February 19, 2025

AGENDA

February 12, 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, February 19, 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 AgendaA. Minutes of the January 15, 2025 Meeting
 - B. Financial Statements as of December 31, 2024
 - C. Check Register
- IV. Staff Reports A. Landscape Maintenance - Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - E. General Manager Monthly Amenity, Field Operations and Pond Reports
- V. Consideration of Proposals for RiverHouse Pool Repairs
- VI. Consideration of Aged invoice from Epic Pools
- VII. Discussion of Service Provided by GetLitJax for Holiday Lighting

- VIII. Discussion of Dog Park and Pickleball Court Access Control
 - IX. Consideration of Cost Share Requests A. Annual Mulch Application for Rivers Edge CDD
 - B. Aquatic Maintenance of Pond 91
 - C. Aquatic Maintenance of Ponds 92-95
 - D. Slide Tower and Skirt Repair
 - E. Waterfall Grates
 - F. Landscape Maintenance of Claiborne Phase
 - X. Review of FY25 Goals and Objectives
 - XI. Other Business
- XII. Supervisor Requests
- XIII. Audience Comments
- XIV. Next Scheduled Meeting March 19, 2025 at 5:00 p.m. at the RiverTown Amenity Center
- XV. Adjournment

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

THIRD ORDER OF BUSINESS

A.

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, January 15, 2025 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
Jeff Mason by phone	District Engineer
Jason Davidson	Regional General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations Manager
Lisa McCormick	Vesta/Amenity Services
Kimberly Fatuch	Assistant General Manager
Ken Council	Amenity Manager
Jay King	Vice President Vesta
Mike Scuncio	Yellowstone

The following is a summary of the discussions and actions taken at the January 15, 2025 meeting.

Roll Call

FIRST ORDER OF BUSINESS

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

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated I live by Kendal Crossing and called in December about the problem with the pickleball lights and was told it was being worked on. Is there an update?

Mr. deNagy stated I talked to Ryan Stillwell, the district engineer, the other day and he was going to pull the specs and look at the lighting. It was our understanding that the lighting was supposed to face down to cover the entire pickleball courts.

Mr. Davidson stated he did reach out to the contractor and there are alternate options, and they will get back to us.

THIRD ORDER OF BUSINESS Approval of the Consent Agenda

- A. Minutes of the December 18, 2024 Meeting
- B. Financial Statements as of November 30, 2024
- C. Check Register

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

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance - Report

Mr. Scuncio gave an overview of the Yellowstone landscape update for January 2025, a copy of which was included in the agenda package.

B. District Engineer

There being none, the next item followed.

C. District Counsel – Update on RiverFront Park

Website Compliance

Ms. Gentry stated the Department of Justice finally finished rulemaking on websites and web applications by local governments and the ADA standards they need to meet. The good news is that the website standards are the same ones that we predicted, and your website is already compliant. I sent those standards to Vesta so they can make any updates that may be needed to apps or their websites that are open to the community. There is a grace period until April 2027 to bring anything into compliance.

RiverFront Park

Ms. Gentry stated I did speak to Mattamy in the interest of maintaining the maintenance standards of that park they don't plan on turning over that park to the county early. I believe the phase that RiverFront Park was required in, the timeline for completion of that phase is 2030. I expect the county will start asking about turnover at that time.

Welcome Center

Ms. Gentry stated Fred has asked me to put a note in Mattamy's ear that the district would like to be looped into discussions when they are ready to sell the welcome center, so we have the opportunity to decide if the district wants to potentially purchase that.

Update on Pool Repair RFP

Ms. Gentry stated you will recall the last time we talked about that the board approved the ad and evaluation criteria in substantial form with direction for the chair and DJ to work on finalizing the scope. That was finalized and the ad ran this Monday. We have a price sheet to ensure that we are getting apples to apples pricing, we have the form of contract in the bid package, which does include liquidated damages if they run late on finishing that project. We will get proposals in time for your February meeting for evaluation. Because this is a cost share item, we will make sure Rivers Edge II and III boards have access to the bids as well so they can give comments or concerns for your consideration. If one or more of those board members want to be at the meeting giving thoughts on the bids, we will advertise it as a joint workshop so there are no Sunshine Law concerns.

Vesta Contract

Ms. Gentry stated we did work out the contract negotiations with Vesta, we will move forward to finalize those contracts for signature.

Mr. Baron stated I'm not overly thrilled with the requirement of the six-months. As feedback to the CEO of Vesta, you are holding your employees hostage for six months, yet if you lost the contract you are not saying we will pay you for six months until you find another job.

When the RFP comes out, I am not going to accept that type of language. It should be between the employee and employer not the board.

Mr. King stated we always take care of our teams and have places for them if we lose a contract.

D. District Manager

There being none, the next item followed.

E. General Manager

1. Monthly Amenity and Field Operations Report

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

2. Proposal for Midge Fly Remediation (Pond K)

On MOTION by Mr. Maynard seconded by Mr. White with all in favor the proposal from Florida Waterways, Inc. to stock fish for midge fly control in the amount of \$2,850 was approved.

Staff was directed to explore with the county stocking other ponds at no cost to the district.

FIFTH ORDER OF BUSINESS Cost Share Items

A. Ratification of Emergency Grinder Pump Repair at RiverClub Facility

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the repair of the emergency grinder pump at the RiverClub facility in the total amount of \$32,750, with Rivers Edge cost share being \$10,388.30, Rivers Edge II \$10,876.28 and Rivers Edge III \$11,485.42 was ratified.

B. Consideration of Exterior Painting

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the proposal from Investment Painting, with additional services including priming bare wood and metal, assist with moving furniture, and allowing a dry period following pressure washing, in the total amount of \$40,390 with Rivers Edge I share being \$12,811.71 so long as Rivers Edge II and III go with Investment Painting.

C. Consideration of Community Garden Project Costs

Mr. Losco stated we approved that at the last meeting, and we wanted to show you the cost share request form: with the allocation between the districts: Rivers Edge I \$3,724,84, Rivers Edge II \$3,899.81 and Rivers Edge III \$4,118.22.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the cost share request allocation as outlined was accepted.

SIXTH ORDER OF BUSINESS Discussion of Dog Park and Pickleball Court Access Control

Mr. Davidson stated it is about \$15,000 for the pilot program for one area and see how it goes before we go to the other two areas.

Mr. McIntyre stated the reason we are starting with the original dog park is that is the one that is vandalized and is easily accessible and people know about it. At the other two locations there is no parking, and everyone should be walking there with their dog.

Mr. Baron asked is it in the right location? Is there another location that would benefit the community and hinder outsiders from coming in and using it?

After discussion staff was authorized to bring back to the next meeting a proposal to make the parking lot a golf cart only parking lot, and a cost for cameras.

On MOTION by Mt. Baron seconded by Mr. White with all in favor staff was authorized to have signage and a camera installed at the dog park in an amount not to exceed \$4,500.00. This amount to be a cost share item.

Mr. Davidson stated it will be a similar approach to the pickleball courts that we take with the dog parks. I would like a single access control system for all three districts. Currently CDDs II and III have one and CDD I has one. It is cumbersome for staff to manage it. We will bring something back to the board for the pickleball courts.

SEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisors' Requests

Additional Comments: Supervisor White stated that a homeowner is trying to Trademark the RiverTown name, and he also has an app that competes with our amenity app. Ms. Gentry stated that Mattamy's counsel is pursuing the trademark issue.

NINTH ORDER OF BUSINESS Audience Comments

Additional Comments: Cost of access control for dog park, meeting minutes not available until the following meeting, put unfinished business on the agenda, license plate readers and policies, contact staff between meetings with questions, sometimes when items are brought up it then gets lost in the shuffle, adopt a format such as Robert's Rules so that residents would have opportunity to comment after a motion is made and before action is taken, Waterstone has similar issues with dog park with trespassers, once you enter an MOU with the county, they are trespassed rather than issue warnings, lights on pickleball court cause light pollution to the neighbors.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – February 19, 2025 at 11:00 a.m. at the RiverTown Amenity Center

Mr. deNagy stated the next meeting is scheduled for February 19, 2025 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Maynard with all in favor the meeting adjourned at 12:38 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Community Development District

