair at River Club Facility**

This item tabled.

**B. Consideration of RiverFront Park Buffer Trimming**

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the RiverFront Park buffer trimming proposal from Yellowstone in the amount of \$4,900 with the cost share for Rivers Edge being \$1,554.28, Rivers Edge II \$1,627.29 and Rivers Edge III \$1,718.43 was approved

**C. Consideration of RiverClub Buffer Trimming**

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the RiverClub buffer trimming proposal from Yellowstone in the amount of \$4,200 with Rivers Edge share being \$1,332.24, Rivers Edge II \$1,394.82 and Rivers Edge III \$1,472.94 was approved

**ELEVENTH ORDER OF BUSINESS                      Other Business**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS                      Supervisors’ Requests**

Additional Comments: Midge flies are out of control in North Lake, tree light event was fantastic and well attended, submissions for monument sign decoration, send eblast about fireworks locations.

**THIRTEENTH ORDER OF BUSINESS                      Audience Comments**

Additional Comments: Issues at and condition of dog park, during adult lap swim numerous preteens jumping in the pool with no lifeguard or parents present, need lifeguards who will enforce pool rules, residents can only give comments at the beginning and end of the agenda not during the discussions, minutes are vague and nothing in there about unfinished business, we brought up pickleball lock or private property sign before you discussed it but there was no discussion, meeting time, livestream meetings, security discussed in shade meetings, residents can report concerns to Vesta staff at any time, add Flock security cameras to next agenda or hold special meeting, inform residents how cameras are to be used to ensure cameras are not misused, will you implement safe list with Flock Cameras, Flock Cameras collect a lot of information put safeguards in place, access control, wrist bands don’t always work for keeping event participants

being residents only, signage at pickleball courts, repair of pool, pickleball court lights are too bright, parking lot needs more light, welcome center ownership, buttons for crosswalk doesn't work, parents need to watch their kids at the pool, use RiverHouse as rest stop on Hallow Crawl, use of welcome center.

**FOURTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – January 15, 2025 at 11:00 a.m. at the RiverTown Amenity Center**

Mr. deNagy stated the next meeting is scheduled for January 15, 2025 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the meeting adjourned at 1:37 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***November 30, 2024***



**Rivers Edge**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 2024**

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 171,458	\$ -	\$ 258,839	\$ -	\$ 430,296
Accounts Receivable	191,572	-	-	-	191,572
Assessments Receivable	293,517	189,121	-	-	482,638
Due from Rivers Edge II	5,674	-	-	-	5,674
Due from Rivers Edge III	-	-	87,666	-	87,666
Due from Mattamy - Utilities	19,028	-	-	-	19,028
Due from Other	10	-	-	-	10
<b>Investments:</b>					
State Board of Administration (SBA)	7,649	-	791,977	-	799,625
US Bank Custody Account	257,834	-	-	-	257,834
<b>Series 2016</b>					
Reserve	-	239,764	-	-	239,764
Revenue	-	150,336	-	-	150,336
Prepayment	-	88	-	-	88
<b>Series 2018</b>					
Reserve	-	116,678	-	-	116,678
Revenue	-	74,442	-	-	74,442
Prepayment	-	22,004	-	-	22,004
Construction	-	-	-	4,127	4,127
<b>Series 2018A-1/2018A-2</b>					
Revenue	-	88,548	-	-	88,548
Reserve 2018A-1	-	68,919	-	-	68,919
Reserve 2018A-2	-	87,648	-	-	87,648
Deposits	7,241	-	-	-	7,241
<b>Total Assets</b>	<b>\$ 953,982</b>	<b>\$ 1,037,547</b>	<b>\$ 1,138,481</b>	<b>\$ 4,127</b>	<b>\$ 3,134,138</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 50,400	\$ -	\$ -	\$ -	\$ 50,400
Accrued Expenses	57,951	-	-	-	57,951
Fica Payable	92	-	-	-	92
<b>Total Liabilities</b>	<b>\$ 108,443</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 108,443</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Deposits	\$ 7,241	\$ -	\$ -	\$ -	\$ 7,241
<b>Restricted for:</b>					
Debt Service	-	1,037,547	-	-	1,037,547
Capital Project	-	-	-	4,127	4,127
<b>Assigned for:</b>					
Capital Reserve Fund	-	-	1,138,481	-	1,138,481
Unassigned	838,299	-	-	-	838,299
<b>Total Fund Balances</b>	<b>\$ 845,540</b>	<b>\$ 1,037,547</b>	<b>\$ 1,138,481</b>	<b>\$ 4,127</b>	<b>\$ 3,025,695</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 953,982</b>	<b>\$ 1,037,547</b>	<b>\$ 1,138,481</b>	<b>\$ 4,127</b>	<b>\$ 3,134,138</b>

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 2,498,348	\$ 463,748	\$ 463,748	\$ -
Misc Income/Interest	30,000	5,000	2,848	(2,152)
Rental Revenue	30,000	5,000	3,229	(1,771)
Cost Share Landscaping Rivers Edge II	801,623	133,604	133,604	0
Cost Share Landscaping Rivers Edge III	103,480	17,247	17,247	(0)
Cost Share Amenity Rivers Edge II	88,478	14,746	14,746	0
Cost Share Amenity Rivers Edge III	155,848	25,975	25,975	(0)
Community Garden	1,500	250	-	(250)
Tennis Revenue	1,000	1,000	353	(647)
Special Events	15,000	2,500	3,241	741
<b>Total Revenues</b>	<b>\$ 3,725,277</b>	<b>\$ 669,070</b>	<b>\$ 664,991</b>	<b>\$ (4,079)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 3,000	\$ (1,000)
FICA Expense	918	153	230	(77)
District Engineer	25,000	4,167	1,859	2,308
District Counsel	55,000	9,167	8,882	284
District Management	56,040	9,340	9,340	(0)
Assessment Roll Administration	5,618	5,618	5,618	-
Dissemination Agent	6,854	1,142	1,442	(300)
Information Technology	3,244	541	541	0
Website Maintenance	1,671	279	279	0
Annual Audit	5,200	-	-	-
Trustee Fees	12,500	2,083	6,841	(4,757)
Arbitrage	1,800	300	1,200	(900)
Telephone	500	83	11	73
Postage	1,500	250	544	(294)
Printing & Binding	3,000	500	65	435
Insurance	11,126	11,126	10,300	826
Legal Advertising	2,500	417	-	417
Other Current Charges	500	83	-	83
Office Supplies	100	17	2	14
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 205,246</b>	<b>\$ 47,440</b>	<b>\$ 50,328</b>	<b>\$ (2,888)</b>

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Ground Maintenance</b>				
Field Operations Management (Vesta)	\$ 39,438	\$ 6,573	\$ 6,573	\$ -
Landscape Maintenance	1,347,729	224,622	179,607	45,014
Landscape Contingency	61,200	10,200	6,862	3,338
Irrigation Repairs and Maintenance	45,000	7,500	12,906	(5,406)
Lake Maintenance	56,340	9,390	10,665	(1,275)
Irrigation Water Use	245,000	40,833	46,248	(5,415)
Electric	158,000	26,333	33,470	(7,137)
Street Lighting & Signage Repairs and Replacements	20,000	3,333	5,920	(2,587)
Street and Drainage Maintenance	5,000	833	-	833
Repairs and Maintenance	18,530	3,088	4,837	(1,749)
<b>Subtotal Ground Maintenance</b>	<b>\$ 1,996,237</b>	<b>\$ 332,706</b>	<b>\$ 307,090</b>	<b>\$ 25,617</b>
<b>Amenity Center - River House</b>				
General Manager (Vesta)	\$ 46,793	\$ 7,799	\$ 7,918	\$ (120)
Amenity Manager (Vesta)	29,632	4,939	4,939	0
Maintenance Service (Vesta)	105,417	17,570	17,570	-
Lifestyle Director (Vesta)	43,328	7,221	7,221	(0)
Lifeguards (Vesta)	43,563	-	-	-
Facility Attendant (Vesta)	73,150	12,192	12,192	0
Security Monitoring	3,500	583	417	166
Security Guards	100,000	16,667	17,512	(845)
Telephone & Internet	38,000	6,333	8,422	(2,088)
Insurance	106,238	106,238	99,414	6,824
Fitness Equipment Lease	27,921	4,654	-	4,654
Janitorial Services & Supplies (Vesta)	32,875	5,479	5,479	0
Pressure Washing	20,000	3,333	-	3,333
Pool Chemicals (Poolsure)	20,420	3,403	3,076	328
Natural Gas	410	68	88	(19)
Electric	37,000	6,167	5,820	347
Water & Sewer	45,000	7,500	7,783	(283)
Repair and Replacements	110,000	18,333	20,605	(2,271)
Refuse	50,000	8,333	9,255	(922)
Pest Control	12,000	2,000	1,187	813
Fire Alarm System Maintenance	2,000	333	-	333
Access Cards	3,250	3,250	3,250	-
License & Permits	1,800	300	101	199
Other Current	8,000	1,333	682	651
Special Events	50,000	8,333	14,174	(5,841)
Holiday Decorations	20,150	3,358	-	3,358
Office Supplies & Postage	3,500	583	792	(209)
Community Garden	500	83	-	83
<b>Subtotal Amenity Center - River House</b>	<b>\$ 1,034,447</b>	<b>\$ 256,387</b>	<b>\$ 247,896</b>	<b>\$ 8,491</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 3,030,684</b>	<b>\$ 589,093</b>	<b>\$ 554,986</b>	<b>\$ 34,108</b>

**Rivers Edge**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Reserves</b>				
General Reserve - Grounds Maintenance	\$ 100,000	\$ -	\$ -	\$ -
General Reserve - Amenity Center	180,000	-	-	-
Additional Reserves	231,000	-	-	-
<b>Subtotal Reserves</b>	<b>\$ 511,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 3,746,930</b>	<b>\$ 636,534</b>	<b>\$ 605,314</b>	<b>\$ 31,220</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (21,653)</b>	<b>\$ 32,536</b>	<b>\$ 59,677</b>	<b>\$ (35,298)</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (21,653)</b>	<b>\$ 32,536</b>	<b>\$ 59,677</b>	<b>\$ (35,298)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 21,653</b>		<b>\$ 785,863</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 845,540</b>	





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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 709,452	\$ 131,684	\$ 131,684	\$ -
Interest Income	5,000	833	4,640	3,807
<b>Total Revenues</b>	<b>\$ 714,452</b>	<b>\$ 132,517</b>	<b>\$ 136,324</b>	<b>\$ 3,807</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 238,910	\$ 238,910	\$ 238,910	\$ -
Interest - 5/1	238,910	-	-	-
Principal - 5/1	230,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 707,820</b>	<b>\$ 238,910</b>	<b>\$ 238,910</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,632</b>	<b>\$ (106,393)</b>	<b>\$ (102,586)</b>	<b>\$ 3,807</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,632</b>	<b>\$ (106,393)</b>	<b>\$ (102,586)</b>	<b>\$ 3,807</b>
<b>Fund Balance - Beginning</b>	<b>\$ 327,591</b>		<b>\$ 576,120</b>	
<b>Fund Balance - Ending</b>	<b>\$ 334,222</b>		<b>\$ 473,534</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 456,295	\$ 84,700	\$ 84,700	\$ -
Special Assessments - Prepayment	-	-	22,004	22,004
Interest Income	5,000	833	2,664	1,831
<b>Total Revenues</b>	<b>\$ 461,295</b>	<b>\$ 85,533</b>	<b>\$ 109,369</b>	<b>\$ 23,835</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 168,955	\$ 168,955	\$ 168,955	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	168,955	-	-	-
Principal - 5/1	130,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 467,910</b>	<b>\$ 168,955</b>	<b>\$ 173,955</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (6,615)</b>	<b>\$ (83,422)</b>	<b>\$ (64,586)</b>	<b>\$ 28,835</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (6,615)</b>	<b>\$ (83,422)</b>	<b>\$ (64,586)</b>	<b>\$ 28,835</b>
<b>Fund Balance - Beginning</b>	<b>\$ 203,962</b>		<b>\$ 331,318</b>	
<b>Fund Balance - Ending</b>	<b>\$ 197,348</b>		<b>\$ 266,732</b>	

**Rivers Edge**  
**Community Development District**  
**Debt Service Fund Series 2018 A-1/A-2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 444,246	\$ 82,421	\$ 82,421	\$ -
Interest Income	5,000	833	2,532	1,699
<b>Total Revenues</b>	<b>\$ 449,246</b>	<b>\$ 83,255</b>	<b>\$ 84,953</b>	<b>\$ 1,699</b>
<b>Expenditures:</b>				
<b>Series 2018A-1</b>				
Interest - 11/1	\$ 50,114	\$ 50,114	\$ 50,114	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	50,114	-	-	-
Principal - 5/1	165,000	-	-	-
<b>Series 2018A-2</b>				
Interest - 11/1	42,531	42,531	42,531	-
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	42,531	-	-	-
Principal - 5/1	90,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 440,291</b>	<b>\$ 92,646</b>	<b>\$ 102,646</b>	<b>\$ (10,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 8,955</b>	<b>\$ (9,391)</b>	<b>\$ (17,692)</b>	<b>\$ 11,699</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 8,955</b>	<b>\$ (9,391)</b>	<b>\$ (17,692)</b>	<b>\$ 11,699</b>
<b>Fund Balance - Beginning</b>	<b>\$ 152,151</b>		<b>\$ 314,974</b>	
<b>Fund Balance - Ending</b>	<b>\$ 161,106</b>		<b>\$ 297,282</b>	

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

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues</b>				
Interest	\$ 10,000	\$ 1,667	\$ 7,222	\$ 5,555
General Reserve - Grounds Maintenance	100,000	-	-	-
General Reserve - Amenity Center	180,000	-	-	-
Additional Reserves	231,000	-	-	-
<b>Total Revenues</b>	<b>\$ 521,000</b>	<b>\$ 1,667</b>	<b>\$ 7,222</b>	<b>\$ 5,555</b>
<b>Expenditures:</b>				
Repair and Replacements	\$ 100,000	\$ 16,667	\$ 20,700	\$ (4,033)
Capital Outlay	150,000	25,000	77,680	(52,680)
Other Current Charges	1,000	167	-	167
<b>Total Expenditures</b>	<b>\$ 251,000</b>	<b>\$ 41,833</b>	<b>\$ 98,380</b>	<b>\$ (56,546)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 270,000</b>		<b>\$ (91,158)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 270,000</b>		<b>\$ (91,158)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,202,089</b>		<b>\$ 1,229,639</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,472,089</b>		<b>\$ 1,138,481</b>	

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

	Actual	
	Thru 11/30/24	
<b>Revenues</b>		
Interest Income	\$	33
<b>Total Revenues</b>	<b>\$</b>	<b>33</b>
<b>Expenditures:</b>		
Capital Outlay	\$	-
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>33</b>
<b>Other Financing Sources/(Uses)</b>		
Transfer In/(Out)	\$	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$</b>	<b>33</b>
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>4,093</b>
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>4,127</b>

**Rivers Edge**  
**Community Development District**  
**Long Term Debt Report**

Series 2016, Capital Improvement Revenue Bonds and Refunding Bonds		
Interest Rate:	4.5% - 5.3%	
Maturity Date:	5/1/2046	
Reserve Fund Definition	30% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$	239,764
Reserve Fund Balance		239,764
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)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>9,150,000</b>

Series 2018, Capital Improvement Revenue Bonds		
Interest Rate:	4.1% - 5.3%	
Maturity Date:	5/1/2049	
Reserve Fund Definition	25% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$	116,678
Reserve Fund Balance		116,678
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)
Less: November 1, 2024 (Optional)		(5,000)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>6,425,000</b>

Series 2018A-1, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	2.9%-3.75%	
Maturity Date:	5/1/2038	
Reserve Fund Definition	25% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$	68,919
Reserve Fund Balance		68,919
Bonds outstanding - 9/30/2018	\$	3,940,000
Less: May 1, 2019 (Mandatory)		(150,000)
Less: May 1, 2019 (Optional)		(65,000)
Less: November 1, 2019 (Optional)		(25,000)
Less: May 1, 2020 (Mandatory)		(150,000)
Less: May 1, 2020 (Optional)		(10,000)
Less: November 1, 2020 (Optional)		(15,000)
Less: May 1, 2021 (Mandatory)		(150,000)
Less: May 1, 2021 (Optional)		(10,000)
Less: November 1, 2021 (Optional)		(5,000)
Less: May 1, 2022 (Mandatory)		(155,000)
Less: May 1, 2022 (Optional)		(5,000)
Less: May 1, 2023 (Mandatory)		(155,000)
Less: May 1, 2023 (Optional)		(5,000)
Less: May 1, 2024 (Mandatory)		(160,000)
Less: November 1, 2024 (Optional)		(5,000)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>2,875,000</b>

**Rivers Edge**  
**Community Development District**  
**Long Term Debt Report**

Series 2018A-2, Capital Improvement Revenue Refunding Bonds	
Interest Rate:	4.375%-5%
Maturity Date:	5/1/2038
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement	\$ 87,648
Reserve Fund Balance	87,648
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)
Less: November 1, 2024 (Optional)	(5,000)
<b>Current Bonds Outstanding</b>	<b>\$ 1,745,000</b>
<b>Total Bonds Outstanding</b>	<b>\$ 20,195,000</b>



*C.*

# Rivers Edge

## Community Development District

### Check Run Summary

November 30, 2024

Fund	Date	Check No.	Amount
<b>General Fund</b>			
<i>Payroll</i>	11/22/24	50707-50711	\$ 923.50
		<u>Sub-Total</u>	<u>\$ 923.50</u>
<i>Accounts Payable</i>	11/8/24	6602-6623	\$ 52,294.99
	11/14/24	6624-6640	108,263.14
	11/20/24	6641-6648	3,232.93
	11/27/24	6649-6661	15,716.05
		<u>Sub-Total</u>	<u>\$ 179,507.11</u>
<b>Capital Fund</b>			
<i>Accounts Payable</i>	11/8/24	32	\$ 20,700.00
	11/14/24	33	77,679.60
		<u>Sub-Total</u>	<u>\$ 98,379.60</u>
<b>Total</b>			<b>\$ 278,810.21</b>

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50707	18	AHMED M MCINTYRE	184.70	11/22/2024
50708	24	CHRISTOPHER P WHITE	184.70	11/22/2024
50709	21	FREDERICK T BARON	184.70	11/22/2024
50710	22	ROBERT I CAMERON	184.70	11/22/2024
50711	23	SCOTT MAYNARD	184.70	11/22/2024