Unaudited Financial Reporting

December 31, 2024



Rivers Edge Community Development District Combined Balance Sheet

December 31, 2024

		General Fund	L	Debt Service Fund	Ca	pital Reserve Fund	Capi	ital Project Fund	Course	Totals
		Fund		Fund		Fund		Ermed	Cana	
						. unu		runa	GOVE	rnmental Funds
Assets:										
Cash:										
Operating Account	\$	606,393	\$	-	\$	258,956	\$		\$	865,349
Assessments Receivable	Ψ	1,847,197	Ψ	1,190,198	Ψ	230,930	Ψ		Ψ	3,037,395
Due from Rivers Edge II		5,674		1,190,190		26,350				32,024
-		3,074		-		114,016		-		114,016
Due from Rivers Edge III		10.125		-		114,010		-		
Due from Mattamy - Utilities		19,135		-		-		-		19,135
Due from Other		10		-		-		-		10
Investments:		- (505 400				000.040
State Board of Administration (SBA)		7,679		-		795,139		-		802,818
US Bank Custody Account		151,928		-		-		-		151,928
Series 2016				240.000						240.000
Reserve		-		240,666		-		-		240,666
Revenue		-		234,137		-		-		234,137
Prepayment		-		89		-		-		89
Series 2018										
Reserve		-		116,678		-		-		116,678
Revenue		-		128,728		-		-		128,728
Prepayment		-		22,004		-		-		22,004
Construction		-		-		-		4,142		4,142
<u>Series 2018A-1/2018A-2</u>										
Revenue		-		141,568		-		-		141,568
Reserve 2018A-1		-		68,919		-		-		68,919
Reserve 2018A-2		-		87,648		-		-		87,648
Prepaid Expenses		365		-		-		-		365
Deposits		7,241		-		-		-		7,241
Total Assets	\$	2,645,623	\$	2,230,634	\$	1,194,460	\$	4,142	\$	6,074,860
Liabilities:										
Accounts Payable	\$	32,170	\$	-	\$	79,050	\$	-	\$	111,220
Accrued Expenses		56,101		-		-		-		56,101
Fica Payable		92		-		-		-		92
Total Liabilites	\$	88,363	\$	-	\$	79,050	\$	-	\$	167,413
Fund Balance:										
Nonspendable:										
Deposits	\$	7,241	\$	-	\$	-	\$	-	\$	7,241
Restricted for:										
Debt Service		-		2,230,634		-		-		2,230,634
Capital Project				-		-		4,142		4,142
Assigned for:										
Capital Reserve Fund		-		-		1,115,410		-		1,115,410
Unassigned		2,549,654		-		-		-		2,549,654
Total Fund Balances	\$	2,557,261	\$	2,230,634	\$	1,115,410	\$	4,142	\$	5,907,447
Total Liabilities & Fund Balance	\$	2,645,623	\$	2,230,634	\$	1,194,460	\$	4,142	\$	6,074,860

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prorate	d Budget		Actual	
	Budget	Thru 1	2/31/24	Th	ru 12/31/24	Variance
Revenues:						
Special Assessments - Tax Roll	\$ 2,498,348	\$2,	310,945	\$	2,310,945	\$ -
Misc Income/Interest	30,000		7,500		3,481	(4,019
Rental Revenue	30,000		7,500		5,479	(2,021
Cost Share Landscaping Rivers Edge II	801,623		200,406		200,406	0
Cost Share Landscaping Rivers Edge III	103,480		25,870		17,247	(8,623
Cost Share Amenity Rivers Edge II	88,478		22,120		22,120	0
Cost Share Amenity Rivers Edge III	155,848		38,962		25,975	(12,987
Community Garden	1,500		375		-	(375
Tennis Revenue	1,000		1,000		353	(647
Special Events	15,000		3,750		5,393	1,643
Total Revenues	\$ 3,725,277	\$2,	618,427	\$	2,591,397	\$ (27,030
Expenditures:						
General & Administrative:						
Supervisor Fees	\$ 12,000	\$	3,000	\$	4,000	\$ (1,000
FICA Expense	918		230		306	(77
District Engineer	25,000		6,250		5,097	1,153
District Counsel	55,000		13,750		12,887	863
District Management	56,040		14,010		14,010	(0
Assessment Roll Administration	5,618		5,618		5,618	
Dissemination Agent	6,854		1,713		2,014	(300
Information Technology	3,244		811		811	0
Website Maintenance	1,671		418		418	0
Annual Audit	5,200		-		-	
Trustee Fees	12,500		12,500		10,867	1,633
Arbitrage	1,800		450		1,200	(750
Telephone	500		125		17	108
Postage	1,500		375		730	(355
Printing & Binding	3,000		750		95	655
Insurance	11,126		11,126		10,300	826
Legal Advertising	2,500		625		-	625
Other Current Charges	500		125		20	105
Office Supplies	100		25		4	21
Dues, Licenses & Subscriptions	175		175		175	
Total General & Administrative	\$ 205,246	\$	72,076	\$	68,568	\$ 3,508

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

Budget Coronal Maintenance Field Operations Management (Vesta) \$ 39,438 Landscape Maintenance 1,347,729 Landscape Maintenance 45,000 Urrigation Repairs and Maintenance 265,340 Urrigation Water Use 245,000 Electric 158,000 Street Lighting & Signage Repairs and Replacements 20,000 Street Lighting & Signage Repairs and Replacements 20,000 Street and Drainage Maintenance 1,8530 Subtotal Ground Maintenance Subtotal Ground Maintenance General Manager (Vesta) Amenity Manager (Vesta) Amenity Manager (Vesta) 29,632 Maintenance Service (Vesta) 105,417 Lifesyle Director (Vesta) 43,563 Facility Attendant (Vesta) 73,150 Security Guards 100,000 Telephone & Internet 38,000 Insurance 106,238 Finess Equipment Lease 27,921 Jaintorial Services & Supplies (Vesta) 32,875 Pressure Washing 20,000	Prorated Budget	Actual	
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Street and Drainage Maintenance5,000Repairs and Maintenance18,530Subtotal Ground Maintenance18,530Subtotal Ground Maintenance1996,237Amenity Center - River House29,632General Manager (Vesta)29,632Maintenance Service (Vesta)105,417Lifestyle Director (Vesta)43,328Lifeguards (Vesta)73,150Security Monitoring3,500Security Monitoring38,000Insurance106,238Fitness Equipment Lease27,921Janitorial Services & Supplies (Vesta)32,875Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Refuse50,000Prest Control12,000Fire Alarm System Maintenance2,000Access Cards3,255License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	39,500	50,301	(10,801
Repairs and Maintenance18,530Subtotal Ground Maintenance\$ 1,996,237Amenity Center - River House\$ 46,793General Manager (Vesta)29,632Manenity Manager (Vesta)105,417Lifestyle Director (Vesta)43,328Lifeguards (Vesta)43,563Facility Attendant (Vesta)73,150Security Monitoring3,500Security Guards100,000Felephone & Internet38,000Insurance106,238Fitness Equipment Lease27,921Janitorial Services & Supplies (Vesta)32,875Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Refuse Equipments110,000Refuse Permits3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	5,000	11,260	(6,260
Subtotal Ground Maintenance\$1,996,237Amenity Center - River House29,632General Manager (Vesta)29,632Maintenance Service (Vesta)105,417Lifestyle Director (Vesta)43,363Facility Attendant (Vesta)73,150Security Monitoring3,500Security Guards100,000Telephone & Internet38,000Insurance106,238Fitness Equipment Lease27,921Jaintorial Services & Supplies (Vesta)32,875Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Refuse50,000Pest Control12,000Fite Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	1,250	-	1,250
Amenity Center - River HouseGeneral Manager (Vesta)\$ 46,793Amenity Manager (Vesta)29,632Maintenance Service (Vesta)105,417Lifestyle Director (Vesta)43,328Lifeguards (Vesta)43,563Facility Attendant (Vesta)73,150Security Monitoring3,500Security Guards100,000Telephone & Internet38,000Insurance106,238Fitness Equipment Lease27,921Janitorial Services & Supplies (Vesta)32,875Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Refuse50,000Pest Control12,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	4,633	8,783	(4,151
General Manager (Vesta)\$ 46,793Amenity Manager (Vesta)29,632Maintenance Service (Vesta)105,417Lifestyle Director (Vesta)43,328Lifeguards (Vesta)73,150Facility Attendant (Vesta)73,150Security Monitoring3,500Security Guards100,000Telephone & Internet38,000Insurance106,238Fitness Equipment Lease27,921Ianitorial Services & Supplies (Vesta)32,875Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	\$ 499,059	\$ 467,404	\$ 31,655
Amenity Manager (Vesta)29,632Maintenance Service (Vesta)105,417Lifestyle Director (Vesta)43,328Lifeguards (Vesta)43,563Facility Attendant (Vesta)73,150Security Monitoring3,500Security Guards100,000Felephone & Internet38,000Insurance106,238Fitness Equipment Lease27,921Ianitorial Services & Supplies (Vesta)32,875Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Fit ess Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500			
Maintenance Service (Vesta)105,417Lifestyle Director (Vesta)43,328Lifeguards (Vesta)43,563Facility Attendant (Vesta)73,150Security Monitoring3,500Security Guards100,000Telephone & Internet38,000Insurance106,238Fitness Equipment Lease27,921Janitorial Services & Supplies (Vesta)32,875Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	\$ 11,698	\$ 11,929	\$ (231
Lifestyle Director (Vesta) 43,328 Lifeguards (Vesta) 43,563 Facility Attendant (Vesta) 73,150 Security Monitoring 3,500 Security Guards 100,000 Telephone & Internet 38,000 Insurance 106,238 Fitness Equipment Lease 27,921 Ianitorial Services & Supplies (Vesta) 32,875 Pressure Washing 20,000 Pool Chemicals (Poolsure) 20,420 Natural Gas 410 Electric 37,000 Water & Sewer 45,000 Repair and Replacements 110,000 Refuse 50,000 Prest Control 12,000 Fire Alarm System Maintenance 3,250 License & Permits 1,800 Other Current 8,000 Special Events 50,000 Holiday Decorations 20,150 Office Supplies & Postage 3,500	7,408	7,408	(
Lifeguards (Vesta)43,563Facility Attendant (Vesta)73,150Security Monitoring3,500Security Guards100,000Felephone & Internet38,000Insurance106,238Fitness Equipment Lease27,921Ianitorial Services & Supplies (Vesta)32,875Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Refuse50,000Prest Control12,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	26,354	26,354	
Facility Attendant (Vesta)73,150Security Monitoring3,500Security Guards100,000Felephone & Internet38,000Insurance106,238Fitness Equipment Lease27,921Janitorial Services & Supplies (Vesta)32,875Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Refuse50,000Pire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	10,832	10,832	((
Security Monitoring3,500Security Guards100,000Felephone & Internet38,000Insurance106,238Fitness Equipment Lease27,921Janitorial Services & Supplies (Vesta)32,875Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Refuse50,000Pest Control12,000Fire Alarm System Maintenance3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	-	-	
Security Guards100,000Felephone & Internet38,000Insurance106,238Fitness Equipment Lease27,921Ianitorial Services & Supplies (Vesta)32,875Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Refuse50,000Pest Control12,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	18,288	18,287	(
Felephone & Internet38,000Insurance106,238Fitness Equipment Lease27,921Ianitorial Services & Supplies (Vesta)32,875Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Pest Control12,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	875	626	249
Insurance106,238Fitness Equipment Lease27,921lanitorial Services & Supplies (Vesta)32,875Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Refuse50,000Pest Control12,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	25,000	24,510	490
Fitness Equipment Lease27,921Janitorial Services & Supplies (Vesta)32,875Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Refuse50,000Pest Control12,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	9,500	12,579	(3,079
Ianitorial Services & Supplies (Vesta)32,875Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Refuse50,000Pest Control12,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	106,238	99,414	6,824
Pressure Washing20,000Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Refuse50,000Pest Control12,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	6,980	-	6,980
Pool Chemicals (Poolsure)20,420Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Refuse50,000Pest Control12,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	8,219	8,219	(
Natural Gas410Electric37,000Water & Sewer45,000Repair and Replacements110,000Refuse50,000Pest Control12,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	5,000	-	5,000
Electric37,000Water & Sewer45,000Repair and Replacements110,000Refuse50,000Pest Control12,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	5,105	4,613	492
Water & Sewer45,000Repair and Replacements110,000Refuse50,000Pest Control12,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	103	134	(31
Repair and Replacements110,000Refuse50,000Pest Control12,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	9,250	8,830	420
Refuse50,000Pest Control12,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	11,250	11,847	(597
Pest Control12,000Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	27,500	33,353	(5,853
Fire Alarm System Maintenance2,000Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	12,500	14,613	(2,113
Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	3,000	1,780	1,220
Access Cards3,250License & Permits1,800Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	500	-	500
Other Current8,000Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	3,250	3,250	
Special Events50,000Holiday Decorations20,150Office Supplies & Postage3,500	450	101	349
Holiday Decorations 20,150 Office Supplies & Postage 3,500	2,000	972	1,028
Office Supplies & Postage 3,500	12,500	17,372	(4,872
	5,038	-	5,038
Community Garden 500	875	1,297	(422
	125	-	125
Subtotal Amenity Center - River House \$ 1,034,447	\$ 329,837	\$ 318,322	\$ 11,515
Fotal Operations & Maintenance \$ 3,030,684	\$ 828,896	\$ 785,726	\$ 43,170