TOTAL FOR REGISTER 923.50

REDG RIVERS EDGE DLAUGHLIN

# Attendance Sheet

District Name: Rivers Edge CDD

Board Meeting Date: November 20, 2024 Meeting

	<b>Name</b>	<b>In Attendance</b>	<b>Fee</b>
1	Fred Baron <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
2	Mac McIntyre <i>Chairman</i>	<input checked="" type="checkbox"/>	YES - \$200
3	Robert Cameron <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
4	Christopher White	<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:

  
District Manager Signature

11/21/2024  
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 #	
11/08/24	00322	8/31/24	6644151 202408 310-51300-48000	8/1 BALANCE FOWARD	*	333.89-		
		8/31/24	6644151 202408 310-51300-48000	FY25 BUDGET #10426329	*	999.33		
							GANNETT MEDIA CORP DBA	665.44 006602
11/08/24	00365	11/01/24	23118 202411 320-57200-46800	NOV LAKE MAINTENANCE	*	4,470.00		
							FLORIDA WATERWAYS INC	4,470.00 006603
11/08/24	00071	10/29/24	23472144 202410 330-57200-34510	SECURITY SRVC 10/14-10/27	*	2,566.90		
		10/29/24	23472144 202410 330-57200-34510	MILEAGE	*	282.96		
							GIDDENS SECURITY CORPORATION	2,849.86 006604
11/08/24	00278	10/08/24	424734 202410 330-57200-45700	10/8 424734 PO #10824	*	48.97		
							HAGAN ACE HARDWARE OF MANDARIN	48.97 006605
11/08/24	00278	10/08/24	424736 202410 330-57200-45700	10/8 424736 PO #100824	*	157.92		
							HAGAN ACE HARDWARE OF MANDARIN	157.92 006606
11/08/24	00278	10/11/24	424752 202410 330-57200-45700	10/11 424752 PO #101124	*	69.99		
							HAGAN ACE HARDWARE OF MANDARIN	69.99 006607
11/08/24	00278	10/23/24	424844 202410 330-57200-45700	10/23 424844 PO #10232024	*	187.94		
							HAGAN ACE HARDWARE OF MANDARIN	187.94 006608
11/08/24	00278	10/25/24	424864 202410 330-57200-45700	10/25 424864 PO #102524	*	28.99		
							HAGAN ACE HARDWARE OF MANDARIN	28.99 006609
11/08/24	00073	11/01/24	13129562 202411 330-57200-45210	NOV POOL CHEMICALS	*	1,537.80		
							POOLSURE	1,537.80 006610
11/08/24	00058	11/01/24	5108 202411 330-57200-34500	NOV CLUBHOUSE MONITOR	*	125.72		
		11/01/24	5108 202411 330-57200-34500	NOV FITNESS CNTR MONITOR	*	35.72		
		11/01/24	5108 202411 330-57200-34500	NOV PARK MONITOR	*	47.23		
							SONITROL OF NORTH CENTRAL FLORIDA	208.67 006611
-----								
				REDG RIVERS EDGE	OKUZMUK			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/08/24	00046	10/22/24 10222024	202410 330-57200-46210		2025 VEHICLE REGISTRATION	*	100.80	
					ST. JOHNS COUNTY TAX COLLECTOR			100.80 006612
11/08/24	00046	11/01/24 11012024	202411 310-51300-42000		2024 POSTAGE TAX COLLECT	*	374.25	
					ST. JOHNS COUNTY TAX COLLECTOR			374.25 006613
11/08/24	00340	10/31/24 1104	202410 320-57200-46500		RPR STREETLIGHTS	*	830.00	
					TMT ELECTRIC LLC			830.00 006614
11/08/24	00155	10/01/24 422131	202410 330-57200-34000		OCT GENERAL MANAGER SRVCS	*	3,899.42	
		10/01/24 422131	202410 320-57200-46001		OCT FIELD OPS	*	3,286.50	
		10/01/24 422131	202410 330-57200-34001		OCT LIFESTYLE SRVCS	*	3,610.67	
		10/01/24 422131	202410 330-57200-34402		OCT FACILITY ATTENDANT	*	6,095.83	
		10/01/24 422131	202410 330-57200-34100		OCT MAINTENANCE SRVCS	*	8,784.75	
		10/01/24 422131	202410 330-57200-45300		OCT JANITORIAL SRVCS	*	2,739.58	
		10/01/24 422131	202410 330-57200-34001		OCT AMENITY MANAGER	*	2,469.33	
					VESTA PROPERTY SERVICES, INC.			30,886.08 006615
11/08/24	00389	10/07/24 24965646	202410 330-57200-45700		JANITORIAL SERVICES	*	109.80	
					W.B. MASON CO., INC.			109.80 006616
11/08/24	00334	10/24/24 789142	202410 320-57200-46000		OCT RPR MAINT ST	*	2,657.00	
					YELLOWSTONE LANDSCAPE			2,657.00 006617
11/08/24	00334	10/24/24 789143	202410 320-57200-46000		OCT RPR INDIAN GRASS	*	161.00	
					YELLOWSTONE LANDSCAPE			161.00 006618
11/08/24	00334	10/24/24 789145	202410 320-57200-46102		PARK LIMB REMOVAL	*	1,285.00	
					YELLOWSTONE LANDSCAPE			1,285.00 006619
11/08/24	00334	10/30/24 791481	202410 320-57200-46000		IRRIG ADD PICKLEBALL CT	*	3,850.00	
					YELLOWSTONE LANDSCAPE			3,850.00 006620

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/08/24	00334	10/30/24	791482	202410	320	57200	46000		LATERAL RPR RIVER HOUSE YELLOWSTONE LANDSCAPE	*	113.00	113.00	006621
11/08/24	00334	10/30/24	791483	202410	320	57200	46000		RPL 2198 KENDALL CROSSING YELLOWSTONE LANDSCAPE	*	616.00	616.00	006622
11/08/24	00334	10/30/24	791484	202410	320	57200	46000		MAINLINE RPR RVRHOUSE PK YELLOWSTONE LANDSCAPE	*	1,086.48	1,086.48	006623
11/14/24	00076	11/04/24	42103265	202411	330	57200	45700		ACTIVE SCRAPER/MAT ONYX CINTAS FIRE 636525	*	115.88	115.88	006624
11/14/24	00076	11/07/24	52386308	202411	330	57200	45700		FIRST AID SUPPLIES CINTAS FIRE 636525	*	56.38	56.38	006625
11/14/24	00103	11/03/24	14845635	202411	330	57200	50000		12X 5G SPRING WATER HOT&COLD COOLER W/SMARTFL 11X 5G SPRING WATER H&C BL COOLER UNIV RENTAL CRYSTAL SPRINGS	*	181.87 9.98 156.88 4.99	353.72	006626
11/14/24	00257	8/16/24	41948	202410	330	57200	45700		BACKFLOW INSPECTION/CERT DOLPHIN BACKFLOW, INC.	*	49.50	49.50	006627
11/14/24	00257	11/06/24	42772	202411	330	57200	45700		BACKFLOW INSPECTION/CERT DOLPHIN BACKFLOW, INC.	*	99.00	99.00	006628
11/14/24	00397	10/17/24	1040	202410	320	57200	49400		25% DEP RIVERHOUSE LIGHTS GET LIT JAX LLC	*	2,275.00	2,275.00	006629
11/14/24	00003	11/01/24	271	202411	310	51300	34000		NOV MANAGEMENT FEES NOV WEBSITE ADMIN	*	4,670.00 139.25		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
11/01/24		271	202411 310-51300-35100	NOV INFO TECH	*	270.33		
11/01/24		271	202411 310-51300-32400	NOV DISSEM AGENT SRVCS	*	571.17		
11/01/24		271	202411 310-51300-51000	OFFICE SUPPLIES	*	1.62		
11/01/24		271	202411 310-51300-42000	POSTAGE	*	78.62		
11/01/24		271	202411 310-51300-42500	COPIES	*	37.35		
							5,768.34	006630
-----								
11/14/24	00013	11/12/24 26490	202411 310-51300-32500	ARB SE 2016 FYE 9/30/2024	*	600.00		
							600.00	006631
-----								
11/14/24	00353	4/29/24 90011731	202410 330-57200-45700	MAINTENANCE SERVICES	*	1,433.60		
							1,433.60	006632
-----								
11/14/24	00340	11/12/24 1106	202411 320-57200-46500	STREETLIGHT MAIN STREET	*	1,625.00		
							1,625.00	006633
-----								
11/14/24	00014	10/25/24 7516550	202410 310-51300-32300	FY25 DS SE2018A1/A2	*	3,750.00		
		10/25/24 7516550	202410 310-51300-32300	INCIDENTAL EXPENSES	*	290.63		
							4,040.63	006634
-----								
11/14/24	00014	10/25/24 7518886	202410 310-51300-32300	FY25 TTEE FEES CUSTD ALL	*	300.00		
							300.00	006635
-----								
11/14/24	00155	10/31/24 423209	202409 330-57200-34000	SEPT BILLABLE MILEAGE 1/3	*	118.10		
							118.10	006636
-----								
11/14/24	00390	9/20/24 09202024	202410 320-57200-49400	JACK-O'-LANTERN CARVING	*	1,200.00		
							1,200.00	006637
-----								
11/14/24	00389	10/14/24 24980270	202410 330-57200-45700	JANITORIAL SERVICES	*	295.19		
							295.19	006638
-----								

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/14/24	00389	10/15/24 24980972	202410 330-57200-45700		JANITORIAL SERVICES W.B. MASON CO., INC.	*	129.12	129.12 006639
11/14/24	00334	11/01/24 792016	202411 320-57200-46100		NOV LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	89,803.68	89,803.68 006640
11/20/24	00357	9/12/24 240412A	202409 320-57200-49400		12/4 FNL PMT SPEC EVENT FARM TO YOU REVUE LLC	*	837.50	837.50 006641
11/20/24	00294	11/14/24 1419	202411 320-57200-49400		12/14 EMCEE/DJ WINTER MKT MAGNETIX DJ SERVICES	*	400.00	400.00 006642
11/20/24	00156	11/04/24 61977639	202411 330-57200-45900		NOV PEST CONTROL TURNER PEST CONTROL	*	218.60	218.60 006643
11/20/24	00156	11/04/24 61977652	202411 330-57200-45900		NOV FLEA/TICK SERVICE TURNER PEST CONTROL	*	374.74	374.74 006644
11/20/24	00389	10/18/24 24990308	202410 330-57200-45700		JANITORIAL SERVICES W.B. MASON CO., INC.	*	11.98	11.98 006645
11/20/24	00389	11/04/24 25024167	202411 330-57200-45700		JANITORIAL SERVICES W.B. MASON CO., INC.	*	134.97	134.97 006646
11/20/24	00255	11/14/24 19233	202411 330-57200-45700		DISINFECTANT WIPES CASE WIPES.COM	*	230.14	230.14 006647
11/20/24	00334	11/12/24 804014	202411 320-57200-46000		NOV IRRIG THE HOMESTEAD YELLOWSTONE LANDSCAPE	*	1,025.00	1,025.00 006648
11/27/24	00076	11/18/24 42118184	202411 330-57200-45700		ACTIVE SCRAPER/MAT ONYX CINTAS FIRE 636525	*	115.88	115.88 006649
11/27/24	00337	11/25/24 12503526	202411 330-57200-45700		BACKFLOW TESTING FIRE SPRINKLER SERVICES FL, LLC	*	45.00	45.00 006650

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/27/24	00365	6/26/24	22622	202410	320	57200	46800		POND Z - FLY TREATMENT FLORIDA WATERWAYS INC	*	1,724.80	1,724.80	006651
11/27/24	00071	11/12/24	23472343	202411	330	57200	34510		SECURITY SRVC 10/28-11/10 11/12/24 23472343 202411 330-57200-34510 MILEAGE GIDDENS SECURITY CORPORATION	*	2,595.61	2,872.02	006652
11/27/24	00305	11/18/24	3060	202411	330	57200	45700		SURVEILLANCE CAM SYSTEM INTEGRATED ACCESS SOLUTIONS	*	2,762.35	2,762.35	006653
11/27/24	00300	11/18/24	10847	202410	310	51300	31500		OCT GENERAL COUNSEL KILINKSI VAN WYK PLLC	*	5,289.52	5,289.52	006654
11/27/24	00055	6/21/24	52655	202410	310	51300	31100		MAY O & M PROSSER INC	*	413.53	413.53	006655
11/27/24	00155	8/31/24	421967CD	202410	330	57200	45700		EXXON-GAS VESTA PROPERTY SERVICES, INC.	*	157.92	157.92	006656
11/27/24	00389	11/07/24	25034466	202411	330	57200	45700		JANITORIAL SERVICES W.B. MASON CO., INC.	*	107.03	107.03	006657
11/27/24	00334	11/18/24	805927	202411	320	57200	46000		NOV IRRIG RPR MAIN STREET YELLOWSTONE LANDSCAPE	*	332.00	332.00	006658
11/27/24	00334	11/18/24	805928	202411	320	57200	46000		NOV IRRIG RIVER WALK BLVD YELLOWSTONE LANDSCAPE	*	429.00	429.00	006659
11/27/24	00334	11/22/24	807310	202411	320	57200	46000		IRRIG RPR WORK ORDERS YELLOWSTONE LANDSCAPE	*	348.00	348.00	006660
11/27/24	00334	11/22/24	807311	202411	320	57200	46000		DECOD KENDALL CROSSING DR YELLOWSTONE LANDSCAPE	*	1,119.00	1,119.00	006661
TOTAL FOR BANK A											179,507.11		
REDG RIVERS EDGE OKUZMUK													

AP300R  
\*\*\* CHECK NOS. 006602-006661

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

RUN 1/07/25

PAGE 7

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
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TOTAL FOR REGISTER 179,507.11

REDG RIVERS EDGE OKUZMUK



<b>ACCOUNT NAME</b> Rivers Edge Cdd		<b>ACCOUNT #</b> 764134	<b>PAGE #</b> 1 of 1
<b>INVOICE #</b> 0006644151	<b>BILLING PERIOD</b> Aug 1- Aug 31, 2024	<b>PAYMENT DUE DATE</b> September 20, 2024	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (included in amt due)</b> -\$333.89	<b>TOTAL CASH AMT DUE*</b> \$665.44	

**BILLING ACCOUNT NAME AND ADDRESS**

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

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

**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
8/1/24	Balance Forward	-\$333.89

**Legal Advertising:**

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/1/24-8/8/24	SAG St Augustine Record	10426329	FY 2025 Budget Hearing		2	3.0000 x 15 in	\$999.33



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	\$665.44
Service Fee 3.99%	\$26.55
*Cash/Check/ACH Discount	-\$26.55
*Payment Amount by Cash/Check/ACH	\$665.44
Payment Amount by Credit Card	\$691.99

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

<b>ACCOUNT NAME</b> Rivers Edge Cdd		<b>ACCOUNT NUMBER</b> 764134		<b>INVOICE NUMBER</b> 0006644151		<b>AMOUNT PAID</b> \$665.44
<b>CURRENT DUE</b> \$999.33	<b>30 DAYS PAST DUE</b> \$0.00	<b>60 DAYS PAST DUE</b> \$0.00	<b>90 DAYS PAST DUE</b> \$0.00	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> -\$333.89	<b>TOTAL CASH AMT DUE*</b> \$665.44
<b>REMITTANCE ADDRESS (Include Account# &amp; Invoice# on check)</b>  Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				<b>TO PAY WITH CREDIT CARD PLEASE CALL:</b>  1-877-736-7612		<b>TOTAL CREDIT CARD AMT DUE</b> \$691.99
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000764134000000000000066441510006654467171

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Courtney Hogge  
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 Main Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

08/01/2024, 08/08/2024

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 08/08/2024

Legal Clerk

*Keegan Cloran*  
*MH*

Notary, State of WI, County of Brown

*8.25.26*

My commission expires

Publication Cost:	\$999.33	
Tax Amount:	\$0.00	
Payment Cost:	\$999.33	
Order No:	10426329	# of Copies:
Customer No:	764134	0
PO #:		

**THIS IS NOT AN INVOICE!**

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin



**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Rivers Edge Community Development District ("District") will hold the following two public hearings and a regular meeting on:

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

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit Type	Total # of Units / Acres	ERU Factor	Proposed Gross O&M Assessment (including collection costs/early payment discounts)
30-39' Lot	23	0.62	\$1,191.68
40-49' Lot	512	0.74	\$1,422.32
50-59' Lot	490	0.87	\$1,672.19
60-69' Lot	104	1	\$1,922.06
70-79' Lot	218	1.2	\$2,306.47
80+ Lot	81	1.33	\$2,556.34

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the fee amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025.