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual	
	Budget	Thi	ru 12/31/24	Th	ru 12/31/24	Variance
Reserves						
General Reserve - Grounds Maintenance	\$ 100,000	\$	-	\$	-	\$ -
General Reserve - Amenity Center	180,000		-		-	-
Additional Reserves	231,000		-		-	-
Subtotal Reserves	\$ 511,000	\$	-	\$	-	\$ -
Total Expenditures	\$ 3,746,930	\$	900,972	\$	854,294	\$ 46,678
Excess (Deficiency) of Revenues over Expenditures	\$ (21,653)	\$	1,717,455	\$	1,737,103	\$ (73,708)
Other Financing Sources/(Uses):						
Transfer In/(Out)	\$ -	\$	-	\$	-	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$ (21,653)	\$	1,717,455	\$	1,737,103	\$ (73,708)
Fund Balance - Beginning	\$ 21,653			\$	820,158	
Fund Balance - Ending	\$ (0)			\$	2,557,261	

Rivers Edge Community Development District Month to Month

	_	Oct	Nov	Dec	Jan	Feb	March	April	Мау	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$	- \$	170,231	\$ 2,140,714 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,310,945
Misc Income/Interest		2,567	281	633	-	-	-	-	-	-	-	-	-	3,481
Rental Revenue		2,854	375	2,250	-	-	-	-	-	-	-	-		5,479
Cost Share Landscaping Rivers Edge II		66,802	66,802	66,802	-	-	-	-	-	-	-	-		200,406
Cost Share Landscaping Rivers Edge III		8,623	8,623	-	-	-	-	-	-	-	-	-	-	17,247
Cost Share Amenity Rivers Edge II		7,373	7,373	7,373	-	-	-	-	-	-	-	-	-	22,120
Cost Share Amenity Rivers Edge III		12,987	12,987	-	-	-	-	-	-	-	-	-	-	25,975
Community Garden		-	-	-	-	-	-	-	-	-	-	-	-	-
Tennis Revenue		353	-	-	-	-	-	-	-	-	-	-	-	353
Special Events		1,404	1,837	2,151	-	-	-	-	-	-	-	-	-	5,393
Total Revenues	\$	102,964 \$	268,510	\$ 2,219,923 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,591,397
Expenditures:														
<u>General & Administrative:</u>														
Supervisor Fees	\$	2,000 \$	1,000	\$ 1,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,000
FICA Expense		153	77	77	-	-	-	-	-	-	-	-		306
District Engineer		414	1,445	3,238	-	-	-			-	-		-	5,097
District Counsel		5,290	3,593	4,005	-	-	-			-	-		-	12,887
District Management		4,670	4,670	4,670	-	-	-			-	-		-	14,010
Assessment Roll Administration		5,618	· -	· .	-	-	-			-	-		-	5,618
Dissemination Agent		871	571	571	-	-	-			-	-		-	2,014
Information Technology		270	270	270	-	-	-			-	-		-	811
Website Maintenance		139	139	139	-	-	-			-	-		-	418
Annual Audit		-			-	-	-			-	-		-	-
Trustee Fees		4,341	2,500	4,026	-	-	-			-	-		-	10,867
Arbitrage		600	600	-	-	-	-	-	-	-	-	-	-	1,200
Telephone		11	-	6	-	-	-	-	-	-	-	-	-	17
Postage		92	453	186	-	-	-	-	-	-	-	-	-	730
Printing & Binding		28	37	30	-	-	-	-		-	-		-	95
Insurance		10,300			-	-	-	-		-	-		-	10,300
Legal Advertising					-	-	-	-		-	-		-	· -
Other Current Charges		-		20	-	-	-	-		-	-		-	20
Office Supplies		1	2	1	-	-	-	-		-	-		-	4
Dues, Licenses & Subscriptions		175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$	34,971 \$	15,357	\$ 18,240 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	68,568
Operations & Maintenance														
Ground Maintenance														
Field Operations Management (Vesta)	\$	3,287 \$	3,287	\$ 3,287 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	9,860
Landscape Maintenance		89,804	89,804	89,804	-	-	-	-	-	-	-	-	-	269,411
Landscape Contingency		4,785	2,077	4,640	-	-	-	-	-	-	-	-	-	11,502
Irrigation Repairs and Maintenance		9,653	3,253	4,937		-	-	-	-	-	-	-	-	17,843
Lake Maintenance		6,195	4,470	4,470		-	-	-	-	-	-	-	-	15,135
Irrigation Water Use		19,238	27,010	27,061	-	-	-	-	-	-	-	-	-	73,309
Electric		16,427	17,044	16,831	-	-	-	-	-	-	-	-	-	50,301
Street Lighting & Signage Repairs and Replacements		4,295	1,625	5,340	-	-	-	-	-	-	-	-	-	11,260
Street and Drainage Maintenance		-	-	-	-	-	-	-	-	-	-	-		
Repairs and Maintenance		3,387	1,450	3,946	-	-	-	-	-	-	-	-	-	8,783
Subtotal Ground Maintenance	\$	157,071 \$	150,019	\$ 160,315 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	467,404
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Rivers Edge Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center - River House								2					
General Manager (Vesta)	\$ 3,899	\$ 4,019 \$	4,010 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	11,929
Amenity Manager (Vesta)	2,469	2,469	2,469	-	-	-	-	-	-	-	-	-	7,408
Maintenance Service (Vesta)	8,785	8,785	8,785	-	-	-	-	-	-	-	-	-	26,354
Lifestyle Director (Vesta)	3,611	3,611	3,611	-	-	-	-	-	-	-	-	-	10,832
Lifeguards (Vesta)	· -	· -	· .	-	-	-	-	-	-			-	· -
Facility Attendant (Vesta)	6,096	6,096	6,096	-	-	-	-	-	-			-	18,287
Security Monitoring	209	209	209	-	-	-	-	-	-			-	626
Security Guards	7,483	10,029	6,999	-	-	-	-	-	-			-	24,510
Telephone & Internet	4,287	4,134	4,157		-			-				-	12,579
Insurance	99,414	· -	· .	-	-	-	-	-	-			-	99,414
Fitness Equipment Lease		-	-	-	-			-		-		-	· .
Janitorial Services & Supplies (Vesta)	2,740	2,740	2,740	-	-	-	-	-	-	-	-	-	8,219
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals (Poolsure)	1,538	1,538	1,538		-	-		_	-	-	-	-	4,613
Natural Gas	43	45	46										134
Electric	3,003	2,816	3,011										8,830
Water & Sewer	3,308	4,475	4,064					-		-			11,847
Repair and Replacements	11,434	9,170	12,749					-		-		-	33,353
Refuse	4,628	4,628	5,357	-	-	-	-	-	-	-	-	-	14,613
Pest Control	4,628	4,628	593	-	-	-	-	-	-	-	-		14,013
	593	593	293	-	-	-	-	-	-	-	-		1,780
Fire Alarm System Maintenance		-	-	-	-	-	-	-	-	-	-	-	
Access Cards	3,250	-	-	-	-	-	-	-	-	-	-	-	3,250
License & Permits	101	-	-	-	-	-	-	-	-	-	-	-	101
Other Current	329	354	290	-	-	-	-	-	-	-	-	-	972
Special Events	11,641	2,533	3,198	-	-	-	-	-	-	-	-	-	17,372
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	
Office Supplies & Postage	379	413	505	-	-	-	-	-	-	-	-	-	1,297
Community Garden	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center - River House	\$ 179,240	\$ 68,657 \$	70,426 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	318,322
Total Operations & Maintenance	\$ 336,311	\$ 218,675 \$	230,740 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	785,726
Reserves													
General Reserve - Grounds Maintenance	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
General Reserve - Amenity Center	-			-	-	-	-	-	-	-	-	-	-
Additional Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Reserves	\$-	\$-\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Expenditures	\$ 371,282	\$ 234,032 \$	248,980 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	854,294
Excess (Deficiency) of Revenues over Expenditures	\$ (268,318)	\$ 34,478 \$	1,970,943 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,737,103
Other Financing Sources/Uses:													
Transfer In/(Out)	\$-	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Other Financing Sources/Uses	\$-	\$-\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Net Change in Fund Balance	\$ (268,318)	\$ 34,478 \$	1,970,943 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,737,103
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Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 12/31/24	Thr	ru 12/31/24	Va	riance
Revenues:							
Special Assessments - Tax Roll	\$ 709,452	\$	656,205	\$	656,205	\$	-
Interest Income	5,000		5,000		5,998		998
Total Revenues	\$ 714,452	\$	661,205	\$	662,203	\$	998
Expenditures:							
Interest - 11/1	\$ 238,910	\$	238,910	\$	238,910	\$	-
Interest - 5/1	238,910		-		-		-
Principal - 5/1	230,000		-		-		-
Total Expenditures	\$ 707,820	\$	238,910	\$	238,910	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 6,632	\$	422,295	\$	423,293	\$	998
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 6,632	\$	422,295	\$	423,293	\$	998
Fund Balance - Beginning	\$ 327,591			\$	576,120		
Fund Balance - Ending	\$ 334,222			\$	999,412		

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Proi	ated Budget		Actual		
	Budget	Thr	u 12/31/24	Thr	u 12/31/24	V	'arian <i>c</i> e
Revenues:							
Special Assessments - Tax Roll	\$ 456,295	\$	422,077	\$	422,077	\$	-
Special Assessments - Prepayment	-		-		22,004		22,004
Interest Income	5,000		1,250		3,342		2,092
Total Revenues	\$ 461,295	\$	423,327	\$	447,423	\$	24,097
Expenditures:							
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		-		-		-
Total Expenditures	\$ 467,910	\$	168,955	\$	173,955	\$	(5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (6,615)	\$	254,372	\$	273,468	\$	29,097
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ (6,615)	\$	254,372	\$	273,468	\$	29,097
Fund Balance - Beginning	\$ 203,962			\$	331,318		
Fund Balance - Ending	\$ 197,348			\$	604,787		

Community Development District

Debt Service Fund Series 2018 A-1/A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 12/31/24	Thr	u 12/31/24	١	/ariance
Revenues:							
Special Assessments - Tax Roll	\$ 444,246	\$	410,722	\$	410,722	\$	-
Interest Income	5,000		1,250		3,385		2,135
Total Revenues	\$ 449,246	\$	411,972	\$	414,106	\$	2,135
Expenditures:							
Series 2018A-1							
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		-		-		-
Series 2018A-2							
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		-		-		-
Total Expenditures	\$ 440,291	\$	92,646	\$	102,646	\$	(10,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,955	\$	319,326	\$	311,461	\$	12,135
Other Financing Sources / (Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 8,955	\$	319,326	\$	311,461	\$	12,135
Fund Balance - Beginning	\$ 152,151			\$	314,974		
Fund Balance - Ending	\$ 161,106			\$	626,435		

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

	l	Actual
	Thru	12/31/24
Revenues		
Interest Income	\$	49
Total Revenues	\$	49
Expenditures:		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	49
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$	-
Total Other Financing Sources (Uses)	\$	-
Net Change in Fund Balance	\$	49
Fund Balance - Beginning	\$	4,093
Fund Balance - Ending	\$	4,142

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prora	ated Budget		Actual		
	Budget	Thru	12/31/24	Th	ru 12/31/24	١	/ariance
Revenues							
Interest	\$ 10,000	\$	10,000	\$	10,501	\$	501
General Reserve - Grounds Maintenance	100,000		-		-		-
General Reserve - Amenity Center	180,000		-		-		-
Additional Reserves	231,000		-		-		-
Total Revenues	\$ 521,000	\$	10,000	\$	10,501	\$	501
Expenditures:							
Repair and Replacements	\$ 100,000	\$	25,000	\$	20,700	\$	4,300
Capital Outlay	150,000		37,500		104,030		(66,530)
Other Current Charges	1,000		250		-		250
Total Expenditures	\$ 251,000	\$	62,750	\$	124,730	\$	(61,980)
Excess (Deficiency) of Revenues over Expenditures	\$ 270,000			\$	(114,229)		
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 270,000			\$	(114,229)		
Fund Balance - Beginning	\$ 1,202,089			\$	1,229,639		
Fund Balance - Ending	\$ 1,472,089			\$	1,115,410		

Community Development District Long Term Debt Report

Series 2016, Capital Improv	rement 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	\$ 240,666
Reserve Fund Balance	240,666
Bonds outstanding - 10/19/2016	\$ 10,765,000
Less: May 1, 2017 (Mandatory)	(160,000
Less: May 1, 2018 (Mandatory)	(170,000
Less: November 1, 2018 (Optional)	(5,000
Less: May 1, 2019 (Mandatory)	(175,000
Less: May 1, 2019 (Optional)	(5,000
Less: November 1, 2019 (Optional)	(5,000
Less: May 1, 2020 (Mandatory)	(185,000
Less: May 1, 2020 (Optional)	(15,000
Less: November 1, 2020 (Optional)	(5,000
Less: May 1, 2021 (Mandatory)	(195,000
Less: May 1, 2022 (Mandatory)	(200,000
Less: May 1, 2022 (Optional)	(5,000
Less: November 1, 2022 (Optional)	(30,000
Less: May 1, 2023 (Mandatory)	(210,000
Less: May 1, 2023 (Optional)	(5,000
Less: November 1, 2023 (Optional)	(10,000
Less: May 1, 2024 (Mandatory)	(220,000
Less: May 1, 2024 (Optional)	(15,000
Current Bonds Outstanding	\$ 9,150,000

Interest Rate:	4.	1% - 5.3%		
Maturity Date:	5	/1/2049		
Reserve Fund Definition	25% of Maximum	n Annual Del	ot at Issu	ance
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
Current Bonds Outstanding			\$	6,425,000

Series 2018A-1, Capital In	nprovement Revenue Refund	ing Bonds			
Interest Rate:	2.9%-3.75%				
Maturity Date:	,	1/2038			
Reserve Fund Definition	25% of Maximum		t at Issu	ance	
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)	
()				(-,)	
Current Bonds Outstanding			\$	2,875,000	

Community Development District Long Term Debt Report

Series 2018A-2, Capital	Improvement Revenue Refunding	g Bonds	
Interest Rate:	4.375	%-5%	
Maturity Date:	5/1/	2038	
Reserve Fund Definition	50% of Maximum An	nual Debt at Issu	ance
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)
Current Bonds Outstanding		\$	1,745,000
Total Bonds Outstanding		\$	20,195,000

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT SUMMARY OF FISCAL YEAR 2025 ASSESSMENTS

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

				RECEIVED		
		SERIES 2018A1-	SERIES 2016	SERIES 2018		TOTAL
ST JOHNS COUNT DIST.	DATE	2 DEBT	DEBT	DEBT	O&M	RECEIVED
1	11/5/2024	1,401.69	2,239.47	1,440.45	7,886.69	12,968.30
2	11/15/2024	11,581.01	18,502.84	11,901.19	65,161.12	107,146.16
3	11/20/2024	17,272.27	27,595.70	17,749.79	97,183.25	159,801.00
4	12/6/2024	26,622.67	42,534.72	27,358.71	149,793.75	246,309.85
5	12/19/2024	25,543.76	40,810.96	26,249.97	143,723.20	236,327.88
6	1/9/2025	327,341.84	522,990.16	336,391.85	1,841,804.70	3,028,528.55
INTEREST	1/13/2025	958.38	1,531.20	984.88	5,392.39	8,866.85
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL TAX ROLL RECEIPTS		410,721.62	656,205.05	422,076.84	2,310,945.10	3,799,948.59
			50 400 00	04 040 50	407.050.00	000.000.45

BALANCE DUE	33,297.92	53,199.69	34,218.50	187,352.33	308,068.45
PERCENT COLLECTED	92.50%	92.50%	92.50%	92.50%	92.50%



Check Run Summary

December 31, 2024

Fund	Date	Check No.	Amount
General Fund			
Payroll	12/20/24	50712-50716	\$ 923.50
		Sub-Total	\$ 923.50
Accounts Payable	12/5/24 12/12/24	6662-6673 6674-6684	\$ 44,279.88 135,172.70
	12/12/24	6685-6697	18,789.79
Conital Fund		Sub-Total	\$ 198,242.37
Capital Fund Accounts Payable			\$ -
			-
		Sub-Total	\$ -
Total			\$ 199,165.87

PR300R	PAYROLL CHECK REGISTER	RUN	12/20/24 PAGE	1
CHECK EMP # #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50712 18	AHMED M MCINTYRE	184.70	12/20/2024	_
50713 24	CHRISTOPHER P WHITE	184.70	12/20/2024	-
50714 21	FREDERICK T BARON	184.70	12/20/2024	-
50715 22	ROBERT L CAMERON	184.70	12/20/2024	
50716 23	SCOTT MAYNARD	184.70	12/20/2024	
				-