For Fiscal Year 2024/2025, the District intends to have the County tax collector collect the assessments imposed on developed property, but may decide to alternatively directly collect the assessments by sending out a bill prior to, or during, November 2024. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32082. PH: 804-940-5850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or 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



**FLORIDA WATERWAYS  
INC.**

**Invoice**

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

DATE	11/1/2024
INVOICE #	23118
CUSTOMER ID	J19302
DUE DATE	12/1/2024

**BILL TO**

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

Client Reference #: -  
Attention: Jason Davidson  
General Manager

DESCRIPTION	Amount Due
Aquatic Weed and Algae Control Treatment - Monthly Service 2/12 - Nov Treatments	\$4,470.00

**RECEIVED**  
NOV 04 2024  
BY: \_\_\_\_\_

Approved RECDD I  
Submitted to AP on 11.4.2024  
by Jason Davidson  
*Jason Davidson*

**OTHER COMMENTS**

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

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

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

**Thank You For Your Business!**



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

<b>INVOICE NO.</b>	23472144
<b>DATE</b>	10/29/24

**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 10/14/2024-10/27/2024	111.75	Hours	22.97	2,566.90	
Security Officer					
Mileage	432.00	Per	0.655	282.96	
<p><b>RECEIVED</b>            OCT 30 2024            BY: _____</p> <p>Approved RECDD I            Submitted to AP on 10.30.2024            by Jason Davidson  <i>Jason Davidson</i></p>					
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205					
				<b>Sub-Total</b>	2,849.86
				<b>Sales Tax</b>	
				<b>TOTAL(\$)</b>	\$2,849.86

REMITTANCE			
CLOSING DATE : 10/31/24 DUE DATE: 11/15/24  HAGAN ACE MANAGEMENT CORP RIVERS EDGE CDD ACCOUNT : 365050	<table border="1" style="margin: auto;"> <tr> <td style="padding: 5px;">AMOUNT PAID</td> </tr> <tr> <td style="font-size: 24px; font-weight: bold; padding: 10px;">\$48.97</td> </tr> </table> NEW BAL: 493.81	AMOUNT PAID	\$48.97
AMOUNT PAID			
\$48.97			
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: 10/31/24 DUE DATE : 11/15/24 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
10/ 8/24	424734	3	I	PO # 10824	48.97		48.97
10/ 8/24	424736	3	I	PO # 100824	157.92		157.92
10/11/24	424752	3	I	PO # 101124	69.99		69.99
10/23/24	424844	3	I	PO # 10232024	187.94		187.94
10/25/24	424864	3	I	PO # 102524	28.99		28.99
PAYMENT	SUMMARY			CHECK 6531 10/ 8/24		8.99	
				CHECK 6532 10/ 8/24		39.11	
				CHECK 6533 10/ 8/24		159.86	
				CHECK 6534 10/ 8/24		51.79	
				CHECK 6530 10/ 8/24		145.85	
				CHECK 6535 10/ 8/24		236.31	

CURRENT 493.81	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 493.81
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TERMS: NET 15TH

365050

A - Adjustment  
B - Balance Forward

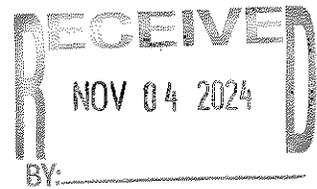
Transaction Codes  
C - Credit  
F - Finance Charge

I - Invoice  
P - Payment

Approved RECDD  
Submitted to AP 11.4.24  
By Kevin McKendree

*Kevin McKendree*

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			
<p>CLOSING DATE : 10/31/24 DUE DATE: 11/15/24</p> <p>HAGAN ACE MANAGEMENT CORP RIVERS EDGE CDD ACCOUNT : 365050</p>	<table border="1" style="margin: auto;"> <tr> <td style="padding: 5px;">AMOUNT PAID</td> </tr> <tr> <td style="font-size: 2em; font-weight: bold; padding: 10px;">\$157.92</td> </tr> </table> <p>NEW BAL: 493.81</p>	AMOUNT PAID	\$157.92
AMOUNT PAID			
\$157.92			
<p>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.</p>			

STATEMENT	
<p>HAGAN ACE MANAGEMENT CORP 1022 BLANDING BLVD. ORANGE PARK, FLORIDA 32065 (904) 773-0011</p> <p>RIVERS EDGE CDD 475 WEST TOWN PLACE SUITE 114 STAUGUSTINE FL 32092</p>	<p>CLOSING DATE: 10/31/24 DUE DATE : 11/15/24 ACCT: 365050</p>
<p>IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE QUESTIONS? PHONE 904-773-0011 EXT 206</p>	

Date	Ref	ST	C	Description	Debit	Credit	Amount
10/ 8/24	424734	3	I	PO # 10824	48.97		48.97
10/ 8/24	424736	3	I	PO # 100824	157.92		157.92
10/11/24	424752	3	I	PO # 101124	69.99		69.99
10/23/24	424844	3	I	PO # 10232024	187.94		187.94
10/25/24	424864	3	I	PO # 102524	28.99		28.99
PAYMENT	SUMMARY			CHECK 6531 10/ 8/24		8.99	
				CHECK 6532 10/ 8/24		39.11	
				CHECK 6533 10/ 8/24		159.86	
				CHECK 6534 10/ 8/24		51.79	
				CHECK 6530 10/ 8/24		145.85	
				CHECK 6535 10/ 8/24		236.31	

CURRENT 493.81	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 493.81
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

<p style="text-align: center;">TERMS: NET 15TH</p> <p>365050</p> <p>A - Adjustment B - Balance Forward</p>	<p style="text-align: center;">Transaction Codes</p> <p>C - Credit F - Finance Charge</p> <p style="text-align: center;">I - Invoice P - Payment</p>
<p>Approved RECDD Submitted to AP 11.4.24 By Kevin McKendree</p> <p><i>Kevin McKendree</i></p>	
<p>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.</p>	



REMITTANCE			
<p>CLOSING DATE : 10/31/24 DUE DATE: 11/15/24</p> <p>HAGAN ACE MANAGEMENT CORP RIVERS EDGE CDD ACCOUNT : 365050</p>	<table border="1" style="margin: auto;"> <tr> <td style="padding: 5px;">AMOUNT PAID</td> </tr> <tr> <td style="font-size: 2em; font-weight: bold; padding: 10px;">\$69.99</td> </tr> </table> <p>NEW BAL: 493.81</p>	AMOUNT PAID	\$69.99
AMOUNT PAID			
\$69.99			
<p>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.</p>			

STATEMENT	
<p>HAGAN ACE MANAGEMENT CORP 1022 BLANDING BLVD. ORANGE PARK, FLORIDA 32065 (904) 773-0011</p> <p>RIVERS EDGE CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE FL 32092</p>	<p>CLOSING DATE: 10/31/24 DUE DATE : 11/15/24 ACCT: 365050</p>
<p>IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE QUESTIONS? PHONE 904-773-0011 EXT 206</p>	

Date	Ref	ST	C	Description	Debit	Credit	Amount
10/ 8/24	424734	3	I	PO # 10824	48.97		48.97
10/ 8/24	424736	3	I	PO # 100824	157.92		157.92
10/11/24	424752	3	I	PO # 101124	69.99		69.99
10/23/24	424844	3	I	PO # 10232024	187.94		187.94
10/25/24	424864	3	I	PO # 102524	28.99		28.99
PAYMENT	SUMMARY			CHECK 6531 10/ 8/24 CHECK 6532 10/ 8/24 CHECK 6533 10/ 8/24 CHECK 6534 10/ 8/24 CHECK 6530 10/ 8/24 CHECK 6535 10/ 8/24		8.99 39.11 159.86 51.79 145.85 236.31	

CURRENT 493.81	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 493.81
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance Forward

Transaction Codes  
C - Credit  
F - Finance Charge

I - Invoice  
P - Payment

Approved RECDD  
Submitted to AP 11.4.24  
By Kevin McKendree

*Kevin McKendree*

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			
<p>CLOSING DATE : 10/31/24 DUE DATE: 11/15/24</p> <p>HAGAN ACE MANAGEMENT CORP RIVERS EDGE CDD ACCOUNT : 365050</p>	<table border="1" style="margin: auto;"> <tr> <td style="padding: 5px;">AMOUNT PAID</td> </tr> <tr> <td style="font-size: 24px; font-weight: bold;">\$187.94</td> </tr> </table> <p>NEW BAL: 493.81</p>	AMOUNT PAID	\$187.94
AMOUNT PAID			
\$187.94			
<p>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.</p>			

STATEMENT	
<p>HAGAN ACE MANAGEMENT CORP 1022 BLANDING BLVD. ORANGE PARK, FLORIDA 32065 (904) 773-0011</p> <p>RIVERS EDGE CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE FL 32092</p>	<p>CLOSING DATE: 10/31/24 DUE DATE : 11/15/24 ACCT: 365050</p>
<p>IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE QUESTIONS? PHONE 904-773-0011 EXT 206</p>	

Date	Ref	ST	C	Description	Debit	Credit	Amount
10/ 8/24	424734	3	I	PO # 10824	48.97		48.97
10/ 8/24	424736	3	I	PO # 100824	157.92		157.92
10/11/24	424752	3	I	PO # 101124	69.99		69.99
10/23/24	424844	3	I	PO # 10232024	187.94		187.94
10/25/24	424864	3	I	PO # 102524	28.99		28.99
PAYMENT	SUMMARY			CHECK 6531 10/ 8/24 CHECK 6532 10/ 8/24 CHECK 6533 10/ 8/24 CHECK 6534 10/ 8/24 CHECK 6530 10/ 8/24 CHECK 6535 10/ 8/24		8.99 39.11 159.86 51.79 145.85 236.31	

CURRENT 493.81	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	<b>NEW BAL: 493.81</b>
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TERMS: NET 15TH

365050

A - Adjustment  
B - Balance Forward

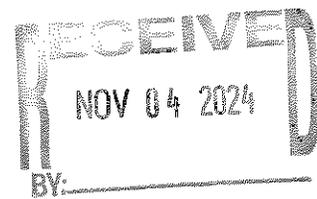
Transaction Codes  
C - Credit  
F - Finance Charge

I - Invoice  
P - Payment

Approved RECDD  
Submitted to AP 11.4.24  
By Kevin McKendree

*Kevin McKendree*

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.



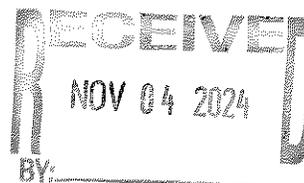
REMITTANCE			
<p>CLOSING DATE : 10/31/24 DUE DATE: 11/15/24</p> <p>HAGAN ACE MANAGEMENT CORP RIVERS EDGE CDD ACCOUNT : 365050</p>	<table border="1" style="margin: auto;"> <tr> <th style="padding: 5px;">AMOUNT PAID</th> </tr> <tr> <td style="font-size: 24px; font-weight: bold; padding: 10px;">\$28.99</td> </tr> </table> <p>NEW BAL: 493.81</p>	AMOUNT PAID	\$28.99
AMOUNT PAID			
\$28.99			
<p>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.</p>			

STATEMENT	
<p>HAGAN ACE MANAGEMENT CORP 1022 BLANDING BLVD. ORANGE PARK, FLORIDA 32065 (904) 773-0011</p> <p>RIVERS EDGE CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE FL 32092</p>	<p>CLOSING DATE: 10/31/24 DUE DATE : 11/15/24 ACCT: 365050</p>
<p>IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE QUESTIONS? PHONE 904-773-0011 EXT 206</p>	

Date	Ref	ST	C	Description	Debit	Credit	Amount
10/ 8/24	424734	3	I	PO # 10824	48.97		48.97
10/ 8/24	424736	3	I	PO # 100824	157.92		157.92
10/11/24	424752	3	I	PO # 101124	69.99		69.99
10/23/24	424844	3	I	PO # 10232024	187.94		187.94
10/25/24	424864	3	I	PO # 102524	28.99		28.99
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				CHECK 6532 10/ 8/24		39.11	
				CHECK 6533 10/ 8/24		159.86	
				CHECK 6534 10/ 8/24		51.79	
				CHECK 6530 10/ 8/24		145.85	
				CHECK 6535 10/ 8/24		236.31	

CURRENT 493.81	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 493.81
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

<p style="text-align: center;">TERMS: NET 15TH</p> <p>365050</p> <p>A - Adjustment B - Balance Forward</p>	<p style="text-align: center;">Transaction Codes</p> <p>C - Credit F - Finance Charge</p> <p style="text-align: center;">I - Invoice P - Payment</p>
<p>Approved RECDD Submitted to AP 11.4.24 By Kevin McKendree</p> <p><i>Kevin McKendree</i></p>	
<p>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.</p>	





# Invoice

Date  
Invoice#

11/1/2024  
131295625469

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

Terms	Net 20
Due Date	11/21/2024
PO #	

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

<b>Ship To</b>
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

**Subtotal** \$1,537.80

**Tax** \$0.00

**Total** \$1,537.80

Approved RECDD I  
Submitted to AP on 10.15.2024  
by Jason Davidson

*Jason Davidson*

**Amount Paid/Credit Applied** \$0.00

**Balance Due** \$1,537.80

**RECEIVED**  
OCT 15 2024  
BY: \_\_\_\_\_



131295625469

Invoice #5108

 SONITROL OF NORTH CENTRAL FLORIDA



 **RIVERTOWN**

Access Code



\*0599C08MGXC3\*



Due Date: Nov 1st 2024

---

Balance (USD): \$208.67

**SELECT YOUR PAYMENT METHOD:**

Pay with card



Return Policy:

MERCHANT DISCRETION



ST. JOHNS COUNTY  
TAX COLLECTOR

DENNIS W. HOLLINGSWORTH, CFC

P.O. Box 9001, St. Augustine, FL 32085-9001

Provide address corrections if needed:

Permanent Change  Temporary Change

Mail this form in the enclosed envelope with your check in U.S. funds payable to:  
St Johns County Tax Collector or Save Time and Renew Online [www.sjctax.us](http://www.sjctax.us)

**EXPRESS REGISTRATION RENEWAL**

EXPIRES: 12/31/2024  
1 year option 2 year option  
Amt to pay by mail: \$100.80 \$200.65  
Amt to pay in person: \$99.85 \$199.70  
Add \$15.00 Penalty on or after: 01/11/2025

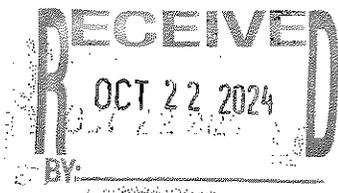
Tag/Decal/FL# Z96BDH (RGR)  
Title 118185860  
VIN 1FTFW1EF3EFC74597  
Year/Make 2014/FORD  
Color WHITE

**IMPORTANT MESSAGE REGARDING YOUR RENEWAL** The Division of Motor Vehicles does not have a record of your current insurance carrier on file. Florida insurance information is required. Please complete affidavit ON REVERSE SIDE.



31  
6 - 12140

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT  
475 W TOWN PL STE 114  
ST AUGUSTINE FL 32092-3649



Save Time, Renew your DL or Registration Online.  
Avoid getting scammed! Visit [www.sjctax.us](http://www.sjctax.us) to renew online safely and securely.

November 1, 2024

River's Edge



## INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2024 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

**Postage Due:                      \$        374.25**

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C.  
St. Johns County Tax Collector

**TMT Electric, LLC**

290 Circle Dr S  
Saint Augustine, FL 32084 US  
+1 8043151248  
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

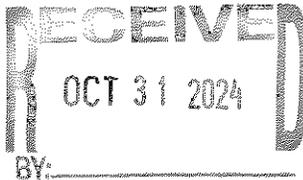
INVOICE 1104  
DATE 10/31/2024  
TERMS Net 30  
DUE DATE 11/30/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Streetlights at the roundabout by the park not working. Tripping circuit breaker. Refreshed faulty underground electrical connections. Replaced damaged wiring in one streetlight and replaced bad bulb. Verified correct operation upon completion.	1	830.00	830.00

Please make check payable to TMT Electric LLC.

Approved RECDD  
Submitted to AP 10.31.24  
By Kevin McKendree  
*Kevin McKendree*

SUBTOTAL	830.00
TAX	0.00
TOTAL	830.00
BALANCE DUE	<b>\$830.00</b>





**Invoice**

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

**Invoice #** 422131  
**Date** 10/01/2024  
**Terms** Net 30  
**Due Date** 10/31/2024  
**Memo** Rivers Edge CDDI

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

Description	Quantity	Rate	Amount
General manager services	1	3,899.42	3,899.42
Field Ops	1	3,286.50	3,286.50
Lifestyle services	1	3,610.67	3,610.67
Facility attendant	1	6,095.83	6,095.83
Maintenance services	1	8,784.75	8,784.75
Janitorial services	1	2,739.58	2,739.58
Amenity manager	1	2,469.33	2,469.33

Thank you for your business.

**Total** 30,886.08

*Corbin deNagy*

10/31/2024





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

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

Invoice Number	249656467
Customer Number	C3178876
Invoice Date	10/07/2024
Due Date	11/06/2024
Order Date	10/04/2024
Order Number	S147399973
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](http://www.wbmason.com) to view our entire Return Policy

Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://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
CLO30966	CLOROX BLEACH LIQUID COMMERCIAL SOLUTIONS GERMICIDAL CONCEN	1	CT	17.84	17.84
CPC05252	ALL-PURPOSE CLEANER, LAVENDER SCENT, 1GAL BOTTLE, 4/CT	4	EA	22.99	91.96

**SUBTOTAL:** 109.80  
**TAX & BOTTLE DEPOSITS TOTAL:** 0.00  
**ORDER TOTAL:** 109.80  
**Total Due:** 109.80

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 10-29-24  
By Richard Losco  
*Richard Losco*

Remittance Section	
Customer Number	C3178876
Invoice Number	249656467
Invoice Date	10/07/2024
Terms	Net 30
<b>Total Due</b>	<b>109.80</b>

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

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

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



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
789142	10/24/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Rivers Edge CDD I

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

**Invoice Due Date:** November 23, 2024

**Invoice Amount:** \$2,657.00

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

October irrigation repairs\*\*\*\*\*Repairs on Main St.\*\*\*\*\*

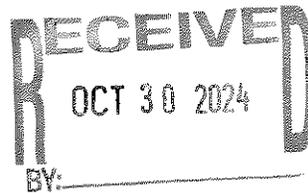
Irrigation Repairs

\$2,657.00

**Invoice Total**

**\$2,657.00**

IN COMMERCIAL LANDSCAPING



Approved RECDD I  
Submitted to AP on 10.30.2024  
by Jason Davidson

*Jason Davidson*

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





**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
789143	10/24/2024
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 23, 2024

**Invoice Amount:** \$161.00

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

October irrigation repairs\*\*\*\*\*Indian Grass\*\*\*\*\*

Irrigation Repairs

\$161.00

**Invoice Total**

**\$161.00**

IN COMMERCIAL LANDSCAPING



Approved RECDD I  
Submitted to AP on 10.30.2024  
by Jason Davidson

*Jason Davidson*

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





# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
789145	10/24/2024
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 23, 2024

**Invoice Amount:** \$1,285.00

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

Rivertowne Park Limb Removal

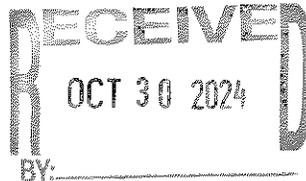
Tree Care Services

\$1,285.00

**Invoice Total**

**\$1,285.00**

FOR COMMERCIAL LANDSCAPING



Approved RECDD I  
Submitted to AP on 10.30.2024  
by Jason Davidson

*Jason Davidson*

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



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
791481	10/30/2024
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:** November 29, 2024

**Invoice Amount:** \$3,850.00

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

Irrigation Addition at Pickleball Court

Irrigation Repairs

\$3,850.00

**Invoice Total**

**\$3,850.00**

IN COMMERCIAL LANDSCAPING



Approved RECDD I  
Submitted to AP on 10.30.2024  
by Jason Davidson

*Jason Davidson*

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





# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
791482	10/30/2024
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:** November 29, 2024

**Invoice Amount:** \$113.00

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

Lateral Repair Near the River House

Lateral Repair

\$113.00

**Invoice Total**

**\$113.00**

WE SERVE COMMERCIAL LANDSCAPE COMPANIES



Approved RECDD I  
Submitted to AP on 10.30.2024  
by Jason Davidson

*Jason Davidson*

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





**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
791483	10/30/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Rivers Edge CDD I

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

**Invoice Due Date:** November 29, 2024

**Invoice Amount:** \$616.00

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

Decoder Replacement at 2198 Kendall Crossing

Irrigation Repairs

\$616.00

**Invoice Total**

**\$616.00**

NON COMMERCIAL LANDSCAPE



Approved RECDD I  
Submitted to AP on 10.30.2024  
by Jason Davidson

*Jason Davidson*

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





# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
791484	10/30/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