TOTAL FOR REGISTER

923.50

REDG RIVERS EDGE DLAUGHLIN

Attendance Sheet

District Name: <u>Rivers Edge CDD</u>

Board Meeting Date: December 18, 2024 Meeting

	Name	In Attendance	Fee
1	Fred Baron Assistant Secretary		YES - \$200
2	Mac McIntyre Chairman		YES - \$200
3	Robert Cameron Assistant Secretary		YES - \$200
4	Christopher White Assistant Secretary		YES - \$200
5	Scott Maynard Vice Chairman		YES - \$200

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

Approved for Payment:

loh District Manager Signature

12/13/2257 Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK *** CHECK DATES 12/01/2024 - 12/31/2024 *** RIVERS EDGE - GENERAL BANK A RIVERS EDGE GENERAL	REGISTER	RUN 2/11/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME ST DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	FATUS	AMOUNT	CHECK AMOUNT #
12/05/24 00365 12/02/24 23244 202412 320-57200-46800	*	4,470.00	
DEC LAKE MAINTENANCE FLORIDA WATERWAYS INC			4,470.00 006662
12/05/24 00071 11/26/24 23472430 202411 330-57200-34510	*		
SECURITY SRVC 11/11-11/24 11/26/24 23472430 202411 330-57200-34510 MILEAGE	*	279.03	
GIDDENS SECURITY CORPORATION			2,828.70 006663
12/05/24 00278 11/13/24 11132024 202411 330-57200-45700 11/13 424994 PO#11/13/24	*	129.97	
HAGAN ACE HARDWARE OF MANDARIN			129.97 006664
12/05/24 00278 11/18/24 11182024 202411 330-57200-45700 11/18 425030 PO#11/18/24	*	173.76	
HAGAN ACE HARDWARE OF MANDARIN			173.76 006665
12/05/24 00278 11/25/24 11252024 202411 330-57200-45700 11/25 425084 PO#11/25/24	*	84.96	
HAGAN ACE HARDWARE OF MANDARIN			84.96 006666
12/05/24 00278 11/25/24 11252024 202411 330-57200-45700 11/25 425086 PO#11/25/24	*	177.44	
HAGAN ACE HARDWARE OF MANDARIN			177.44 006667
12/05/24 00278 11/26/24 11262024 202411 330-57200-45700 11/26 425093 PO#11/26/24	*		
HAGAN ACE HARDWARE OF MANDARIN			87.50 006668
12/05/24 00073 12/01/24 13129526 202412 330-57200-45210 DEC POOL CHEMICALS	*	1,537.80	
POOLSURE			1,537.80 006669
12/05/24 00058 12/01/24 5164 202412 330-57200-34500 DEC CLUBHOUSE MONITOR	*	125.72	
12/01/24 5164 202412 330-57200-34500	*	35.72	
DEC FITNESS CNTR MONITOR 12/01/24 5164 202412 330-57200-34500 DEC PARK MONITOR	*	47.23	
SONITROL OF NORTH CENTRAL FLORIDA			208.67 006670
12/05/24 00340 12/02/24 1108 202412 320-57200-46500 TENNIS COURT LIGHTS	*	3,520.00	
TMT ELECTRIC LLC			3,520.00 006671

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/11/25 PAGE 2
*** CHECK DATES 12/01/2024 - 12/31/2024 *** RIVERS EDGE - GENERAL
BANK A RIVERS EDGE GENERAL

CHECK VEND# DATE	DATE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/05/24 00155	11/01/24 422630	202411 330-57200-3400 IERAL MANAGER SRVCS	00	*	3,899.42	
		202411 320-57200-4600	01	*	3,286.50	
	11/01/24 422630	202411 330-57200-3400 ESTYLE SRVCS		*	3,610.67	
	11/01/24 422630	202411 330-57200-3440 21LITY ATTENDANT)2	*	6,095.83	
	11/01/24 422630	202411 330-57200-3410 INTENANCE SRVCS	00	*	8,784.75	
	11/01/24 422630	202411 330-57200-4530 IITORIAL SRVCS	00	*	2,739.58	
	11/01/24 422630	202411 330-57200-3400)1	*	2,469.33	
	NOV AME	VE	ESTA PROPERTY SERVICES, INC.			30,886.08 006672
12/05/24 00174		יהסדאוגו הס דאומהביתי				
	~	WA	AYNE AUTOMATIC FIRE SPRINKLE	ERS, INC		175.00 006673
12/12/24 00076	12/02/24 42132288	3 202412 330-57200-4570	00	*	115.88	
		CI	INTAS FIRE 636525			115.88 006674
12/12/24 00287	12/06/24 12062024	202412 310-51300-4900	00	*	10.00	
	ROBLICI	DE	EPARTMENT OF STATE			10.00 006675
	12/06/24 12062024	202412 310-51300-4900	00	*	10.00	
		DE	EPARTMENT OF STATE			10.00 006676
12/12/24 00003	12/01/24 2/2	202412 310-51300-3400 IAGEMENT FEES	10	*	4,670.00	
	12/01/24 272	202412 310-51300-3510 SSITE ADMIN		*	139.25	
		202412 310-51300-3510	00	*	270.33	
	12/01/24 272	202412 310-51300-3240 SSEM AGENT SRVCS	00	*	571.17	
	12/01/24 272	202412 310-51300-5100 SUPPLIES	00	*	1.41	
		202412 310-51300-4200	00	*	185.75	
		202412 310-51300-4250	00	*	29.85	

AP300R YEAR-TO-DAT *** CHECK DATES 12/01/2024 - 12/31/2024 ***	TE ACCOUNTS PAYABLE PREPAID/COMPUTER RIVERS EDGE - GENERAL BANK A RIVERS EDGE GENERAL	CHECK REGISTER	RUN 2/11/25	PAGE 3
CHECK VEND#INVOICEEXPENSED TO. DATE DATE INVOICE YRMO DPT ACCT	VENDOR NAME "# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/01/24 272 202412 310-5130	00-41000	*	6.33	
TELEPHONE	GOVERNMENTAL MANAGEMENT SERVICES	1		5,874.09 006677
12/12/24 00305 10/09/24 2809 202410 330-5720 ACCESS CARDS	00-46110	*	3,250.00	
12/12/24 00326 12/06/24 5288 202412 320-5720	INTEGRATED ACCESS SOLUTIONS	*		
RPLC RNDABOUT SIGN/ARROW)W			1,820.00 006679
12/12/24 00155 12/01/24 423285 202412 330-5720		*	3,899.42	
DEC GENERAL MANAGER SRV 12/01/24 423285 202412 320-5720	7CS	*	3,286.50	
DEC FIELD OPS 12/01/24 423285 202412 330-5720	00-34001	*	3,610.67	
DEC LIFESTYLE SRVCS 12/01/24 423285 202412 330-5720	00-34402	*	6,095.83	
12/01/24 423285 202412 330-57200-	00-34100	*	8,784.75	
	00-45300	*	2,739.58	
DEC JANITORIAL SRVCS 12/01/24 423285 202412 330-5720	00-34001	*	2,469.33	
DEC AMENITY MANAGER	VESTA PROPERTY SERVICES, INC.			30,886.08 006680
12/12/24 00389 12/04/24 25087370 202412 330-5720		*	125.97	
JANITORIAL SERVICES	W B MASON CO INC			125.97 006681
12/12/24 00334 12/05/24 818701 202411 320-5720	0-46102	*	2,077.00	
NOV IRRIG RPR NORTH LAKE	(E YELLOWSTONE LANDSCAPE 			2,077.00 006682
12/12/24 00334 12/03/24 814909 202412 320-57200- DEC LANDSCAPE MAINTENANCE	00-46100	*	89,803.68	
	ICE YELLOWSTONE LANDSCAPE 			89,803.68 006683
12/12/24 00334 12/05/24 818700 202412 320-5720	00-46102	*	1,200.00	
36 CHANDLER DR TREE RMV	L YELLOWSTONE LANDSCAPE			1,200.00 006684
12/19/24 00395 12/09/24 RIV01102 202412 320-5720	0-49400	*	487.50	
JAN EVENT PMT CANDLE MAK	RAE BRASS CART & COMPANY LLC			487.50 006685