**Invoice Due Date:** November 29, 2024

**Invoice Amount:** \$1,086.48

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

Mainline Repair and Decoders at River House Park

Mainline Repair	\$1,086.48
-----------------	------------

<b>Invoice Total</b>	<b>\$1,086.48</b>
----------------------	-------------------

IN COMMERCIAL LAMINATION



Approved RECDD I  
Submitted to AP on 10.30.2024  
by Jason Davidson

*Jason Davidson*

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





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

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

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

# INVOICE

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

INVOICE # 4210326552  
 INVOICE DATE 11/04/2024  
 SERVICE TICKET # 4210326552  
 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

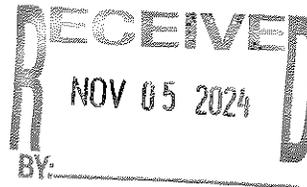
EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	02	F	3	8.282	24.85	N
	X10186	4X6 ACTIVE SCRAPER	02	F	2	9.662	19.32	N
	X10189	3X5 XTRAC MAT ONYX	02	F	2	13.113	26.23	N
	X10192	4X6 XTRAC MAT ONYX	02	F	1	16.564	16.56	N
	X10202	3X10 XTRAC MAT ONYX	02	F	1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

Approved RECDD 1  
 Submitted to A/P 11-05-24  
 By Richard Losco

*Richard Losco*

Signature :

Cust. Name: RIVERS EDGE CDD  
 Richard L. 10:53 AM 11/04/24  
 SoldTo# 0021060308 SO# 4210326552  
 Invoice Total Payment on Account  
 \$115.88 \$0.00





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 #** 5238630801  
**Invoice Date** 11/07/2024  
**Credit Terms** NET 30 DAYS  
**Customer #** 10528780  
**Store#** RIVERS EDGE COMMUNITY DEV DISTRICT  
**Cintas Route** LOC #0292 ROUTE 0009  
**Order #** 7051552583  
**Payer #** 10596960

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

Material #	Description	Quantity	Unit Price	Ext Price	Tax
<b>Unit</b>	<b>00000000004761083</b>	<b>Unit Description:</b>	Pool Office		
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
100439	HYDROCORTISONE CREAM SM	1 BAG	\$10.89	\$10.89	
182019	STINGRELIEF WIPES 10/UNIT	1 BOX	\$12.09	\$12.09	
			<b>Unit Subtotal:</b>	<b>\$33.43</b>	
<b>Unit</b>	<b>00000000009586565</b>	<b>Unit Description:</b>	FITNESS		
160	AED CHECKED (NO CHARGE)	1 EA	\$0.00	\$0.00	
			<b>Unit Subtotal:</b>	<b>\$0.00</b>	
<b>Unit</b>	<b>000000000999900999</b>	<b>Unit Description:</b>	Other		
400	SERVICE CHARGE	1 EA	\$22.95	\$22.95	
			<b>Unit Subtotal:</b>	<b>\$22.95</b>	
			<b>Invoice Sub-total</b>	<b>\$56.38</b>	
			<b>Tax</b>	<b>\$0.00</b>	
			<b>Invoice Total</b>	<b>\$56.38</b>	

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

**Note**

Approved RECDD 1  
 Submitted to A/P 11-11-24  
 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](http://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](http://water.com/myaccount).

Customer Account#:662311414845635

**RIVERTOWN FITNESS CENTER**  
See Account Summary Details

Invoice Date: 11-03-24  
Invoice #: 14845635 110324  
Purchase Order #: See Details Below

Date	Transaction #	Details	Qt y.	Each	Amount
		<b>Previous Balance</b>			<b>328.73</b>
11-01-24		Payment - Thank You			-328.73
		Remaining Balance			0.00
		Products and Other Charges			
		Ship To Reference # 14845634			0.00
		Ship To Reference # 15261387			326.75
		<b>Total Products and Other Charges</b>			<b>326.75</b>

Summary continued on next page...

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

Previous Balance <b>\$328.73</b>	Payment <b>\$328.73</b>	Total New Charges <b>\$353.72</b>	Pay This Amount <b>\$353.72</b>
-------------------------------------	----------------------------	--------------------------------------	------------------------------------

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



200 Eagles Landing Blvd  
Lakeland, FL 33810

Customer Account#: 662311414845635  
Due By: Upon Receipt  
Late Fees May Apply After: 11-26-24  
Total Amount Due: \$353.72

Check here and see reverse for address and phone corrections.

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

*Richard Losco*

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

RECEIVED  
NOV 11 2024  
BY: \_\_\_\_\_

Date	Détails	Qty.	Each	Amount
	Rental			0.00
	Ship To Reference # 14845634			14.97
	Ship To Reference # 15261387			14.97
	<b>Total Rental</b>			<b>14.97</b>
	Deposits			0.00
	Ship To Reference # 14845634			12.00
	Ship To Reference # 15261387			12.00
	<b>Total Deposits</b>			<b>12.00</b>
	<b>Total New Charges:</b>			<b>353.72</b>

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				
10-08-24	T242826970025	CRYSTAL SPRINGS 5G SPRING WATER	12	12.99	155.88
		5.0 GALLON BOTTLE DEPOSIT	12	6.00	72.00
		5.0 GALLON BOTTLE RETURN	-9	6.00	-54.00
		5.0 GALLON PRIMO PET BOTTLE RETURN	-1	6.00	-6.00
		DELIVERY FEE	1	13.99	13.99
		Sales Tax			0.00
		<b>Total</b>			<b>181.87</b>
	Rec'd By:				
	R2428821545799	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	9.98	9.98
		Sales Tax			0.00
		<b>Total</b>			<b>9.98</b>
	Rec'd By:				
10-22-24	T242966970017	CRYSTAL SPRINGS 5G SPRING WATER	11	12.99	142.89
		5.0 GALLON BOTTLE DEPOSIT	11	6.00	66.00
		5.0 GALLON BOTTLE RETURN	-11	6.00	-66.00
		DELIVERY FEE	1	13.99	13.99
		Sales Tax			0.00
		<b>Total</b>			<b>156.88</b>
	Rec'd By:				
	R2430621545799	TOP LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL	1	4.99	4.99
		Sales Tax			0.00
		<b>Total</b>			<b>4.99</b>
	Rec'd By:				
	<b>Total for Location</b>				<b>353.72</b>

**How to Read Your Bill**

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

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

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

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

**Important Monthly Message**

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

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

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

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

**Billing Rights Summary**

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

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

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

**Electronic Funds Transfer Notice**

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

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

**Insufficient Funds Notice**

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

**We appreciate your business.**

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

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

**Address Changes**

Mailing address only  Mailing and delivery address

Name

Address

City

State

Zip Code

Phone Number

E-mail Address

Customer Account Number

**Do Not Forget To:**

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

# Dolphin Backflow, Inc.

Plumbing Contractor

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

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

## Invoice

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

BILL TO

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

DATE	INVOICE #
8/16/2024	41948

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. 39 River Walk, St. Johns, FL 32259 Wilkins RP 0.75" Model 975XL2 SN ABP0937 Meter# 70602127 - Front of bldg  *Proposal included for repair or replacement.	1	45.00	45.00
IEA Report Submission Fee	1	4.50	4.50
			
Approved RECDD I Submitted to AP on 11.5.2024 by Jason Davidson <i>Jason Davidson</i>			
EMAIL ADDRESS OR TEXT NUMBER NEEDED FOR CREDIT CARD RECEIPTS			
We Accept Visa, Mastercard, AMX, Discover		<b>BALAN...</b>	<b>\$49.50</b>
Credit Card #	Exp. CVV Billing Zip Code		
A 10% fee will be charged on all invoices unpaid after 60 days.			
Thank you for your business.			

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



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

# BACKFLOW PREVENTER TEST REPORT IBF

AUG 20 2024

Name of premises (company, person) <i>Rivers Edge Community Dev.</i>		Owner or agent's name			
Service address <i>ST. Johns, FL 32259</i> <i>39 River Walk</i>		Mailing address			
Physical location of device <i>Front of Bldg. #39</i>		Contact phone number			
JEA account number (required)		Meter number (required) <i>70602127</i>			
Commercial test purpose <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation					
Commercial service type <input type="checkbox"/> Fire <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Process/Isolation <input type="checkbox"/> Potable <input type="checkbox"/> Fire bypass Is reclaimed water supplied? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Residential test purpose <input type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation					
Residential service type <input type="checkbox"/> Potable <input type="checkbox"/> Irrigation / Is reclaimed water supplied? <input type="checkbox"/> Yes <input type="checkbox"/> No					
Device type <i>RP</i>	Manufacturer <i>Wilkins</i>	Size <i>0.75</i>	Model Number <i>975XL2</i>	Serial Number <i>ABP0937</i>	Installation date
INITIAL TEST	Check valve #1 <input type="checkbox"/> Closed tight at <i>Fail</i> psi <input checked="" type="checkbox"/> Leaked	Check valve #2 <input type="checkbox"/> Closed tight at _____ psi <input type="checkbox"/> Leaked	Differential pressure relief valve <input type="checkbox"/> Opened at _____ lbs reduced pressure <input type="checkbox"/> Did not open	Pressure vacuum breaker <input type="checkbox"/> Air inlet opened at _____ psi <input type="checkbox"/> Did not open	
	FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Satisfactory
Repairs/unusual installation conditions/replacement details: <i>RP Device Installed In Irrig. Box</i> <i>RV vent Must be 12 in above Flood Level</i>					

Please print/type information below

Initial test performed by <i>Cory Boehnke</i>	Company name <i>Dolphin Backflow</i>	BFDT certificate number <i>J11-22-15130</i>	Test Date <i>8-16-24</i>
Repaired by	Company name	BFDT certificate number	Repaired Date
Final test performed by <i>Cory Boehnke</i>	Company name <i>Dolphin Backflow</i>	BFDT certificate number <i>J11-22-15130</i>	Test Date <i>8-16-24</i>

### PASS/FAIL CERTIFICATION

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

Signature *Cory Boehnke* Date *8-16-24*

# Dolphin Backflow, Inc.

Plumbing Contractor

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

Phone: (904) 269-5489 FAX (904) 215-8025

## Invoice

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

**BILL TO**

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

DATE	INVOICE #
11/6/2024	42772

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 Development, St. Johns, FL 32259 Wilkins DC 1.0" Model:950XL SN: 4469735 Meter#: 84918378 - 112 Maybeck Street Wilkins DC 1.0" Model:950XL SN: 4626777 Meter#: 85557736 - 109 Cloverbrook Dr. Acct#: 8885666288	2	45.00	90.00
*Proposal included for repair or replacement. JEA Report Submission Fee	2	4.50	9.00
 Approved RECDD I Submitted to AP on 11/12/2024 By Jason Davidson <i>Jason Davidson</i>			
EMAIL ADDRESS OR TEXT NUMBER NEEDED FOR CREDIT CARD RECEIPTS			
We Accept Visa, Mastercard, AMX, Discover			
Credit Card #	Exp.	CVV	Billing Zip Code
			<b>BALAN...</b>
			<b>\$99.00</b>
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.



Get Lit Jax LLC  
 712 Chathal Dr  
 Orange Park, FL 32073 US  
 sales@getlitjax.com

Estimate

ADDRESS

Rivers Edge CDD1  
 475 West Town PL  
 St. Augustine, FL 32092



ESTIMATE #	DATE
1040	10/17/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	service	RIVERHOUSE 430' Roofline LED WW C9 200' Bedline Led ww C9 1-60' Wreath w/RB 4-36' Wreaths w/RB  RIVERHOUSE ENTRANCE 4-9ft Garland WW 8mm Led w/RB 2-36' Wreaths w/RB  RIVERHOUSE EXIT 4-9ft Garland 8mm WW led w/RB 2-36' Wreaths w/RB  RIVERHOUSE CENTER ISLAND 6-9ft Garland WW 8mm led w/RB 2-36' Wreaths w/RB  NOTE: WOULD NOT LIGHT LIGUSTRUMS OR BASE OF OAKS	1	9,100.00	9,100.00
					Subtotal: 9,100.00
	service	25% deposit prior to installation \$2275.00	0	0.00	0.00
					SUBTOTAL 9,100.00
					TAX 0.00
					<b>TOTAL \$9,100.00</b>

Accepted By

Accepted Date

10/29/2024

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 271  
Invoice Date: 11/1/24  
Due Date: 11/1/24  
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 - November 2024		4,670.00	4,670.00
Website Administration -November 2024		139.25	139.25
Information Technology - November 2024		270.33	270.33
Dissemination Agent Services - November 2024		571.17	571.17
Office Supplies		1.62	1.62
Postage		78.62	78.62
Copies		37.35	37.35

**RECEIVED**  
By Todd Polvere at 1:43 pm, Nov 07, 2024

<b>Total</b>	<b>\$5,768.34</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$5,768.34</b>

# 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. 26490  
Date 11/12/2024

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**SERVICE****AMOUNT**

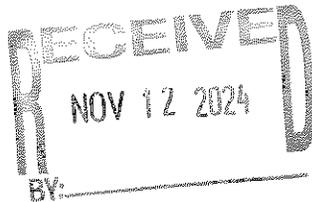
Project: Arbitrage - Series 2016 FYE 9/30/2024  
Arbitrage Services

\$ 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.



INVOICE	#90011731
SERVICE DATE	Apr 29, 2024
DUE	Upon receipt
AMOUNT DUE	<b>\$1,433.60</b>

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

CONTACT US  
 239 Meadow Creek Dr  
 Jacksonville, FL 32259

(904) 607-1038  
 Kmckendree@vestapropertyservices.com

(904) 813-1401  
 aaron@steamlux.com

Service completed by: Doug Holley

## INVOICE

Services	Qty	Unit Price	Amount
Upholstery Cleaning - Sofa - Standard 3 Seat Size Additional \$5 per cushion charge for cleaning both sides of removable cushions upon request.	4.0	\$75.00	\$300.00
Upholstery Cleaning - Chair - Large Large or recliner style chair	5.0	\$45.00	\$225.00
Upholstery Cleaning - Chair - Large Large or recliner style chair	6.0	\$45.00	\$270.00
Custom Services - Custom Job 2 large ottomans	3.0	\$30.00	\$90.00
Custom Services - Custom Job Outdoor chairs, 8 on road side 4 facing pool	12.0	\$35.00	\$420.00
Custom Services - Custom Job Carpet in conference room, 23/12	300.0	\$0.25	\$75.00
Custom Services - Custom Job Tile in bathrooms, men's and women's. 120 square feet each.	240.0	\$0.59	\$141.60

Subtotal	\$1,521.60
4 outdoor chairs missing back cushion at \$22 per	- \$88.00
Total Tax	\$0.00
Duval (7%)	\$0.00
<b>Total</b>	<b>\$1,433.60</b>

Thank you for doing business with us. We always look forward to serving you.

Approved RECDD  
Submitted to AP 5.1.2024  
By Kevin McKendree

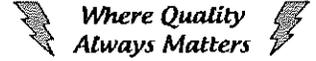
*Kevin McKendree*



**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 1106  
DATE 11/12/2024  
TERMS Net 30  
DUE DATE 12/12/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Streetlight on Rivertown Main Street near Wild Sage Drive not working. Rewired entire fixture and replaced bad LED driver. Verified correct operation upon completion.	1	1,625.00	1,625.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,625.00
TAX	0.00
TOTAL	1,625.00

BALANCE DUE **\$1,625.00**

Approved RECDD  
Submitted to AP 11.13.24  
By Kevin McKendree

*Kevin McKendree*





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

Invoice Number: 7516550  
Account Number: 222425000  
Invoice Date: 10/25/2024  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

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

RIVERS EDGE CDD SERIES 2018A1/A2

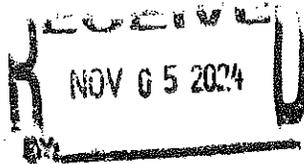
The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.



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

RIVERS EDGE CDD SERIES 2018A1/A2

Invoice Number: 7516550  
Account Number: 222425000  
Current Due: \$4,040.63  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 222425000  
Invoice # 7516550  
Attn: Fee Dept St. Paul

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





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

Invoice Number: 7516550  
 Invoice Date: 10/25/2024  
 Account Number: 222425000  
 Direct Inquiries To: Schuhle, Scott A  
 Phone: (954)-938-2476

RIVERS EDGE CDD SERIES 2018A1/A2

Accounts Included	222425000	222425001	222425002	222425003	222425004	222425005
In This Relationship:	222425006	222425007	222425009			

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 10/01/2024 - 09/30/2025</b>				<b>\$3,750.00</b>
Incidental Expenses 10/01/2024 to 09/30/2025	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





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

Invoice Number: 7518886  
Account Number: 257483000  
Invoice Date: 10/25/2024  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Rivers Edge CDD  
ATTN District Manager  
475 West Town Place Suite 114  
World Golf Village  
St Augustine, FL 32092  
United States  
RIVERS EDGE CONSTRUCTION FUND CUSTODY

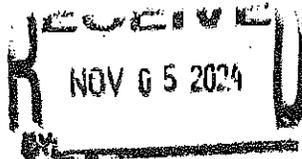
The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$300.00

All invoices are due upon receipt.