AP300R YEAR-TO-DATE A *** CHECK DATES 12/01/2024 - 12/31/2024 *** RI BA	ACCOUNTS PAYABLE PREPAID/COMPUTE VERS EDGE - GENERAL NK A RIVERS EDGE GENERAL	ER CHECK REGISTER	RUN 2/11/25	PAGE 4
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
12/19/24 00076 12/16/24 42146935 202412 330-57200- ACTIVE SCRAPER/MAT ONYX	5700	*	115.88	
	CINTAS FIRE 636525			115.88 006686
12/19/24 00181 11/08/24 299-9484 202411 330-57200- NAME PLATES			95.00	
	FAST SIGNS #171701			95.00 006687
12/19/24 00071 12/10/24 23472597 202411 330-57200- SECURITY SRVC 11/25-12/8 12/10/24 23472597 202411 330-57200- MILEAGE	34510	*	2,648.88	
	4510	*	293.44	
MILEAGE	GIDDENS SECURITY CORPORATION			2,942.32 006688
12/19/24 00305 12/06/24 3197 202411 330-57200- RPLC CAMERA SYSTEM	5700	*	3,779.80	
	INTEGRATED ACCESS SOLUTIONS			3,779.80 006689
12/19/24 00300 12/12/24 11055 202411 310-51300- NOV GENERAL COUNSEL		*	3,592.96	
	KILINKSI VAN WYK PLLC			3,592.96 006690
12/19/24 00156 12/06/24 61995157 202412 330-57200-4 DEC PEST CONTROL		*	218.60	
	TURNER PEST CONTROL			218.60 006691
12/19/24 00156 12/12/24 61995170 202412 330-57200 DEC FLEA/TICK SERVICE		*	374.74	
	TURNER PEST CONTROL			374.74 006692
12/19/24 00155 11/30/24 423536 202411 330-57200- SEPT BILLABLE MILEAGE 1/3	4000	*	119.59	
	VESTA PROPERTY SERVICES, INC.			119.59 006693
12/19/24 00334 12/16/24 822668 202412 320-57200- RPLC 2 ELM TREES	e6102	*	2,180.00	
	YELLOWSTONE LANDSCAPE			2,180.00 006694
12/19/24 00334 12/16/24 822669 202412 320-5/200- DEC IRRIG 47 NARROW LEAF	6000	*	1,510.00	
	YELLOWSTONE LANDSCAPE			1,510.00 006695
12/19/24 00334 12/16/24 822670 202412 320-57200-4 WINTER FLOWERS/ANNUALS		*	1,260.00	
	YELLOWSTONE LANDSCAPE			1,260.00 006696

AP300R YEAR *** CHECK DATES 12/01/2024 - 12/31/2024 **		RAL	RUN 2/11/25	PAGE 5
CHECK VEND#INVOICEEXPEN DATE DATE INVOICE YRMO D	SED TO VENI PT ACCT# SUB SUBCLASS	IDOR NAME STATUS	AMOUNT	CHECK AMOUNT #
12/19/24 00334 12/16/24 822671 202412 3 DEC IRRIGATION R	20-57200-46000 EPAIRS YELLOWSTONE LANI	* IDSCAPE 	2,113.40	2,113.40 006697
		TOTAL FOR BANK A	198,242.37	
		TOTAL FOR REGISTER	198,242.37	

REDG RIVERS EDGE OKUZMUK

Phone: 904.801.LAKE (5253) Website: www.FloridaLake.com	CUSTOMER ID J19302 DUE DATE 1/1/2025
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 Aquatic Weed and Algae Control Treatment - Monthly Service 3/12 - Dec Treatments	Amount Due \$4,470.00
Approved RECDD I Submitted to AP on 12.3.2024 by Jason Davidson <i>Jason Davidson</i>	
OTHER COMMENTS	Subtotal \$4,470.00 Other -
	TOTAL\$ 4,470.00Make all checks payable toFlorida Waterways, Inc.3832-010 Baymeadows RoadPMB 379Jacksonville, FL 32217

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

FLORIDA WATERWAYS

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

Invoice

DATE INVOICE # CUSTOMER ID DUE DATE

	12	/2/2	2024	ł
Course of Landson	-	232	44	
	J	193	02	
rinfunnin ma	1/	'1/2	025	



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

INVOICE NO.	23472430	
DATE	11/26/24	

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	D. JOB N 1946	10. }	P.O. NO.	
Description		Quantity	Unit of Measure	Price	Amount
Security Service 11/11/2024-11/24/ Security Officer Mileage	2024	111.00 426.00	Hours	22.97 0.655	2,549.67 279.03
Please remit payment to: Giddens Security Corp	pration 528 Edgewood Av	e S Suite 1 Jacksor	Sub-Total Sales Tax		2,828.70
		- Mariana 19 10 10 10	TOTAL(\$)		\$2,828.70
		V 2 6 2024 AGE 1 OF		Approved REC Submitted to A by Jason David	DD I P on 11.26.2024 Ison <i>avidson</i>

			RI	EMITTANCE				
CLOSING DATE : 11/30/	24					AMOUNT	PAID	
DUE DATE: 12/15/24								
HAGAN ACE MANAGEN	ENT CO	ORP			\$	129.9	7	
RIVERS EDGE CDD					्र 			
				,	NEW BAL: 6	3.63		
ACCOUNT : 365050				·				
Please return remittance the items marked.	with you	ur pay	vment. If you wish t	o pay specific items or	the stateme	nt, please include	a copy of you	r statement with
			S	TATEMENT				
HAGAN ACE MANAGEN 1022 BLANDING BLVD. ORANGE PARK, FLORI (904) 773-0011					G DATE: 11/3 FE : 12/15/24 35050	0/24		
RIVERS EDGE CDD 475 WEST TOWN PLAC SUITE 114 ST AUGUSTINE FL 320 IF MAILING PAYMENT	92 PLEAS			YARK ADDRESS ABO	VE			
QUESTIONS? PHONE 9	04-773-	-0011 ©©		Description		Debit	Credit	Amount
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			IPU#11/13/24			129.97	3	
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	3	1 	PO # 11/18/24			173.76		173.76
11/25/24 425084	3	 	PO # 11/18/24 PO # 11/25/24			173.76 84.96		173.76 84.96
11/25/24 425084 11/25/24 425086	3 3 3		PO # 11/18/24 PO # 11/25/24 PO # 11/25/24	14/24 14/24 14/24		173.76 84.96 177.44	48.97 187.94 69.99 28.99 157.92	173.76 84.96 177.44
11/25/24 425084 11/25/24 425086 11/26/24 425093	3 3 3 3 3		PO # 11/18/24 PO # 11/25/24 PO # 11/25/24 PO # 11/25/24 CHECK 6605 11/ CHECK 6607 11/ CHECK 6607 11/ CHECK 6609 11/	14/24 14/24 14/24		173.76 84.96 177.44	187.94 69.99 28.99 157.92	173.76 84.96 177.44
11/25/24 425084 11/25/24 425086 11/26/24 425093 PAYMENT SUMMARY CURRENT 1-30 D	3 3 3 3 3		PO # 11/18/24 PO # 11/25/24 PO # 11/25/24 PO # 11/25/24 CHECK 6605 11// CHECK 6605 11// CHECK 6606 11// CHECK 6606 11// CHECK 6606 11// 31-60 DAYS 0.00	14/24 14/24 14/24 14/24 14/24 61-90 DAYS	Ap Su By	173.76 84.96 177.44 87.50 90 DAYS	187.94 69.99 28.99 157.92 NEW BA CDD AP 12.2.2 Kendree cKendre	173.76 84.96 177.44 87.50

				RI	EMITTANCE					
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										1
	G PAYMENT - I NS? PHONE 90				PARK ADDRESS ABO	VE				
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QUESTIO Date 11/13/24 11/18/24 11/25/24 11/25/24 11/26/24	NS? PHONE 90 Ref 424994 425030 425084 425086 425093	04-773 ST 3 3 3 3 3 3	-001	1 EXT 206 PO # 11/13/24 PO # 11/18/24 PO # 11/25/24 PO # 11/25/24 PO # 11/25/24 CHECK 6605 11/7 CHECK 6605 11/7 CHECK 6607 11/7 CHECK 6609 11/7	Description 13/24 14/24 14/24 14/24	OVE	129.97 173.76 84.96 177.44 87.50	48.97 187.94 69.99 28.99 157.92	129.9 .173.7 84.9 177.4	76 96 44

				R	EMITTANCE					
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				\$	TATEMENT					
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11/18/24	425030	3	1	PO # 11/18/24			173.76		173.76	
11/25/24	425084	3		PO # 11/25/24			84.96		84.96	- 44
11/25/24	425086	3		PO # 11/25/24			177.44		177,44	
11/26/24	425093	3	1	PO # 11/26/24			87,50		87.50	
PAYMENT	SUMMARY			CHECK 6605 11/ CHECK 6608 11/ CHECK 6607 11/ CHECK 6609 11/ CHECK 6606 11/	/14/24 /14/24 /14/24			48.97 187.94 69.99 28.99 157.92		
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This statement cov above date will be	vers transaction shown on your	s on yo next s	our ac tatem	count for the period	d ending on the date abo	ove, Change	s, payments, an	d credits receiv	ved after the	

				RI	MITTANCE				
	DATE : 11/30/2	4					AMOUNT	PAID	
	E: 12/15/24								
HAGAN A	CE MANAGEM	ENT C	ORP			\$1	77.44		
RIVERS E	DGE CDD							<u></u>	
ACCOUNT	F : 365050				I	NEW BAL: 6	53.63		
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475 WEST SUITE 114	EDGE CDD F TOWN PLACE 4 STINE FL 3209								
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Date	Ref	ST	Contractory of		Description		Debit	Credit	Amount
11/13/24	424994	3	1	PO # 11/13/24			129.97		129.97
11/18/24	425030	3		PO # 11/18/24			173.76		173.76
11/25/24	425084	3		PO # 11/25/24	-Toutor		84.96		84.96 177,44
11/25/24	425086	3	<u> </u>	PO # 11/25/24			177.44		87,50
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B - Balai	nce Forward			F - F	inance Charge		P - Payn	nent	
This statement cov above date will be	vers transactions shown on your	s on yo next si	our a taterr	ccount for the period tent.	ending on the date ab	ove. Change	s, payments, and	credits receive	d after the

above date will be shown on your next statement.

			R	EMITTANCE					
CLOSING DATE : 11/3 DUE DATE: 12/15/24	/24					AMOUNT	PAID		
HAGAN ACE MANAGE	MENT C	ORP			\$2	7.50			
RIVERS EDGE CDD					40				
ACCOUNT : 365050				٨	IEW BAL: 6	53.63			
Please return remittanc the items marked.	e with yo	оиг ра	ayment. If you wish t	o pay specific items on	the stateme	nt, please include	a copy of your	statement with	
			S	TATEMENT					
HAGAN ACE MANAGE 1022 BLANDING BLVE ORANGE PARK, FLOF (904) 773-0011			,		DATE: 11/3 E : 12/15/24 55050				
RIVERS EDGE CDD 475 WEST TOWN PLA SUITE 114 ST AUGUSTINE FL 32									
IF MAILING PAYMENT QUESTIONS? PHONE				ARK ADDRESS ABO\	/E				
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11/25/24 425084	3		PO # 11/25/24			177.44		177.44	
11/26/24 425093	3		PO # 11/26/24			87.50		87.50	
PAYMENT SUMMAR'			CHECK 6605 11/1 CHECK 6608 11/1 CHECK 6607 11/1 CHECK 6609 11/1 CHECK 6606 11/1	4/24 4/24 4/24			48.97 187.94 69.99 28.99 157.92		
CURRENT 1-30 653.63 0.0		1	31-60 DAYS 0.00	61-90 DAYS 0.00		90 DAYS	NEW BAI	.: 653.63	
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Invoice

Date Invoice# 12/1/2024 131295626073

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

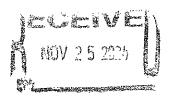
	and the second
Terms	Net 20
trag mana ta atta ana ana ta atta ta ta ta	
Due Date	12/21/2024
 Landard Market Constraints (2000) 	 Consistence of Research and Report Process of the Process of Pro
PO #	4

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

Save in 2025 by prepaying your annual amount. Customers who prepay for 2025 by 12/31/2024 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2025 annual invoice.

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

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	еа	\$50.00
WM-Wireless Communication	XPC Communication Fee	1	ea	\$0.00
Charge				



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



1 of 1

Invoice #5164	SONITROL OF NORTH CENTRAL FLORIDA
SENITROL VERIFIED ELECTRONIC SECURITY	
	Access Code
NOV 3 0 2024	Due Date: Dec 1st 2024
	Balance (USD): \$208.6
SELECT YOUR PAYMENT METHOD:	
Pay with card	
Return Policy: MERCHANT DISCRETION	

TMT Electric, LLC

290 Circle Dr S Saint Augustine, FL 32084 US +1 9043151248 tmtelectricllc@gmail.com



Where Quality Always Matters

904-789-0193

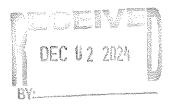
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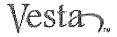
INVOICE

BILL TO	INVOICE	1108	
Rivers Edge CDD 1	DATE	12/02/2024	
475 West Town Place	TERMS	Net 30	
Suite 114	DUE DATE	01/01/2025	
Saint Augustine, Florida			
32092			

Services 7 2 ft t s t	DESCRIPTION Fennis court lights at the Riverhouse are not working correctly. Converted our lights on one court to LED. Rebuilt wo lights on one court to original specs. Cleaned all twelve lights on hree courts. Verified correct operation upon completion.	ΩΤΥ 1	RATE 3,520.00	AMOUNT 3,520.00
Please make check payable to TMT Electric LLC.	SUBTOTAL.			3,520.00
Invoice includes all material, labor, and lift rental required to perform	n the job. TAX			0.00
Approved RECDD Submitted to AP 12.2.2024	TOTAL			3,520.00
By Kevin McKendree	BALANCE DUE			\$3,520.00

Kevin McKendree





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

Invoice

Invoice # Date	422630 11/01/2024
Terms	Net 30
Due Date	11/30/2024
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	of the setting and the	ARAUE	Annollal Comments
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
	Statement of the second	<u>.</u>	and the second

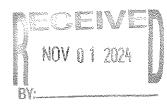
Thank you for your business.

Total

30,886.08

Corbin deNagy

11/01/2024





INVOICE 1181512 INVOICE DATE 11/27/2024



SOLD T	O: Rivers Edge CDD	SHIP TO:	Rivers Edge CDD	
	475 West Town Place		140 Landing Street	
	Suite 114			
	Saint Augustine, FL 32092		Saint Johns, FL 32259	

	CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
	762920	REC0147		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMM	MENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	NFPA 25 Annual Fire Hydrant Test	\$75.00	\$75.00
1.00	NFPA 25 Quarterly Sprinkler Inspection	\$100.00	\$100.00
	11/26/2024		

Please reference invoice number on payment. Thank You!

ACH: Routing #063104668; Acct #0330089824; email: accrec@waynefire.com Credit card: a surcharge of 3% will be applied to purchases. Questions Regarding this invoice please contact: Name: Holly B Bartle Phone: (904) 268 3030 Email: hbbartle@waynefire.com

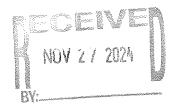
	SUBTOTAL:	\$175.00
	SALES TAX:	\$0.00
-	TOTAL:	\$175.00

Remit To:

Dept # 9942 Wayne Automatic Fire Sprinklers Inc PO Box 850001 Orlando, FL 32885-9942 Phone: (407)656-3030 Fax: (407)656-8026

Approved RECDD I Submitted to AP on 11.27.2024 By Jason Davidson

ason Davidson



Alabama A-0457 Florida EF20001320 Georgia LVA205941 North Carolina 29611-SP-FA/LV South Carolina FAC.3385 M



REMIT PAYMENT TO: CINTAS CORP P.O. BOX 630910 CINCINNATI, OH 45263-0910 VIEW & PAY YOUR BILLS ONLINE: CUSTOMER SVC/BILLING 833-290-0514 WWW.CINTAS.COM/MYACCOUNT **CINTAS FAX #**

904-741-6116

INVOICE

SHIP TO:	RIVERS EDGE CDD	INVOICE #	4213228886
	140 LANDING ST	INVOICE DATE	12/02/2024
	SAINT JOHNS, FL 32259	SERVICE TICKET #	4213228886
		STORE #	1
		SOLD TO #	21060308
BILL TO:	RIVERS EDGE CDD	PAYER #	21049176
5.22.10.	475 W TOWN PL STE 114	PAYMENT TERMS	NET 10 EOM
	ST AUGUSTINE, FL 32092-3649	SORT #	02800012730
		CINTAS ROUTE	22 / DAY 1 / STOP 010

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

Purchase Employee gifts or company swag through account.cintas.com and use code SHOPLAUNCH for 10% off your *first online order of \$150 or more. * Promotion ends 1/31/2025.

Signature :

Cust. Name: RIVERS EDGE CDD 10:40 AM 12/02/24 Kim . SoldTo# 0021060308 50# 4213228886 Invoice Total Payment on Account \$115.88

\$0.00 973m-

Approved RECDD 1 Submitted to A/P 12-07-24 By Richard Losco

Richard Losco



Good afternoon Todd,

Please process a check in the amount of \$10 for Robert Cameron's Florida Department of State commission fee. Please include his name and "commission fee" in the memo line of the check so they know who to apply it to. The check should be made payable to Department of State.

I think it would also help to include a copy of this email in the envelope as I do not have the oath of office on hand for him yet to mail with it.

Please mail the check to the following address:

Division of Elections R.A. Gray Building, Room 316 500 South Bronough Street Tallahassee, FL 32399

Thank you! Courtney Hogge Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, FL 32092 P: (865) 238-2622 chogge@gmsnf.com





Good afternoon Todd,

Please process a check in the amount of \$10 for Christopher White's Florida Department of State commission fee. Please include his name and "commission fee" in the memo line of the check so they know who to apply it to. The check should be made payable to Department of State.

I think it would also help to include a copy of this email in the envelope, as well as a copy of the attached oath of office in the envelope with the check, as the original oath of office is being sent to the State separately.

Please mail the check to the following address:

Division of Elections R.A. Gray Building, Room 316 500 South Bronough Street Tallahassee, FL 32399

Thank you! Courtney Hogge Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, FL 32092 P: (865) 238-2622 chogge@gmsnf.com



C. White 11.20.24.pdf

ORIGINAL OATH OF OFFICE MAILED SEPARATELY

OATH OF OFFICE
(Art. II. § 5(b), Fla. Const.)
STATE OF FLORIDA
County of St. Johns
I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of
Rivers Edge Community Development District Board Supervisor
(Full Name of Office – Abbreviations Not Accepted)
on which I am now about to enter, so help me God.
[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]
(Affix Seal Below) Sworn to and subscribed before me by means of physical presence Or online notarization this _l day of day of, 20 14 . CORBIN ANDREW DENAGY Commission # HH 467621 Expires November 28, 2027 Image: State of Officer Administering Oath or of Notary Public Print, Type, or Stamp Commissioned Name of Notary Public Personally Known or Produced Identification Type of Identification Produced _ft_Drim s
ACCEPTANCE
I accept the office listed in the above Oath of Office.
Mailing Address: Home Office Office Vickythe A. White 253 rawlys Drme Street or Post Office Box 51. 34.3 fg. 32259
City, State, Zip Code Signature

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

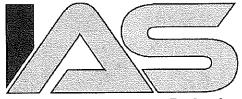
Invoice #: 272 Invoice Date: 12/1/24 Due Date: 12/1/24 Case: P.O. Number:

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

	Description	Hours/Qty	Rate	Amount
Management Fees - Website Administratic Information Technolog	on -December 2024		4,670.00 139.25 270.33 571.17 1.41 185.75 29.85 6.33	4,670.00 139.25 270.33 571.17 1.41 185.75 29.85 6.33
		Total		\$5,874.09
		Payme	nts/Credits	\$0.00
		Balanc	e Due	\$5,874.09