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

RIVERS EDGE CONSTRUCTION FUND CUSTODY

Invoice Number: 7518886  
Account Number: 257483000  
Current Due: \$300.00  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 257483000  
Invoice # 7518886  
Attn: Fee Dept St. Paul

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





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

Invoice Number: 7518888  
 Invoice Date: 10/25/2024  
 Account Number: 257483000  
 Direct Inquiries To: Schuhle, Scott A  
 Phone: (954)-938-2476

RIVERS EDGE CONSTRUCTION FUND CUSTODY

Accounts Included 257483000  
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04050 Custodian	1.00	300.00	100.00%	\$300.00
<b>Subtotal Administration Fees - In Advance 10/01/2024 - 09/30/2025</b>				<b>\$300.00</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$300.00</b>





# Invoice

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

**Invoice #** 423209  
**Date** 10/31/2024  
**Terms** Net 30  
**Due Date** 11/30/2024  
**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	118.10	118.10
<b>Total</b>			<b>118.10</b>





# WATERS FARMS AND CATTLE INVOICE

**DATE:**  
09/20/2024

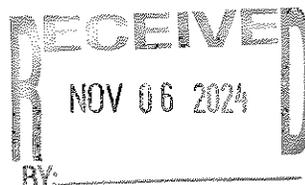
**TO:** Rivers Edge CDD  
475 West Town PL  
St. Augustine, FL 32059  
(904)-679-5523  
kfatuch@vestaproperty  
services.com

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](mailto: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

Invoice Number	249802706
Customer Number	C3178876
Invoice Date	10/14/2024
Due Date	11/13/2024
Order Date	10/11/2024
Order Number	S147573563
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](http://www.wbmason.com) to view our entire Return Policy

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

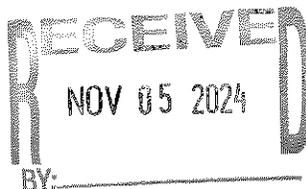
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CLO30966	CLOROX BLEACH LIQUID COMMERCIAL SOLUTIONS GERMICIDAL CONCEN	1	CT	17.84	17.84
GPC21000	TOWEL,MLTFDLD 2PLY,125PKWE(2053635)	2	CT	34.99	69.98
TRKTM1616S	TORK UNIVERSAL TOILET TISSUE, ROLL	2	CT	59.99	119.98
CLO78526	BAG,TALL KITCHEN TRASH,WH	1	BX	18.42	18.42
CPC05252	ALL-PURPOSE CLEANER, LAVENDER SCENT, 1GAL BOTTLE, 4/CT	3	EA	22.99	68.97

<b>SUBTOTAL:</b>	295.19
<b>TAX &amp; BOTTLE DEPOSITS TOTAL:</b>	0.00
<b>ORDER TOTAL:</b>	295.19
<b>Total Due:</b>	295.19

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 RECDD 1  
Submitted to A/P 11-05-24  
By Richard Losco

*Richard Losco*

Remittance Section	
Customer Number	C3178876
Invoice Number	249802706
Invoice Date	10/14/2024
Terms	Net 30
<b>Total Due</b>	<b>295.19</b>

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



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

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

PM(P)

Invoice Number	249809729
Customer Number	C3178876
Invoice Date	10/15/2024
Due Date	11/14/2024
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](http://www.wbmason.com) to view our entire Return Policy

Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://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
GOJ521502	SOAP.FOAM.FMX20.FRESH	2	CT	64.56	129.12

SUBTOTAL: 129.12  
 TAX & BOTTLE DEPOSITS TOTAL: 0.00  
 ORDER TOTAL: 129.12  
 Total Due: 129.12

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 11-11-24  
By Richard Losco

*Richard Losco*

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



Remittance Section	
Customer Number	C3178876
Invoice Number	249809729
Invoice Date	10/15/2024
Terms	Net 30
<b>Total Due</b>	<b>129.12</b>

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

C3178876249809729249809729000000129123



**INVOICE**

INVOICE #	INVOICE DATE
792016	11/1/2024
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:** December 1, 2024

**Invoice Amount:** \$89,803.68

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

**Invoice Total** \$89,803.68

THIS IS A COMPUTER GENERATED INVOICE. NO SIGNATURE REQUIRED.



Approved RECDD I  
 Submitted to AP on 10.31.2024  
 by Jason Davidson

*Jason Davidson*

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

**BEAUTIFUL**  
**CREATURES**  
 FARM TO YOU REVUE

Mailing Address  
 19410 SW 25th Place  
 Dunnellon, FL 34431

Call/text 518-1239  
 Email: [farmtoyourevue@icloud.com](mailto:farmtoyourevue@icloud.com)  
[www.FarmToYouRevue.com](http://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	Invoice Number:	240413
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	Remaining Balance	\$837.50
Not For Profit	Tax	0.00%	\$0.00
<b>Total</b>			<b>\$837.50</b>

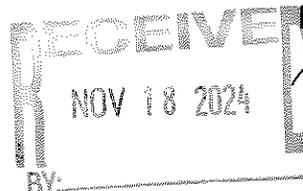
**Payment Information:**

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 CDD I  
 Submitted to AP on 11.15.24  
 by Kimberly Fatuch



*Kimberly Fatuch*



# Service Slip/Invoice



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

<b>INVOICE:</b>	619776391
<b>DATE:</b>	11/04/2024
<b>ORDER:</b>	619776391

**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
11/04/2024	09:06 AM			09:06 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/04/2024		09:32 AM

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

PCPM	Commercial Pest Control - Monthly Service	\$218.60
<b>SUBTOTAL</b>		\$218.60
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$218.60

**AMOUNT DUE \$218.60**

**RECEIVED**  
 NOV 15 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**



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

**Service Slip/Invoice**

INVOICE:	619776527
DATE:	11/04/2024
ORDER:	619776527

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
11/04/2024	09:46 AM			09:46 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/04/2024		09:54 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 RECDD 1  
 Submitted to A/P 11-15-24  
 By Richard Losco  
*Richard Losco*

AMOUNT DUE \$374.74



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**

904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com



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

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

Invoice Number	249903085
Customer Number	C3178876
Invoice Date	10/18/2024
Due Date	11/17/2024
Order Date	10/11/2024
Order Number	S147573563
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:**

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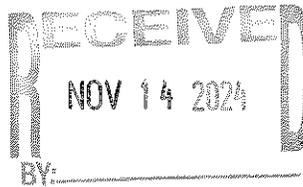
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TOC130501	TRIGGER SPRAY BOTTLE, 32OZ,CLEAR/RED,WBM,3/PACK,24PK/CT	2	PK	5.99	11.98

SUBTOTAL:	11.98
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	11.98
Total Due:	11.98

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 RECDD 1  
Submitted to A/P 11-14-24  
By Richard Losco

*Richard Losco*

Remittance Section	
Customer Number	C3178876
Invoice Number	249903085
Invoice Date	10/18/2024
Terms	Net 30
<b>Total Due</b>	<b>11.98</b>

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



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

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

Invoice Number	250241676
Customer Number	C3178876
Invoice Date	11/04/2024
Due Date	12/04/2024
Order Date	11/01/2024
Order Number	S148080681
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:**

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Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://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
MMM426	SPONGE,HV DUTY,6/PK,YEL	2	PK	6.45	12.90
PGC54344	PLUG, FBRZ PLUG TRF LINEN&SKY 2.63OZ	1	CT	36.99	36.99
RAC78473	FRESHENER,OIL,LAVENDAR,PP	2	PK	6.46	12.92
SJN322826	GLADE PLUG-IN WARMERS LINEN AIR REFILL	3	PK	18.04	54.12
SJN334583	GLADE PLUGINS SCENTED OIL WARMER	1	CT	18.04	18.04
WBMUPSFREIGHT	UPS FREIGHT	1	EA	0.00	0.00

**SUBTOTAL:** 134.97  
**TAX & BOTTLE DEPOSITS TOTAL:** 0.00  
**ORDER TOTAL:** 134.97  
**Total Due:** 134.97

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 11-14-24  
By Richard Losco

*Richard Losco*

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



Remittance Section	
Customer Number	C3178876
Invoice Number	250241676
Invoice Date	11/04/2024
Terms	Net 30
<b>Total Due</b>	<b>134.97</b>

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

C31788762502416762502416760000000134976

**Wipes LLC**

PO Box 324  
Northville, MI 48167  
sales@wipes.com  
www.wipes.com



**INVOICE**

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

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

**SHIP DATE** 11/14/2024  
**SHIP VIA** UPS

**INVOICE** 19233  
**DATE** 11/14/2024  
**TERMS** Net 30  
**DUE DATE** 12/14/2024

	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
Sales Tax	Sales Tax calculated by AvaTax on Thu Nov 14 06:21:51 UTC 2024	1	0.00	0.00T

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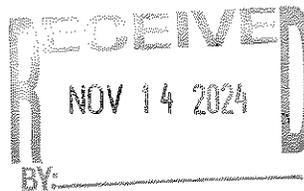
SUBTOTAL	230.14
TAX	0.00
TOTAL	230.14

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BALANCE DUE	<b>\$230.14</b>
-------------	-----------------

Approved RECDD 1  
Submitted to A/P 11-14-24  
By Richard Losco

*Richard Losco*





# YELLOWSTONE

LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
804014	11/12/2024
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

**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:** December 12, 2024

**Invoice Amount:** \$1,025.00

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

November irrigation repairs\*\*\*\*\*The Homestead\*\*\*\*\*

Irrigation Repairs

\$1,025.00

**Invoice Total**

**\$1,025.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 11.14.2024  
by Jason Davidson

*Jason Davidson*



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





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

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

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

# INVOICE

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

INVOICE # 4211818493  
 INVOICE DATE 11/18/2024  
 SERVICE TICKET # 4211818493  
 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 008

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  
 Kim . 11:14 AM 11/18/24  
 SoldTo# 0021060308 SO# 4211818493  
 Invoice Total Payment on Account  
 \$115.88 \$0.00

*UTS MT*

Approved RECDD 1  
 Submitted to A/P 11-20-24  
 By Richard Losco

*Richard Losco*



**Fire Sprinkler Services FL, LLC**  
 9313 Old Kings Road South  
 Jacksonville, FL 32257  
 904-743-3220



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

www.firesprinklerservices.com  
 EF20001437 \* EF20001079 \* FPC17-000156 \* CL000090  
 FED21-000043 \* FED21-000044

<b>Invoice No.</b>	<b>12503526</b>	<b>Service Location</b>	Rivers Edge CDD 234 Perdido Street Saint Johns, FL 32259
<b>Invoice For</b>	<b>Testing Job #35244259 (07/05/2024)</b>		
<b>Transaction Date</b>	11/25/2024		
<b>Due Date</b>	12/25/2024 (Net 30)		

Code	Item	Svc	Qty	Unit Price	Amt
BFT	Backflow Certification Test	BF	1	\$45.00	\$45.00
<b>GRAND TOTAL</b>					<b>\$45.00</b>

**Notes**

We Currently Accept 3 Payment Methods:

1. Over The Phone With Check or Credit Card
2. Mailing in Check
3. Requesting an Online Payment Link.

**\*\*Payment Links Take 3-5 days To Generate. Please Reply To The Email Requesting The Link After The Above Timeframe\*\***

**Terms & Conditions**

- 1. Scope of Undertaking.** Contractor will perform the services described on the front of this Customer Work Order (the Work). No other services are included. The amount payable to the Customer for the Work is based solely upon the value of the services performed and is unrelated to the value of the Customers property and/or the property of others located in/on the premises. Customer makes no guaranty or Warranty that equipment or services supplied by Contractor will detect or avert occurrences or the consequences there from that the equipment or services are designed to detect or avert.
- 2. Equipment Disconnections.** Customer is on notice that the system(s)/device(s) listed on the face of this Customer Work Order will be temporarily or permanently disconnected and no longer in service and thus, cannot detect, perform and/or report occurrences or transmit signals.
- 3. Existing System.** Where new work is connected to an existing system, any deficiencies detected in the existing system during testing or charging of the system are the responsibility of the Customer and are not covered by any warranties that may be applicable to the Work. Customer releases Contractor from any and all claims regarding the existing system and any damage or injury caused by or to the existing system.
- 4. Liquidated Damages.** It is impractical and extremely difficult to fix the actual damages, if any, that may proximately result from failure on the part of Contractor to perform any of its obligations under this Customer Work Order. Accordingly, Customer agrees that, Contractor shall be exempt from liability for any loss, damage or injury arising directly or indirectly from occurrences, or the consequences there from, concerning any repair of the system. Should Contractor be found liable for any loss, damage or injury arising from a failure of the equipment or service in any respect, Contractors liability shall be limited to the lesser of \$1,500. or an amount equal to the Customer Work Order price. Where multiple sites are covered by one Customer Work Order, liability will be limited to the amount allocable to the site where the incident occurred, subject to the preceding sentence. As a condition precedent to any claim or lawsuit against Contractor, all outstanding invoices must have been paid in full when due, without compromise on amounts owed.
- 5. Actions by others.** In no event shall Contractor be liable for any damage, loss, injury, or any other claim arising from any servicing, alterations, modifications, changes or movements of the covered system(s) or any of its component parts by the Customer or any third party.
- 6. Waiver of Subrogation.** The Contractor is not an insurer against loss or damage. Sufficient insurance shall be obtained by Customer to cover the premises (and property therein) where the work will be performed. Customer agrees to rely exclusively on Customers insurance to recover for injuries or damage in the event of any loss, damage or injury to the premises or property therein. Customer, for itself and all others claiming by or through it under this Agreement, releases and discharges Contractor from and against all damages covered by Customers insurance, it being expressly agreed and understood that no insurance company, insurer or other entity/individual will have any right of subrogation against Contractor.
- 7. Incidental/Consequential Damages.** Contractor shall not be liable for indirect, incidental or consequential damages of any kind, including but not limited to damages arising from the use, loss of use, performance, or failure of the covered system(s) to perform.
- 8. LIMITED WARRANTY.** CONTRACTOR WARRANTS THAT ITS WORKMANSHIP AND MATERIAL (the Work) FURNISHED UNDER THIS CUSTOMER WORK ORDER WILL BE FREE FROM DEFECTS FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE SAID WORK IS COMPLETED. CONTRACTOR AGREES TO REPAIR OR REPLACE THE WORK PROVIDED THE WORK HAS NOT FAILED DUE TO CIRCUMSTANCES UNRELATED TO THE MATERIALS OR WORKMANSHIP FURNISHED BY CONTRACTOR. EXCEPT AS EXPRESSLY SET FORTH HEREIN, CONTRACTOR

DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT, IF ANY, SUPPLIED HEREUNDER.

**9. Indemnity.** Customer agrees to indemnify, hold harmless and defend Contractor, to the fullest extent permitted by law, against any and all losses, damages, costs, including expert fees and expenses including reasonable defense costs, arising from any and all third party claims for personal injury, death, property damage or economic loss, including specifically any damages resulting from the exposure of workers to Hazardous Conditions whether or not Customer pre-notifies Contractor of the existence of said hazardous conditions, arising in any way from performance of the Work or the Work whether caused in whole or in part by the Customer, whether such claims are based upon contract, warranty, tort (including but not limited to active or passive negligence) strict liability or otherwise. Contractor reserves the right to select counsel to represent it in any such action.

**10. Water Supply.** Contractor makes no claims and/or representations as to the presence currently or in the future of corrosion inducing matter, i.e. microbiological organisms, contained within the water supply. Contractor recommends that the water supply be tested and, as needed, treated. Testing and treatment of the water supply and costs associated therewith are the sole responsibility of Customer. Any such testing must be pursuant to a separate written agreement.

**11. Affiliates.** The terms and conditions set forth in this Customer Work Order shall inure to the benefit of all parents, subsidiaries and affiliates of Contractor, whether direct or indirect, Contractors employees, agents, officers and directors.

Approved RECDD I  
Submitted to AP on 11.25.2024  
by Jason Davidson

*Jason Davidson*



**FLORIDA WATERWAYS  
INC.**

**Invoice**

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

DATE	6/26/2024
INVOICE #	22622
CUSTOMER ID	J19302
DUE DATE	7/26/2024

**BILL TO**

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

Client Reference #: -  
Attention: Kevin McKendree  
Field Operations Manager

DESCRIPTION	Amount Due
Supplemental chemical for aquatic midge fly control Pond Z 1.0 gal per acre of AquabacXT, 8 gallons per treatment, series of 4 treatments = 32-g.	\$1,724.80

**OTHER COMMENTS**

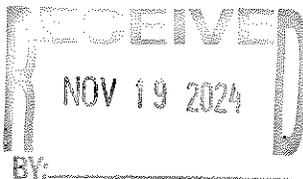
Subtotal	\$1,724.80
Other	-
<b>TOTAL</b>	<b>\$ 1,724.80</b>

Approved RECDD  
Submitted to AP 11.19.24  
By Kevin McKendree  
*Kevin McKendree*

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

<b>INVOICE NO.</b>	23472343
<b>DATE</b>	11/12/24

**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 10/28/2024-11/10/2024	113.00	Hours	22.97	2,595.61	
Security Officer	422.00	Per	0.655	276.41	
Mileage					
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205					
				<b>Sub-Total</b>	2,872.02
				<b>Sales Tax</b>	
				<b>TOTAL(\$)</b>	<b>\$2,872.02</b>

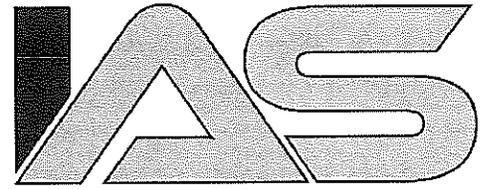
Approved RECDD I  
 Submitted to AP on 11.21.24  
 by Jason Davidson

*Jason Davidson*



**Integrated Access Solutions, LLC**

2227 Crystal Cove Dr.  
Green Cove Springs, FL  
32043-9604 USA  
chris@iasnfl.com



**Integrated Access Solutions**  
INTEGRATION THAT WORKS FOR YOU

INVOICE

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

INVOICE 3060  
DATE 11/18/2024  
TERMS Due on receipt  
DUE DATE 11/18/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
11/15/2024	Optiview 32 Channel	Optiview NDAA performance series 4K / 8Megapixel Ultra HD 32 channel NVR with H.265compression. Supports 32 x 4K / 12MP IPcameras; Max 320Mbps incoming bandwidth.Supports AI Smart Search, AI by camera,Intelligent Motion Detection (ID+) for people andvehicles on 8 channels, fisheye dewarp and ANRredundancy. 1 Audio Out via RCA only, 16/4Alarm / Relays. 1 x VGA, 1 x HDMI, 2 x RJ4510/100/1000 (dual NIC) ports. 4 x SATA for up to4 x 8TB Hard Drives. 12V DC/5A	1	1,300.00	1,300.00
11/15/2024	Optiview 8MP Armor Ball	8MP Armor Ball2.8mm Fixed112° ViewBuilt-in MicMemory Card SlotNDAA Compliant	1	318.00	318.00
11/15/2024	Labor	Labor for installation, setup, and testing.	6	170.00	1,020.00
11/15/2024	Technicians Notes	Replaced and configured 32ch NVR with new one. Added remote access of cameras to property managers phone.  Replaced 1x bad camera at cabana area and ensured new one is functioning as it should.  Replaced bad PoE switch in device enclosure at tennis court.  Existing wireless bridge antenna will not power up on building side. PoE injector for antenna is broken and needs to be replaced. Picture is attached.	1	0.00	0.00

3x tennis court cameras and 2x pool slide cameras need to be troubleshooted further as they will not power up. Need to come up with a solution as to how to reach tennis court cameras and pool slide cameras, they are at least 30ft high and not safe to reach on ladder.

11/15/2024	5 Port PoE Switch		1	124.35	124.35
	Technicians Notes	Assessment and survey of current surveillance camera system.	1	0.00	0.00

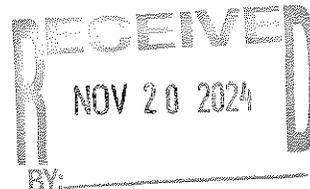
Existing 32 channel Optiview NVR w/ 10 cameras hardwired to NVR ports. 10x cameras that are hardwired to NVR ports are functioning while 7x cameras are offline that are hardwired to a network switch and connected via network communication. The 7x cameras that are offline are not showing display nor are communicating with NVR through network due to the LAN network port of the NVR being bad and not functional. This does not allow for cameras on a network to be connected nor does it allow for remote peer to peer viewing on any device other than a monitor that is directly connected to the NVR. A direct replacement Optiview VMX 32 channel NVR is needed to resolve this issue. The existing HDD's in the NVR can be removed and transferred to the replacement NVR. New HDD's are not needed. 2x Optiview 8MP VMX IP dome turret cameras are also needed as replacements for 2 faulty cameras that do not power up. (1x camera on tennis court light pole and 1x camera overlooking patio).

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

SUBTOTAL	2,762.35
TAX	0.00
TOTAL	2,762.35
BALANCE DUE	<b>\$2,762.35</b>

Approved RECDD 1  
Submitted to A/P 11-20-24  
By Richard Losco

*Richard Losco*





KILINSKI | VAN WYK

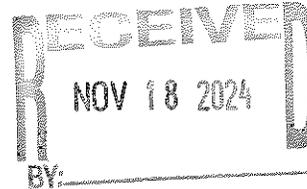
# Kilinski | Van Wyk PLLC

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

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

# INVOICE

Invoice # 10847  
Date: 11/18/2024  
Due On: 12/18/2024



## Rivers Edge CDD - 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	10/01/2024	Review Flock Safety Community Safety Customer Implementation Guide; review draft agenda for October 16, 2024 Board meeting and note legal items as needed.	0.40	\$260.00	\$104.00
Service	LG	10/02/2024	Review Vesta comments to amenity agreement; respond to same.	0.40	\$285.00	\$114.00
Service	LG	10/02/2024	Research new HOA parking restriction statute.	0.20	\$285.00	\$57.00
Service	LG	10/03/2024	Review and respond to Vesta scope of services revisions; research development order and PUD requirements regarding turnover of Riverfront Park; provide information regarding encroachments to HOA.	2.10	\$285.00	\$598.50
Service	LG	10/04/2024	Attend agenda planning call; prepare resolution adopting amenity rules and final PDF of rule revisions.	0.70	\$285.00	\$199.50
Service	MGH	10/09/2024	Review District Manager correspondence regarding interlocal cost-share agreement and rising electrical costs; analyze relevant interlocal agreement provisions.	0.20	\$260.00	\$52.00
Service	LG	10/11/2024	Review information regarding encroachments and confer with Henley regarding same.	0.30	\$285.00	\$85.50
Service	LG	10/14/2024	Confer with Vesta and Chairman regarding property encroachments.	0.50	\$285.00	\$142.50

Service	LG	10/14/2024	Research new case law regarding First Amendment, government officials, and social media use.	0.30	\$285.00	\$85.50
Service	MGH	10/14/2024	Review River House, River Club, and River Lodge amenity policies to confirm political campaign policies; analyze Florida statutory authority; and advise District staff regarding same.	0.40	\$260.00	\$104.00
Service	MGH	10/15/2024	Review and analyze agenda package and materials for Board consideration, including meeting minutes, financial statements, staff reports, proposals, resolutions, and pertinent District documents; review District staff correspondence and photos regarding 117 Twin Flower Place encroachments and confer regarding additional steps needed.	1.40	\$260.00	\$364.00
Service	LG	10/15/2024	Review photos of encroachment area; correspond with homeowner regarding same.	0.30	\$285.00	\$85.50
Service	LG	10/15/2024	Prepare for Board meeting.	0.30	\$285.00	\$85.50
Service	LG	10/16/2024	Prepare letter to resident regarding property encroachments (117 Twin Flower).	0.40	\$285.00	\$114.00
Service	LG	10/16/2024	Travel to and attend Board meeting.	4.10	\$285.00	\$1,168.50
Expense	RB	10/16/2024	Travel: Mileage LG	246.50	\$0.67	\$165.16
Expense	RB	10/16/2024	Travel: Hotel LG	1.00	\$59.07	\$59.07
Expense	RB	10/16/2024	Travel: Meals LG	1.00	\$6.79	\$6.79
Service	LG	10/17/2024	Update amenity rules and send final version; update letter regarding property encroachments at 117 Twin Flower; confer with staff regarding same; forward same to interested parties.	1.20	\$285.00	\$342.00
Service	MGH	10/17/2024	Review additional correspondence and photographs of additional encroachments at 117 Twin Flower Place; confer regarding next steps.	0.30	\$260.00	\$78.00
Service	LG	10/18/2024	Research court opinion on use restrictions on government real property; advise regarding social media use and Flock Safety agreement.	1.10	\$285.00	\$313.50
Service	JK	10/18/2024	Confer with Board member re: options and best practices for social media	0.20	\$285.00	\$57.00
Service	LG	10/23/2024	Review information regarding resident Halloween event on CDD property; confer with Vesta and GMS regarding same.	0.50	\$285.00	\$142.50

Service	MGH	10/23/2024	Review and analyze correspondence and information related to Hallow-Crawl event; prepare for and attend meeting with District staff to discuss same.	0.40	\$260.00	\$104.00
Service	JK	10/23/2024	Call regarding history/options for O&M assessments; review historical documents on same	0.30	\$285.00	\$85.50
Service	LG	10/24/2024	Prepare memo regarding Hallow-Crawl event.	0.50	\$285.00	\$142.50
Service	MGH	10/24/2024	Review draft correspondence to Hallow-Crawl event leaders regarding District policies.	0.10	\$260.00	\$26.00
Service	LG	10/29/2024	Review and provide comments to October minutes.	0.40	\$285.00	\$114.00
Service	MGH	10/29/2024	Review and further prepare Project Completion Resolution for 2018 Project and exhibits to same; review draft agenda for November 20, 2024 Board meeting.	0.80	\$260.00	\$208.00
Service	LG	10/30/2024	Confer with district manager and district engineer regarding updated methodology for commercial parcels.	0.30	\$285.00	\$85.50
<b>Non-billable entries</b>						
Service	MGH	10/04/2024	Prepare for and attend agenda planning call with District chairmand and staff.	<del>0.30</del>	<del>\$260.00</del>	<del>\$78.00</del>
Service	MGH	10/11/2024	Review reports of additional encroachments onto District property at 117 Twin Flower Place; confer with District staff regarding same.	<del>0.40</del>	<del>\$260.00</del>	<del>\$104.00</del>
Service	MGH	10/14/2024	Prepare for and attend District staff meeting to discuss 117 Twin Flower Place encroachments and next steps.	<del>0.80</del>	<del>\$260.00</del>	<del>\$208.00</del>
Service	MGH	10/15/2024	Review District staff and resident correspondence regarding upcoming Hallow-Crawl neighborhood event.	<del>0.40</del>	<del>\$260.00</del>	<del>\$26.00</del>
Service	MGH	10/16/2024	Prepare for and attend Board meeting; review and revise letter to 117 Twin Flower Place regarding additional encroachments.	<del>2.90</del>	<del>\$260.00</del>	<del>\$754.00</del>
Expense	RB	10/16/2024	Travel: Mileage MGH	<del>54.50</del>	<del>\$0.67</del>	<del>\$36.52</del>
Service	MGH	10/18/2024	Review additional correspondence and photographs related to 117 Twin Flower Place encroachments.	<del>0.20</del>	<del>\$260.00</del>	<del>\$52.00</del>
Service	LG	10/25/2024	Research FLWAC boundary amendment procedures.	<del>0.40</del>	<del>\$285.00</del>	<del>\$114.00</del>

**Total      \$5,289.52**

**Detailed Statement of Account**

**Current Invoice**

<b>Invoice Number</b>	<b>Due On</b>	<b>Amount Due</b>	<b>Payments Received</b>	<b>Balance Due</b>
10847	12/18/2024	\$5,289.52	\$0.00	\$5,289.52
			<b>Outstanding Balance</b>	<b>\$5,289.52</b>
			<b>Total Amount Outstanding</b>	<b>\$5,289.52</b>

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

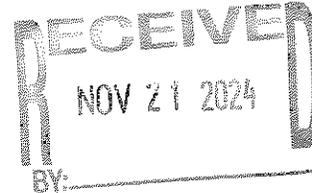
Please pay within 30 days.



Invoice 52655 was listed as outstanding but wasn't received until 11/21/24 after staff requested a copy

June 21, 2024  
Project No: P0113094.60  
Invoice No: 52655

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



Project P0113094.60 Rivers Edge CDD - O & M  
For services including travel and attend May CDD meeting, review resident requests along CDD pond.  
**Professional Services from May 01, 2024 to May 31, 2024**

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Engineer	2.50	150.00	375.00	
Totals	2.50		375.00	
<b>Total Labor</b>				<b>375.00</b>

**Reimbursable Expenses**

Travel - Reimbursable - Mileage			22.25	
Travel - Reimbursable- Mileage Client OV			11.25	
<b>Total Reimbursables</b>	<b>1.15 times</b>		<b>33.50</b>	<b>38.53</b>
	<b>Total this Invoice</b>			<b>\$413.53</b>

**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
51852	2/19/2024	625.00
<b>Total</b>		<b>625.00</b>



# Invoice

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

**Invoice #** 421967CDD1  
**Date** 08/31/2024  
**Terms** Net 30  
**Due Date** 09/30/2024  
**Memo**

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

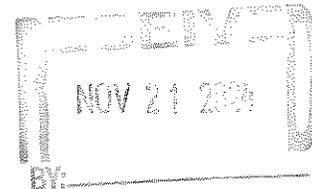
Description	Quantity	Rate	Amount
Billable Expenses			157.92
Kevin McKendree - 2024-08-02 - EXXON FL0106 - Bill CDD1			

**Total** 157.92

Originally received 9/10/2024 with multiple districts on one invoice (421967). Check for payment was voided. This revised invoice includes the charges for this district only.

*Corbin deNagy*

11/21/2024



WELCOME

DATE 8/1/24 13:09  
TRAN#033111  
PUMP# 83  
SERVICE LEVEL: SELF  
PRODUCT: REG  
GALLONS: 45.132  
PRICE/G: \$3.490  
FUEL SALE \$157.82  
CREDIT \$157.82

USD\$157.82  
\*\*\*\*\*0071  
Entry: CHS Head  
AppName: VISA CREDIT  
Authnt: CHASE  
NICE: Issuer  
AID: A000000000000000  
Auth #: 344510  
Resp Code: 000  
Stan: 000000000000  
Invoice #: 000000  
Shift #: 1  
Store #: 000000

THANK YOU  
HAVE A NICE DAY





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

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

Invoice Number	250344664
Customer Number	C3178876
Invoice Date	11/07/2024
Due Date	12/07/2024
Order Date	11/06/2024
Order Number	S148204246
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](http://www.wbmason.com) to view our entire Return Policy

Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://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,MLTFD 2PLY,125PKWE(2053635)	2	CT	35.99	71.98
GPC16620	ANGEL SOFT BATH TISSUE,2PLY, 450 SH, 20/CT	1	CT	35.05	35.05

SUBTOTAL: 107.03  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 107.03  
Total Due: 107.03

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

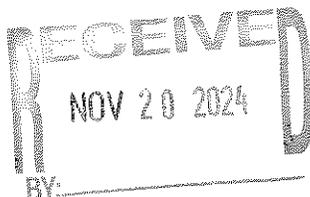


W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

Approved RECDD 1  
Submitted to A/P 11-20-24  
by Richard Losco

*Richard Losco*

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



Remittance Section	
Customer Number	C3178876
Invoice Number	250344664
Invoice Date	11/07/2024
Terms	Net 30
<b>Total Due</b>	<b>107.03</b>

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



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
805927	11/18/2024
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:** December 18, 2024

**Invoice Amount:** \$332.00

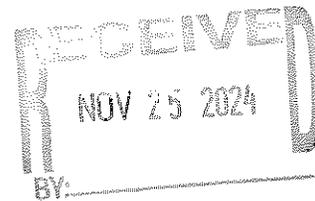
Description	Current Amount
November irrigation repairs*****Main Street***** Irrigation Repairs	\$332.00

**Invoice Total** \$332.00

COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 11.25.2024  
by Jason Davidson

*Jason Davidson*



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





# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
805928	11/18/2024
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:** December 18, 2024

**Invoice Amount:** \$429.00

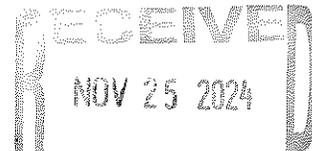
Description	Current Amount
-------------	----------------

November irrigation repairs\*\*\*\*\*River Walk Blvd.\*\*\*\*\*

Irrigation Repairs	\$429.00
--------------------	----------

**Invoice Total** \$429.00

# IN COMMERCIAL LANDSCAPING



Approved RECDD I  
Submitted to AP on 11.25.2024  
by Jason Davidson

*Jason Davidson*

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





**YELLOWSTONE**  
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
807310	11/22/2024
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:** December 22, 2024

**Invoice Amount:** \$348.00

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

Irrigation repairs in response to email/work orders

Irrigation Repairs

\$348.00

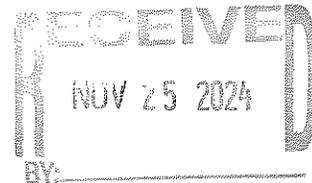
**Invoice Total**

**\$348.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 11.25.2024  
by Jason Davidson

*Jason Davidson*



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





**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
807311	11/22/2024
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:** December 22, 2024

**Invoice Amount:** \$1,119.00

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

November irrigation repairs\*\*\*\*\*Decoder replacement-Kendall Crossing Dr.\*\*\*\*\*

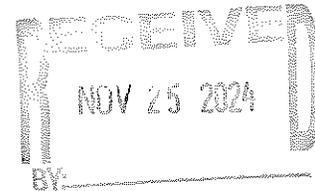
Irrigation Repairs	\$1,119.00
--------------------	------------

<b>Invoice Total</b>	<b>\$1,119.00</b>
----------------------	-------------------

NOV 25 2024

Approved RECDD I  
Submitted to AP on 11.25.2024  
by Jason Davidson

*Jason Davidson*



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



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/08/24	00018	10/29/24	INV-5104 202410 600-53800-61000	SPARROW BUNDLE	*	19,000.00	
		10/29/24	INV-5104 202410 600-53800-61000	SOLAR CONDOR LPR EXPANSE	*	1,700.00	
							FLOCK GROUP INC DBA FLOCK SAFETY 20,700.00 000032
-----							
11/14/24	00017	11/08/24	11082024 202411 600-53800-60000	APP 2 CT LIGHTING	*	77,679.60	
							BROGDON BUILDERS, LLC 77,679.60 000033
-----							
						TOTAL FOR BANK B	98,379.60
						TOTAL FOR REGISTER	98,379.60

# flock safety

## INVOICE

Flock Group Inc dba Flock Safety  
[www.flocksafety.com](http://www.flocksafety.com)

Invoice Number: INV-51046  
Invoice Date: 10/29/2024  
Due Date: 11/13/2024  
Payment Terms: Net 15  
PO#:

Bill To: FL - Rivers Edge CDD  
Saint Johns, Florida, 32259

Ship To: FL - Rivers Edge CDD  
160 Riverglade Run  
Saint Johns, Florida 32259

Billing Company Name: FL - Rivers Edge CDD  
Billing Contact Name: Richard Losco  
Billing Email Address: rlosco@vestapropertyservices.com

Payment Terms: Net 15  
Contracted Billing Structure: Annual - First Year at Signing

Notes: FL - Rivers Edge CDD: Year 1 of 24 Month Term

ITEMS	QTY	UNIT PRICE	SALES TAX	TOTAL
Flock Safety Sparrow ® Bundle	8	\$2,375.00		\$19,000.00
Solar Condor™ LPR Expansion	1	\$1,700.00		\$1,700.00

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware.  
Link to Location of Services: <https://planner.flocksafety.com/public/e8719816-d163-44d4-8efb-63fd02578453>

Subtotal: \$20,700.00  
Sales Tax: \$0.00  
Credit: \$0.00  
Payments: \$0.00  
Balance Due: \$20,700.00

Approved RECDD 1  
Submitted to A/P 10-30-24  
By Richard Losco  
*Richard Losco*



If you have questions about your invoice or need to update your billing contact information, please email [billing@flocksafety.com](mailto:billing@flocksafety.com) or call 866-901-1781, option 3.



**INVOICE**

**Flock Group Inc dba Flock Safety**  
[www.flocksafety.com](http://www.flocksafety.com)

Invoice Number: INV-51046  
Invoice Date: 10/29/2024  
Due Date: 11/13/2024  
Payment Terms: Net 15  
PO#:

**Payment Remittance Information**

**Pay by Check:**

Payable to: Flock Group Inc  
Memo: INV-51046  
Mail to: PO Box 121923  
Dallas, TX 75312-1923

*If paying by check, please include the remittance slip below.*

**Pay by ACH:**

Account Legal Name: Flock Group Inc.  
Account Number: 3302113966  
Account Type: Checking  
Routing / SWIFT Code: 121140399 / SVBKUS6S

*If paying by ACH, please include your invoice number in the memo section of the ACH transfer request.*

Please be aware that failure to pay the invoice by the due date may result in an interest penalty or disconnection of service, as specified in your contract.

.....  
Detach and Return with Payment

**Make Checks Payable to: Flock Group Inc**

If sending via Flock Group Inc  
USPS: PO Box 121923  
Dallas, TX 75312-1923

Or

If sending via Flock Group Inc  
UPS, FedEx or 891923  
USPS: 1501 North Plano Rd. ste 100  
Richardson, TX 75081

Account: FL - Rivers Edge CDD

Invoice # INV-51046

Amount Due: **\$20,700.00**

Amount Enclosed: \$ \_\_\_\_\_

**RECEIVED**  
NOV 08 2024  
BY: \_\_\_\_\_

**Rivers Edge  
COMMUNITY DEVELOPMENT DISTRICT**

**Capital Reserve Fund**

**Check Request**

Date	Amount	Authorized By
November 8, 2024	\$77,679.60	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 Pay Application #2
(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: 2  
 For Period Starting: 9/30/24 Ending: 10/30/24

Project Number: \_\_\_\_\_

Project Name: Rivers Edge CDD Pickleball Courts

NTP September 9, 2024

Base Contract Calendar Days:	120
Adjusted Days by Change Order:	0
Revised Contract Days:	
Elapsed Days to Date:	51
Net Days Remaining:	69
Estimated Days Ahead (+) or Behind (-):	

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
<b>Subtotal</b>	<b>\$0.00</b>	<b>Subtotal</b>	<b>\$0.00</b>
<b>Total Net Change Orders \$</b>		<b>0.00</b>	

Original Contract Sum.....	\$ 342,048.00
Change Orders (Net).....	\$
Contract Sum To Date.....	\$ 342,048.00
Completed To Date.....	\$ 276,840.00
Materials Stored.....	\$ 0.00
<b>Total Completed &amp; Stored.....</b>	
	<b>\$ 276,840.00</b>
Less Retainage 5.00 %..	\$ 13,842.00
<b>TOTAL.....</b>	<b>\$ 262,998.00</b>
Less Previous Certificates.....	\$ 185,318.40
<b>Balance To Finish.....</b>	<b>\$ 65,208.00</b>
<b>THIS CERTIFICATE PAY THIS AMOUNT</b>	<b>\$ 77,679.60</b>
<b>TOTAL PAID THIS CERTIFICATE TO MBE:</b>	<b>\$0.00</b>

**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] By Clayton Brogdon  
(Contractor must sign in the presence of a Notary) (Type Name)

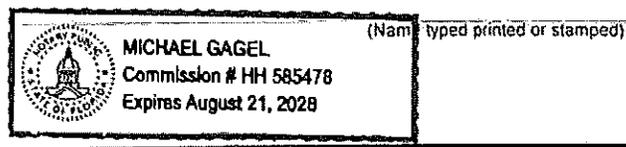
STATE OF FL  
 COUNTY OF St Johns The foregoing instrument was acknowledged before me this 10-28-24  
(date)

by Clayton Brogdon of Brogdon Builders  
(name of officer or agent, title of officer or agent) (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)

DRIVERS LICENSE as identification [Signature]  
(type of identification) (Signature of Notary)

Owner Signature and Date:





UNCONDITIONAL WAIVER AND RELEASE  
UPON PROGRESS PAYMENT

STATE OF FLORIDA    }  
COUNTY OF St Johns }

The undersigned, in consideration of the sum of \$77,679.60 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 10-30-24 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 28 day of Oct, 2024.

LIENOR'S NAME HERE

[Signature]

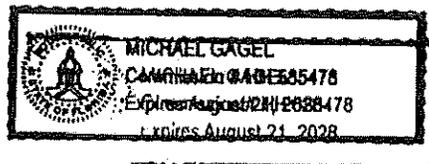
By: Clayton Brogdon

Its: manager

Sworn to and subscribed before me this 28 day of Oct, 2024, by Clayton Brogdon, the manager of Brogdon Builders, who is personally known to me or  has produced Denver License 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: 8/21/2028



*FOURTH ORDER OF BUSINESS*

*A.*



## Rivers Edge CDD – I, II, and III

### Landscape Update for January 2025

- **General Maintenance**
  - Our maintenance team has mowed all common grounds throughout community and have been cleaning up shrub beds
  - We have Detailed and Cleaned up the Riverhouse and Riverclub.
  - 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.
    - Tree-form ligustrum trees will have their bottom canopies raised and leveled throughout the property for their intended look.
    - Plant separation will occur for aesthetic purposes and plant health.
  - Team has been spraying all mulch beds for clean appearance
  - Team has begun ornamental grass cutbacks
  - Enhancement team has installed trees and Sod from other enhancements where we had extra material at no cost to the community. We do this to show our commitment, enhance an area, and also save the community money where we can.
  - Enhancement crew has been standing trees that have fallen from the storm with tree braces and straps.
  - Team will be hand pulling weeds each week that are overgrown is shrubs and roses
  - 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 have been installed along with fresh and rich soil. We raised the beds for a better show. We installed Red and White Dianthus for a holiday feel. 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 twice a week
  - Lead tech is working with IQ system to help system run more efficiently
  - We have cut the water bill in half
  - Other options are being looked at to make the system more efficient and save on the annual water cost.
    - Items being looked at:
      - Eliminating bubblers on established trees that do not need them anymore
      - Making sure all rain sensors are operational
      - Adding rain sensors to battery operated valves
        - Each area will be different depending on layout and justification of cost.
          - Some will be looked at to be added to a clock with wiring.
          - Others will be looked at for rain sensor installation and hidden by plant material if required.
    - Full Irrigation inspection report will be sent over once we have run through entire system
- **Fert/Chem**
  - Our techs will be fertilizing the entire property this month with 0-0-62 with micros. No nitrogen will be applied until next spring when the turf is coming back out of dormancy.
    - Nitrogen encourages fungus growth during the cooler months when conditions are primed for it.
    - Micros in the winter chemical mixes, mainly iron, will help the turf keep color until each turf type fully goes dormant.
  - We will treat for turf weeds throughout community
    - Seasonal weeds such as chamber bitter is popping up in a lot of areas already.
  - The turf is starting to go dormant. You will see the turf color gradually start to fade.
    - Zoysia is the first to go dormant, Bermuda will be next, and St Augustine will be the last to show this.
- **Arbor**

- We will continue to lift low hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with balanced weight distribution from the branches.

*E.*

*1.*

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# RIVERTOWN

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RECDD's Monthly Operations Report

Date of report: **01/15/2025**

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

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## **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 formal RFP, likely presented in February.

**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.

**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 had Yellowstone replace 2 oak trees on Rivertown BLVD as you enter the community, in front of the RiverHouse. These were casualties of Hurricanes Helene/Milton. This is now complete.

**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. Work will commence shortly.

**Dog Parks:**

We are installing new numeric keypads on the dog parks in CDD 1. Due to the size of these locks each park will need a new gate to accommodate it. The gates have excessive wear and tear and could benefit from replacement anyway. Paw Park is complete, and we are awaiting Northlake to be completed still.

**Crosswalk sign:**

One of the crosswalk signs leading to Riverfront Park is inoperable. We ordered a replacement circuit board and battery pack on November 7<sup>th</sup>. These parts are on backorder, and we will have them installed as soon as they arrive.

**Midges Pond K:**

Supervisor White requested we investigate applying the midge fly program that we executed on pond Z this year for pond K. We will bring a proposal to the board for January's meeting.

**Fencing around Rivertown BLVD:**

The perimeter fence that surrounds Rivertown BLVD and connects onto Kendall Crossing is rotting. We have replaced boards that fall off and it needs painting at least. Our suggestion would be to replace this with Vinyl fencing rather than invest in painting it. We will gather quotes for this.

**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 Board of Supervisors.

**RiverClub Painting:**

The RiverClub needs fresh paint of the exterior as the old original coat has seen better days. The interior needs a new coat as well. We will be presenting quotes soon.

**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.

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# RIVERTOWN

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RECDD's Lifestyle Report

*Date of report: 01/15/25*

*Submitted by: Kim Fatuch*

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## **Ongoing Projects**

- Working with maintenance to revamp garden before prime planting season
- Getting things ramped up for the 2025 events. Lots of exciting things are coming this year

## **January Events**

- 1.9.25 – Music Bingo
- 1.10.25 – Candle and Bath Bomb Workshop
  - 50 spots were available and sold out within 2 weeks of opening registration
- 1.15.25 – Comedy Night
  - First Coast Comedy will be providing an Improv show.
  - 140 tickets have been reserved for this event
  - This is a 14+ show
- 1.22.25 – A Walk with History
  - Resident Steve Cassidy will be speaking on his collection of Holocaust memorabilia
  - All residents welcome to come and listen and view his collection
- 1.23.25 – Trivia with Ross
- 1.24.25 – Davis Cook at the Café
  - Residents favorite local musician is back to play at the café
- 1.24.25 – Ice Rink at RiverLodge
  - Residents are welcome to sign up for slots to enjoy something not done often in Florida... Ice Skating.
  - All ages welcome. Skates provided but helmets recommended
- 1.25.25 – Polar Plunge at RiverHouse
  - Residents are invited to take the plunge and jump into the icy water to start off the 2025 year
  - The first 100 people down the slide will receive a cozy gift
  - Cinnabon Truck will be here as well

## **February Events**

2.7.25 – Jeremy Weinglass at the Café

2.12.25 – Around the World Valentine's Dinner

- Residents can skip the wait at busy restaurants and enjoy an evening with their valentine at the Café.
- This is a ticketed event, registrations will be available January 27<sup>th</sup>

### 2.13.25 – Music Bingo

### 2.21.25 – Boots n Bling Daddy Daughter Hoe-Down

- Residents can enjoy an evening of fun Hoe-down style
- This is a ticketed event, registrations will be available January 27<sup>th</sup>

### 2.27.25 – Trivia with Ross

### 2.28.25 – Boots n Bling Mother Son Hoe-Down

- Residents can enjoy an evening of fun Hoe-down style
- This is a ticketed event, registrations will be available January 27<sup>th</sup>

## **December 2024 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 made \$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 cow.
  - Roughly 600 – 700 people attended. It is always a resident favorite.
  - Lots of variety in Holiday gifts from vendors and tons of fun for kids with the bounce houses and inflatable axe throwing.



- 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.

**(Continued)**

# RIVERTOWN

RECDD's Monthly Café Report

Date of report: **01/15/25**

Submitted by: **Richard Losco & Lisa McCormick**

## Your December Sales

TOTAL NET SALES

**\$36,859.42**

TOTAL TRANSACTIONS

**1,132**

BEST DAY OF THE WEEK

**Saturday**

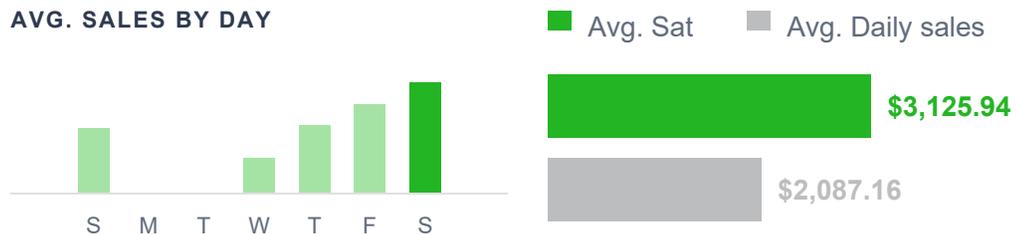
COVERS

**0**

AVG. SALES BY HOUR



AVG. SALES BY DAY



---

## Your items

TOP-SELLING CATEGORY

Mains

TOP-SELLING ITEM

Wings

TOTAL ITEMS SOLD

5,716

TOP-SELLING ITEM SALES

\$2,466.68

---

## Your employees

SALES BY EMPLOYEE



TOP EMPLOYEE

Lani Dail

TOP EMPLOYEE SALES

\$8,467.75

AVG. SALE COUNT PER EMPLOYEE

101.09

AVG. SALES PER EMPLOYEE

\$3,836.64

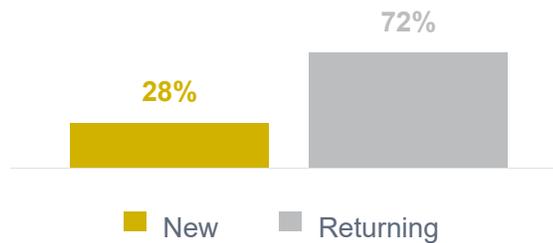
---

## Your customers

CUSTOMERS SERVED  
**618**

NEW CUSTOMERS  
**171**

RETURNING  
CUSTOMERS  
**447**



Square POS Net Sales were up for the month of December at \$36,859 compared to \$31,461 prior year, an increase of 17%. Total Comps for the month totaled \$219.00, or .005% of net sales, which indicates execution of services and customer satisfaction. Adult beverages were 41% of total gross sales in the month of December.

We had multiple events at The Café which included the Golf Cart Parade and Tree Lighting and Breakfast with Santa. Entertainment included MnN Duo, 904 Trivia, and Rhythm of the Holidays.

Hours of Operation: - Wednesday – Thursday: 4:00pm – 9:00pm - Friday – 4:00pm – 10:00pm - Saturday – 12:00pm – 10:00pm - Sunday – 12:00pm – 9:00pm. We were closed Christmas day to spend time with our families.

We will soon be hiring for our peak season which begins in March! A Job Fair will be conducted at the RiverClub facility so to fill these needed positions.

Drink and Food Specials are available daily and are changed continually.

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# RIVERTOWN

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RECDD's Monthly Amenity Report

Date of report: **01/15/25**

Submitted by: **Richard Losco & Ken Council**

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**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:** Some concerns regarding pickleball play on tennis courts. The rule signs clearly state Pickleball or Tennis Play only, will have staff keep an eye out for misuse of courts. IAS has come out several times to troubleshoot Slide Tower Cameras to resolve connectivity issues and see if any of the cameras need replacement. Two cameras have been replaced so far. New signage for Pickleball and Tennis courts was put up on 12/18/2024. Pole pad for Light Pole in Pickleball Court up 12/17/2024. Court Squeegee received for Pickleball court.

- **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. All equipment is functional. Pushing thorough gym cleaning to associates.

- **RiverClub:** Received replacement Golf Cart Parking Only signs and Dog Park No Trespassing signs. The Control 4 System is online for music and TVs; however, we are still working through some individual TV issues.

- **RiverLodge Gym:** All equipment is functional. Lee & Cates installed a mirror directly behind the dumbbell rack as highly requested by patrons on Monday 12/23/2024.

- **AT&T:** Still tracking disputes for refunds on accounts. Received confirmation email for the closure of account number 904-940-9393 003 0562. The account closure confirmation number is 1000917321. The rep added a dispute for the refund of the amounts paid backdating. The tracking number for the refund is 121724BSW51038AZ. Have opened a dispute on account regarding to 8310012742237 closing this account. Confirmed closure of account number Account #8310013308675. The dispute to refund charges dating back to July is under consideration, the tracking number request 5947249 for account 8310013308675. We expect to have a resolution for the claim by January 17, 2025.

- **Hiring/Staffing:** Preparing for seasonal hiring in February for lifeguards, café staff, and guest services. Reviewing staffing needs with individual departments. Plan to onboard about 15 lifeguards and 2-3 guest service staff. Still reviewing needs for Café staff, cooks, bussers, and servers.



## 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'
- 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 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															

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**Carp Program**

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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															

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|--|---|--|---|---|
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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  
Customer ID: J19302  
Field Biologist: Steven P

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  
Customer ID: J19302  
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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2.





*FIFTH 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: 12/4/2024

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.*

# RIVERTOWN

Request for Funds

Date of request : **01/15/24**

Submitted by: **Kevin McKendree**

**Project: Painting of the RiverClub's Exterior**

The RiverClub's exterior and interior is in need of repainting in order to maintain its appeal, as the old paint is starting to peel off in areas that exceed a simple touch up. Our quotes collected are to repaint the exterior of the club itself, the kayak shed, amphitheater roof frame, and pump room fence. The interior painting includes the café (v ceiling), shiplap in the bathrooms and game room. All quotes are based off using Sherwin Williams Emerald Reserve Rain Refresh paint on the exterior surfaces and Sherwin Emerald Reserve paint on the interior surfaces. This is a cost share item budgeted for FY25 as a Capital Expendature. Please consider the options below.

Vendor	Total Estimate	FY25 Budgeted Amount	Variance
	\$40,390	\$ 40,000.00	\$ (390.00)
<b>Investment Painting</b>	<u>RE 1 Contribution</u>	<u>RE 2 Contribution</u>	<u>RE 3 Contribution</u>
	\$12,811.71	\$13,413.52	\$14,164.77

**Scope**

**Power wash** Amphitheater :: Clubhouse :: Kayak Shed :: Dormers :: Eves :: Concrete walkway in front of Club.  
**Caulk** Gaps around windows, trim, lap siding seems and where needed to seal drafts.  
**Spot Prime** Rusty nails with rust reformer primer.  
**Cover** windows with tape and plastic.  
**Paint** Amphitheater :: Clubhouse :: Kayak Shed :: Pump Room Fence :: Dormers :: Trim :: Soffits :: Corbels.

**Material**

**Caulk** Sherwin Williams 950 (55)  
**Exterior Paint** Sherwin Williams Emerald Rain Refresh (2 coats)  
**Exterior Doors** Sherwin Williams Emerald Urethane Enamel Paint (2 coats)  
**Interior Walls** Sherwin Williams Emerald Reserve  
**Interior Trim and Doors** Sherwin Williams Scuff Tuff

**Warranty**

Limited Lifetime manufacturers warranty against peeling, chipping, flaking paint. All labor under normal wear and tear for body and trim for 2 yrs

**Notables**

Vendor	Total Estimate	FY25 Budgeted Amount	Variance
	\$54,370	\$ 40,000.00	\$ (14,370.00)
<b>Performance Painting</b>	<u>RE 1 Contribution</u>	<u>RE 2 Contribution</u>	<u>RE 3 Contribution</u>
	\$17,246.16	\$18,056.28	\$19,067.56

**Scope**

**Power wash** Amphitheater :: Clubhouse :: Kayak Shed :: Dormers :: Eves  
**Caulk** Open gaps and cracks in windows, doors, wall penetrations, siding joints, and transitions.  
**Spot Prime** Rusty nails with rust reformer primer.  
**Cover** windows with tape and plastic.  
**Paint** Amphitheater Ceiling :: Clubhouse :: Kayak Shed :: Pump Room Fence :: Dormers :: Trim :: Soffits :: Corbels.

**Material**

**Caulk** Sherwin Williams 950 (55)  
**Exterior Paint** Sherwin Williams Emerald Rain Refresh (2 Coats)  
**Exterior Doors** Sherwin Williams Emerald Urethane Enamel Paint (2 Coats)  
**Interior Paint** Sherwin Williams Emerald Reserve  
**Interior Doors and Trim** Benjamin Moore Scuff X

**Warranty**

Limited Lifetime manufacturers warranty against peeling, chipping, flaking paint. All labor under normal wear and tear for body and trim for 2 yrs

**Notables**

1/3 of cost due at start date. Balance paid in full on last day of job.

Vendor	Total Estimate	FY25 Budgeted Amount	Variance
	\$54,890	\$ 40,000.00	\$ (14,890.00)
<b>Five Star Painting</b>	<u>RE 1 Contribution</u>	<u>RE 2 Contribution</u>	<u>RE 3 Contribution</u>
	\$17,411.11	\$18,228.97	\$19,249.92

**Scope**

**Power wash** Amphitheater :: Clubhouse :: Kayak Shed :: Dormers :: Eves  
**Caulk** Gaps around windows, trim, where needed to seal drafts.  
**Spot Prime** Bare wood and metal to seal and protect from moisture  
**Cover** windows with tape and plastic.  
**Paint** Amphitheater Ceiling :: Clubhouse :: Kayak Shed :: Pool Pump Fence :: Soffits :: Rafter tails :: Facia boards :: Beams  
 Corbels :: Siding :: Paneling :: Wood Trim :: Exterior Ceilings :: Posts :: Doors and Jams

**Material**

**Caulk** Sherwin Williams 950 (55)

**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 Exterior Painting

**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]*



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

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**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: \_\_\_\_\_



## Investment Painting Of North Florida

Rivers Edge CDD 2 .  
 Rivers Edge  
 475 West Town Place, 114  
 St. Augustine, FL 32092

☎ (904) 440-5668  
 ✉ kmckendree@vestapropertyservices.com

ESTIMATE	#13773
ESTIMATE DATE	Jan 6, 2024
SERVICE DATE	Dec 13, 2023
EXPIRATION DATE	Dec 31, 2024
<b>TOTAL</b>	<b>\$33,940.00</b>

### CONTACT US

229 S Torwood Drive  
 Saint Johns, FL 32259

☎ (904) 307-6649  
 ✉ Investmentpaintingfl@yahoo.com

Service completed by: Dustin MacPeek

## ESTIMATE

Services	qty	unit price	amount
(Best Paint Option) River house Exterior clubhouse, Kayak storage house, Fence around pool equipment, amphitheater Power wash, amphitheater, clubhouse, kayak clubhouse, Dormers, eaves, and soffits with chemical to treat and remove dirt and mildew, pressure wash , pressure wash concrete walkway in front of clubhouse Caulk Gaps around windows, trim, where needed to seal drafts using Sherwin Williams 950 (55) year Spot prime rusty nails with rust reformer primer Covers windows with tape and plastic and Repaint hardie board around pool equipment, kayak storage house, clubhouse, dormers, Trim, soffits, corbels, with top of the line Sherwin Williams Emerald Rain Refresh which is a self cleaning paint that rinses off when rained on. Repaint outside of Door(s) with sherwin Williams Emerald Urethane Enamel Paint. Prep and paint Amphitheater Ceiling, Emerald is Dirt and mildew resistant, Excellent and Best resistance to fade protection with UV inhibitors 100% acrylic. Limited life time manufacturers warranty against peeling, chipping, flaking paint) Price includes all labor, material, and taxes...Investment Painting of North FL warranties all Labor under normal wear and tear for body and trim for 2yrs. Excludes painting brick	1.0	\$33,940.00	\$33,940.00

Services subtotal: \$33,940.00

**Total**

**\$33,940.00**

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive an invoice for your deposit of \$500.00 for each service/job for approved services that you have agreed to. At that time you will receive a TENTATIVE START WEEK for your approved job. For larger residential jobs, deposits may be subjected to a higher deposit. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more. Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!







































**PERFORMANCE  
\* PAINTING \***

*Prepare. Protect. Preserve.*

# Vesta Property Services-Riverclub Clubhouse, Kayak Shed, & Amphitheatre Ceiling



**Kevin McKendree**  
**Vesta Property Services**  
**kmckendree@vestapropertyservices.com**  
**904-679-5523**

**Prepared By:**  
**Matt Marris**  
**Performance Painting Contractors, Inc.**  
**mmarris@performance-painting.com**  
**904-735-1739**



**PERFORMANCE  
\* PAINTING \***

*Prepare. Protect. Preserve.*

## Scope of Work:

- **Power washing:** All surfaces receiving paint will be cleaned free of contaminations, such as mildew, chalk, grease, dirt, grime, rust, efflorescence, old loose peeling paint. Allow to dry prior to paint application.
- **Apply new caulk or sealant** to open gaps and cracks in windows, doors, wall penetrations, siding joints, and transitions.
- **Painting of Exterior of Clubhouse, Kayak Shed, Amphitheatre Ceiling and Pool Pump Fence:** Prep and paint all previously painted open soffit, rafter tails, fascia board, beams, corbels, siding, paneling, wood trim, exterior ceilings, posts, doors and jambs, and fence.

**Project Total: \$44,480.00**

**\*Please take note of job description, Performance Painting is not required to perform any tasks not specifically listed**

## Performance Painting Contractors, Inc Project Information

- **Project pricing includes all labor, materials, safety access equipment and secure storage**
- **An Onsite Project Manager will provide project updates at your requested cadence**
- **All Performance Painting craftsmen will be in proper PPE, visible company logo attire adhering to OSHA guidelines.**
- **Plants, fixtures, walkways, driveways, windows, unpainted surfaces will be protected.**

## All exterior surfaces receiving paint:

- **Apply one (1) intermediate coat of Sherwin Williams Emerald Rain Refresh**
- **Apply one (1) finish coat of Sherwin Williams Emerald Rain Refresh**



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\* PAINTING \***

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## Terms and Conditions

### Insurance

- Our company carries General Liability insurance through Gemini Insurance Company NAIC # 10833 United States Fire Insurance Company NAIC #21113 and Travelers Property Casualty Company of America NAIC #25764 Workers Compensation insurance through American Zurich Insurance Co NAIC #40142
- To request certificates of insurance please feel free to contact us with your requirements.

### Limited Warranty

- Performance Painting Contractors, Inc. warrants labor and material for a period of two (2) years. If paint failure appears, we will supply labor and materials to correct the condition without cost. This warranty is in lieu of all other warranties, expressed or implied. Our responsibility is limited to correcting the condition as indicated above.
- This warranty excludes, and in no event will Performance Painting Contractors, Inc. be responsible for consequential or incidental damages caused by accident or abuse, temperature changes, settlement or moisture; i.e., cracks caused by expansion and/or contraction. Cracks will be properly prepared as indicated at time of job, but will not be covered under this warranty.

### Safety Standards

- OSHA standard and guidelines will be followed including having MSDS sheets available on site.
- All access equipment will have documented daily safety inspections.
- Only competent qualified staff will use access equipment as per OSHA regulations.
- Job Site will receive daily safety audits to ensure safety standard are met.
- An OSHA certified Project Manager will be assigned to the project and provide daily safety supervision.
- All employees on site will have passed drug test and background check.

### Work Standard

- Performance Painting Contractors, Inc. is a member of the Painting and Decorating Contractors of America.
- All work is to be completed in a workman like manor according to standard practices. Worker/s will remain on job until completion of project. Work site will be cleaned daily and upon project completion. All agreements are contingent upon strikes, accidents, or delays beyond our control.
- Work procedures as per standards of the PDCA (Painting and Decorating Contractors of America) P1-92, P2-92, P3-93, P4-94, P5-94, P7-98, and P6-99.



- The painting contractor will produce a “properly painted surface”. A “properly painted surface” is one that is uniform in color sheen. It is one that is free of foreign material, lumps, skins, sags, holidays, misses, strike-through, or insufficient coverage. It is a surface that is free of drips, spatters, spills, or over-spray which contractors’ workforce causes. Compliance to meeting the criteria of a “properly painted surface” shall be determined when viewed without magnification at a distance of five feet or more under normal lighting conditions and from a normal viewing position.

#### Customer Responsibility

\* Please take specific note of job description.

- Colors must be chosen two (2) days prior to start date. An additional cost will be charged for color changes made after commencement of work.
- Please have fragile or breakable items and electronics moved out of work areas prior to start of project.
- Customer is to be available to meet with Project Manager on the last day of the job.

#### Change Orders

- This is only a proposal and your acceptance is subject to our approval in order to make this contract binding.
- If after you agree to this work, you desire any changes or additional work, please contact us as the cost of all revisions must be agreed upon in writing. Workers are instructed not to undertake additional work without authorization.
- Starting date is agreed upon verbally. Changes may require additional cost.
- You will be notified of all carpentry and drywall repairs before they are performed.
- It is essential that the work area be available to us, free from other trades. As a result of trade interference, Performance Painting

Contractors, Inc. may leave the job and additional charges may be incurred.

#### Cost

- We propose to furnish material and labor – complete and in accordance with the above specifications for the sum of all as stated above. Individual tasks, if selected, may require additional pricing. Price is valid for 90 days unless otherwise noted.



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\* PAINTING \***

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#### Payment

- One third to be paid to secure a start date.
- The balance is to be paid in full to the Project Manager on the last day of the job. Acceptable forms of payment are Cash, Check, Money order, Visa, MasterCard, or Discover.
- Progress payments will be requested on jobs over \$10,000.00.
- Accounts not paid within terms are subject to a 10% monthly finance charge.

#### Acceptance of Proposal

- Please indicate your acceptance of the proposal by signing below.
- We must have your signed copy to secure a start date.
- Due to the administrative efforts involved, a cancellation of contract will result in fees after a 72 hours grace period.
- By signing this contract, I acknowledge that I have read and understand the terms of this proposal.

Quote#: 2698 Title: Exterior Quote

Date: 01/10/2024

Estimator: Laura Daconceicao Cell Phone: (904) 501-4603 Office Phone: (904) 650-2096

Mailing Address: FL License # ST-9820/ ST-9819



## Customer Quote

Locally Owned and Independently Operated. FL Contractor Number - ST-9820 / ST-9819

Kevin McKendree  
kmckendree@vestapropertyservices.com  
(904) 607-1038

Billing: 160 Riverglade Run  
Saint Johns, FL 32259

Service: 160 Riverglade Run  
Saint Johns, FL 32259

---

**Customer Notes:** Customer would like exterior of amenities center, kayak shed, pump fence and stage area to be repainted. SW Emerald Rain Refresh is currently included as the product of choice. Estimate includes all labor and materials as outlined. Normal working hours are allowed. No weekends. Customer is responsible for trimming all shrubs away from the walls and removing any decor from walls. Five Star can assist in moving furniture off patio areas as needed. Estimate assumes main work can be done on consecutive days. We anticipate this project will take between 2 and 3 weeks, weather permitting. Should the scope of work change, a new estimate or a change order will be issued.

---

**Not Included:** No color or pattern changes.  
No metal (unpainted) doors or metal shutters.  
No gutters.  
No flatwork (sidewalks, pool decks) are included in the pressure washing or painting.  
No major repairs are included. Minor holes or scraping is included. Should we encounter any repairs needed, we will bring it to the customers attention.

## Details

- A 25% deposit is required with 75% due at completion. All final invoices are due within 7 days of completion of the project or receipt of the invoice. Failure to pay by the designated time may result in legal action. Any changes to payment terms must be made prior to work starting.

All labor and materials are included. Estimate allows for 2 trips. Main painting + 8 hours of rework.

- Five Star will be respectful to all staff and patrons at the amenity center. Should any issues arise, we will address immediately.
- Estimate is based on 2 coats to achieve full coverage. Should a 3rd coat be required due to major color or sheen change, a change order will be issued to cover the labor and material difference.
- Five Star team to clean up daily, and a thorough clean up at job completion.
- Final colors, sheens and materials to be determined prior to start based on customer preference and availability. The customer is responsible for selecting colors. Should the customer decide that the color they selected is not to their liking and they would like for an area to be repainted, a change order will be issued to cover the repaint costs.
- A Five Star representative will conduct a thorough walk-around with the customer to ensure nothing is missed. Final payment is due at completion of the job and once the walk through has been done. Payment to be made by check/ACH.

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**Lift Rental will be required. \$1000 is included for initial rental fees. Final costs will be determined prior to work starting. (count: 1)**

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**Power Wash**

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Power Washing: Remove dirt, mildew, cobwebs and other debris to allow for proper paint adhesion and expose areas needed for scraping.

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**Scraping (Hrs)**

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Scraping: Scrape to remove all loose and peeling paint to allow for proper surface exposure.  
Notes: Some scraping required on overhang areas. Kayak shed has some damage that will need to be scraped on river side.

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**Sanding (Hrs)**

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Sanding: Sand specified areas to de-gloss surface, to allow for proper adhesion, and/or minimize rough edges due to scraping.

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**Caulking (Lin Ft.)**

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Caulking: Caulk all gaps and cracks to seal and protect against moisture.

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**Priming (Hrs)**

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Priming: Spot-prime bare wood and metal to seal and protect from moisture.

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**Masking (Lin Ft.)**

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Masking: Mask and cover areas (such as windows, brick, patios) to prevent overspray.

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**Pump Fence**

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Paint: Emerald Rain Refresh TBD (2 Coats)

Notes: Includes both sides of fence

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**Exterior Walls of Amenities Center**

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Paint: Emerald Rain Refresh TBD (2 Coats)

Notes: Includes front of welcome desk at entry but does not include painting of the cabinet doors.

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**Amenities Center Porch Ceilings**

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PrepRite ProBlock Primer TBD (1 Coat)

Paint: Emerald Rain Refresh TBD (2 Coats)

Notes: Suggest blocking primer to minimize appearance of tannin bleed

---

**Exterior Walls of Kayak Shed**

---

Paint: Emerald Rain Refresh TBD (2 Coats)

---

**Ampitheatre Ceiling/Overhang**

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PrepRite ProBlock Primer TBD (1 Coat)

Paint: Emerald Rain Refresh TBD (2 Coats)

Notes: Approximately 40x25. 1 color. 2 cross beams are included.

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**Amenities Center Overhang**

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Paint: Emerald Rain Refresh TBD (2 Coats)

Notes: Do not paint gutters.

Product: Overhang

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**Windows Amenities Center Window Trim**

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Count: 38 Wood Frame

Paint: Emerald Rain Refresh TBD (2 Coats)

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**Windows Kayak Shed Window Trim**

---

Count: 8 Wood Frame

Paint: Emerald Rain Refresh TBD (2 Coats)

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**Amenity Center Columns**

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Columns

Paint: Emerald Rain Refresh TBD (2 Coats)

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Amenity Center Doors
Doors
Count: 5
Paint: Emerald Rain Refresh TBD (2 Coats)
Notes: Exterior side of doors only

Amenity Center Door Jambs
Jambs
Count: 20
Paint: Emerald Rain Refresh TBD (2 Coats)

Kayak Shed Doors
Doors
Count: 4
Paint: Emerald Rain Refresh TBD (2 Coats)
Notes: Exterior side of doors only

Kayak Shed Door Jambs
Jambs
Count: 4
Paint: Emerald Rain Refresh TBD (2 Coats)

Amenity Center Misc Trim
Misc. Trim
Paint: Emerald Rain Refresh TBD (2 Coats)

Kayak Shed Misc Trim
Misc. Trim
Paint: Emerald Rain Refresh TBD (2 Coats)

Total
Subtotal: \$54,890.00
Total: \$54,890.00
Payment: \$0.00
Balance Due: \$54,890.00

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum stated above. Any alteration or deviation from the specification involving extra costs will become an extra charge over and above the quote. All accounts are due and payable upon completion of work as described above. In the event suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 1.5% per month will be applied on all past due accounts. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days.

I hereby grant Five Star Painting permission to use my, and my property's, likeness in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Five Star Painting and will not be returned. I hereby hold harmless, release, and forever discharge the Five Star Painting from all claims, demands, and causes of action.

I agree to the payment terms and contract stated above:

Authorization to begin work (Client): \_\_\_\_\_

Work Completed to satisfaction (Client): \_\_\_\_\_

Contractor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Customer Focused, Quality Driven™**  
 Visit [FiveStarPainting.com/warranty](http://FiveStarPainting.com/warranty) for details on our 2-year warranty.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/17/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	<b>CONTACT NAME:</b> <b>PHONE (A/C. No. Ext):</b> (855) 222-5919		<b>FAX (A/C. No):</b>
	<b>E-MAIL ADDRESS:</b> support@nextinsurance.com		
<b>INSURER(S) AFFORDING COVERAGE</b>			<b>NAIC #</b>
<b>INSURER A:</b> State National Insurance Company, Inc.			12831
<b>INSURED</b> Five Star Painting of Saint Johns County 704 Oak Cove Ct Jacksonville, FL 32259	<b>INSURER B:</b>		
	<b>INSURER C:</b>		
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		
	<b>INSURER F:</b>		

**COVERAGES**

CERTIFICATE NUMBER: 410957826

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NXTQFRR02L-03-GL	02/17/2024	02/17/2025	EACH OCCURRENCE \$1,000,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00 MED EXP (Any one person) \$15,000.00 PERSONAL & ADV INJURY \$1,000,000.00 GENERAL AGGREGATE \$2,000,000.00 PRODUCTS - COMP/OP AGG \$2,000,000.00 \$
	<input type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Contractors Errors and Omissions			NXTQFRR02L-03-GL	02/17/2024	02/17/2025	Each Occurrence: \$25,000.00 Aggregate: \$50,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

**CERTIFICATE HOLDER**
 Five Star Painting of Saint Johns County  
 704 Oak Cove Ct  
 Jacksonville, FL 32259

LIVE CERTIFICATE



Click or scan to view

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/2/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Arthur J. Gallagher Risk Management Services, LLC 5314 S Yale Ave Suite 900 Tulsa OK 74037	<b>CONTACT NAME:</b> MaChaaYah Yahawadah	
	<b>PHONE (A/C. No. Ext):</b> 513-977-3105	<b>FAX (A/C. No):</b>
<b>E-MAIL ADDRESS:</b> MaChaaYah_Yahawadah@ajg.com		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A:</b> Employers Assurance Company		25402
<b>INSURER B:</b> BCS Insurance Company		38245
<b>INSURER C:</b>		
<b>INSURER D:</b>		
<b>INSURER E:</b>		
<b>INSURER F:</b>		

**COVERAGES** **CERTIFICATE NUMBER:** 1356467794 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE	\$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
							GENERAL AGGREGATE	\$
							PRODUCTS - COMP/OP AGG	\$
								\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	EIG537585301	10/3/2024	10/3/2025	X PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$ 100,000
							E.L. DISEASE - EA EMPLOYEE	\$ 100,000
							E.L. DISEASE - POLICY LIMIT	\$ 500,000
B	Cyber Liability			RPS-P-50257762N	2/22/2024	4/1/2025	Aggregate	\$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 workers' compensation policy include a waiver of subrogation in favor of Five Star Painting SPV LLC and Dwyer Franchising LLC d/b/a Neighborly.

**CERTIFICATE HOLDER****CANCELLATION**

Five Star Painting SPV LLC and  
 Dwyer Franchising LLC d/b/a Neighborly  
 1010 N. University Parks  
 Waco TX 76707

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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*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: Community Garden Renovation

**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: Community Garden renovation which includes replacement of beds and soil, and installation of paver flooring.

\_\_\_\_\_

\_\_\_\_\_

Total Proposed Compensation:        \$ 11,742.87

Cost Share Calculation:	<u>\$3,724.84</u>	Rivers Edge
	<u>\$3,899.81</u>	Rivers Edge II
	<u>\$4,118.22</u>	Rivers Edge III

Methodology Consultant Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

If requesting addition of new improvements:

Engineer Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

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

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

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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

**RIVERS EDGE III CDD**

By: \_\_\_\_\_  
 Chair  Vice-Chair, Board of Supervisors

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

## Community Garden Club Project

Product	Quantity	Price	Total
<b>GARDEN BED PRODUCT SIZE</b> <small>Large space for plants to grow</small>			
			
<b>Suitable For All Plants</b> 			
Galv. Powder-coated Steel	9	\$90.00	\$810.00
<b>Soil Change Out</b>			
<b>Product</b>			
Soil Change Out	9	\$381.43	\$3,432.87
<b>Walkway Ground Cover Material</b>			
<b>Product</b>		<b>Price</b>	
Pavers	700 square feet	\$7,500	\$7,500
<b>Total Project Cost</b>			<b>\$11,742.87</b>