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 (I 475 West Town PI STE. 114 St. Augustine, FL.	Rivertown)			INVOICE DATE TERMS DUE DATE	280 9 10/09/2024 Due on rece 10/09/2024	eipt
OATE	SERVICE	DESCRIPTION		QTY	RATE	AMOUNT
06/25/2024	Prox Cards w/Rivertown Logo	FC 77 34650-35149		500	6.50	3,250.00
Contact Integrated Acc Payment Due upon Re	cess Solutions, LLC to pay, ceipt of Invoice.		SUBTOTAL TAX			3,250.00 0.00

TOTAL

BALANCE DUE

\$3,250.00

3,250.00

Approved RECDD 1 Submitted to A/P 12-04-2024 By Richard Losco

DEC 04 2024 Richard Losco

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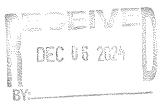
SUNDANCER SIGN GRAPHICS

11259 Business Park Blvd, Suite 3 Jacksonville, FL 32256 904-287-4949 info@sundsg.com

BILL TO Rivers Edge CDD 475 West Town Place St Augustine, FL 32092 SHIP TO Rivers Edge CDD 160 RiverGlade Run St Johns, FL 32259 INVOICE # 5288 DATE 12/06/2024 DUE DATE 01/05/2025 TERMS Net 30

Street Sign Replacement Round About Sign with Arrows	5	1	725.00	725.001
Install - Sign Installation of Street Sign per specs		1	125.00	125.00
Street Sign		2	485.00	970.001
Smooth Tube 3"x.125x24FT Powder coated	gloss black			
Smooth Tube 3"x.125x24FT Powder coated	gloss black SUBTOTAL			1,820.00
Smooth Tube 3"x.125x24FT Powder coated				1,820.00 0.00
Smooth Tube 3"x.125x24FT Powder coated	SUBTOTAL			,

Approved RECDD Submitted to AP 12.6.2024 By Kevin McKendree Kevin McKendree





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

Invoice

Invoice # Date	423285 12/01/2024
Terms	Net 30
Due Date	12/31/2024
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

SCREETING	COEDUISCO	(sele	Antounu
General manager services Field Ops	1	3,899.42 3,286.50	3,899.42 3,286.50
Lifestyle services	1	3,610.67	3,610.67 6.095.83
Facility Attendant Maintenance services	1	6,095.83 8,784.75	8,784.75
Janitorial services Amenity Manager	1	2,739.58 2,469.33	2,739.58 2,469.33

Thank you for your business.

Total

30,886.08

Corbin de Nagy

12/4/24





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

Address Service Requested 888-WB-MASON www.wbmason.com Invoice Number250873708Customer NumberC3178876Invoice Date12/04/2024Due Date01/03/2025Order Date12/03/2024Order Number\$148831833Order MethodWEB

(Page 1) PM(P)

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 <u>reported</u> within 14 days. Visit <u>www.wbmason.com</u> to view our entire Return Policy

Thank you for your business! We encourage you to visit <u>www.wbmason.com/Payment</u> 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
HERX7658QK MRC05002	LINER,38X58,2MIL,REPRO,BK,100/CT,(B3858XXH) TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	2 1	CT CT	37.99 49.99	75.98 49.99
		TAX & BO		SUBTOTAL: POSITS TOTAL: ORDER TOTAL: Total Due:	125.97 0.00 125.97 125.97

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

THE BLASON

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 12-07-24 By Richard Losco Richard Losco

Remittance Section				
Customer Number	C3178876			
Invoice Number	250873708			
Invoice Date	12/04/2024			
Terms	Net 30			
Total Due	125.97			

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

A		INVO	GE
YELL	OWSTONE	INVOICE #	INVOICE DATE
	NDSCAPE	818701	12/5/2024
<u>Bill To:</u>		TERMS	PO NUMBER
Rivers Edge (CDD I	Net 30	
c/o Vesta Pro 475 West Tov Saint Augusti	perty Services /n PI Suite 114 ne, FL 32092	<u>Remit To:</u> Yellowstone Lar PO Box 101017	
	Rivers Edge CDD I	Atlanta, GA 303	92-1017
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	January 4, 2025
		Invoice Amount:	\$2,077.00
Description			Current Amount
November irrigation	repairs******North Lake******		
Irrigation Repa	airs		\$2,077.00
		Invoice Tota	al \$2,077.00

Approved RECDD I Submitted to AP on 12.9.2024
By Jason Davidson
Jason Davidson

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	REDUCED AND A	Non-card	EC	89		167	AND TRACTORY CONTRACTORY
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Should you have any questions or inquiries please call (386) 437-6211.



W. O. # NAME

ADDRESS

DATE

NORTH LAKE

11/21/2024

RIVERTOWN

686 NARROW LEAF

cdd 1

#	NORTH LAKE bill after inspection cdd1				EX.	TENTION
8	broken 6" spray + nozzles		\$	17.00	\$	136.00
11	broken and clog nozzles		\$	3.00	\$	33.00
1	broken rotors		\$	26.00	\$	26.00
1	boken 3/4" pipe		\$	7.00	\$	7.00
2	broken 12 spray + nozzle		\$	24.00	\$	48.00
6	zone 7,12,13,19,28 and 32 replace bad solenoid			\$57.00	\$	342.00
14	DBY		\$	3.00		\$42.00
2	DBY/Y		\$	5.00	\$	10,00
1	zone 24 replace bad decoder was 23935 now 24768		\$	503.00	\$	503.00
			Γ		\$	-
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			Γ		\$	-
		PARTS	то	TAL	\$	1,147.00

	DATE	DESCRIPTION	HOURS	RATE	Т	OTAL
	11/22/2024	tech	10	\$ 93.00	\$	930.00
					\$	-
					\$	-
	1	· · · · · · · · · · · · · · · · · · ·			\$	-
A					\$	930.00
H-SPIRE	# 384	8571	_			

MATERIALS \$ 1,147.00 LABOR & RENTAL \$ 930.00 TOTAL \$ 2,077.00 DATE 11/22/24 **TECHNICIAN DAVON ALBERT** CLIENT

YELLOWSTONE
i A NI D S C A P E

Bill To:

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

Property Name: Rivers Edge CDD I

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

INVOICE

INVOICE #	INVOICE DATE
814909	12/3/2024
TERMS	PO NUMBER
Net 30	

<u>Remit To:</u>

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: January 2, 2025

Invoice Amount: \$89,803.68

Description	urrent Amount
Monthly Landscape Maintenance December 2024	\$89,803.68

Invoice Total \$89,803.68

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AND NO.						Ŵ
122.6				wannood-waa	1411/110 vwv 1/410	

Approved RECDD I Submitted to AP on 12.3.2024 by Jason Davidson

Jason Davidson

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

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



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 |

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

INVOICE

INVOICE #	INVOICE DATE
818700	12/5/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: January 4, 2025

Invoice Amount: \$1,200.00

Description Tree Removal - 36 Chandler Dr	Current Amount
Tree Removal	\$1,200.00

Invoice Total

\$1,200.00

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Approved RECDD I Submitted to AP on 12.9.2024 By Jason Davidson

Jason Davidson

DEC 69 2024

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



(INVO) (I

PREPARED FOR

RIVERS EDGE CDD

475 West Town Place, Suite 114 St. Augustine, FL 32092 ATTN: Kimberly Fatuch, (904) 679-5523 PREPARED DATE Dec 9, 2024

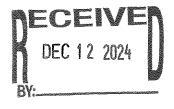
> DUE DATE Jan 3, 2025

ITEM			TEM TOTAL
Mobile Candle Making Class for up to (50) People	1	\$850.00	\$850.00
Certificate of Insurance with Additional Insured	1	\$125.00	\$125,00

SUBTOTAL	\$975.00
7.5% Sales Tax	\$0.00
DEPOSIT	-\$487.50

TOTAL \$487.50

Please make all checks payable to Brass Cart & Company, LLC 3765 Lane Ave S Jacksonville, FL 32210



THANK YOU FOR SUPPORTING OUR SMALL BUSINESS

CÌ	Nī	rAs	l D®
ready i	FOR TH	e work	DAY"

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	INVOICE #	4214693586
	140 LANDING ST	INVOICE DATE	12/16/2024
	SAINT JOHNS, FL 32259	SERVICE TICKET #	4214693586
		STORE #	1
		SOLD TO #	21060308
BILL TO:	RIVERS EDGE CDD	PAYER #	21049176
DILL IO.	475 W TOWN PL STE 114	PAYMENT TERMS	NET 10 EOM
	ST AUGUSTINE, FL 32092-3649	SORT #	02800012730
		CINTAS ROUTE	22 / DAY 1 / STOP 018

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	ТАХ
	X10184	3X5 ACTIVE SCRAPER	02	F	3	8.282	24.85	N
	X10186	4X6 ACTIVE SCRAPER	02	۴	2	9.662	19.32	Ν
	X10189	3X5 XTRAC MAT ONYX	02	F	2	13.113	26.23	Ν
	X10192	4X6 XTRAC MAT ONYX	02	F	1	16.564	16.56	Ν
	X10202	3X10 XTRAC MAT ONYX	02	F	1	20.706	20.71	Ν
		SU	BTOTAL				107.67	
		SERVICE CHARGE					8.21	N
		SUBTOTAL					115.88	
		ТАХ					0.00	I
		TOTAL USD					115.88	

Purchase Employee gifts or company swag through account.cintas.com and use code SHOPLAUNCH for 10% off your *first online order of \$150 or more. * Promotion ends 1/31/2025.

Signature :

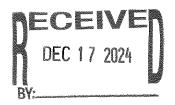
Cust. Name: RIVERS EDGE CDD Nick . SoldTo# 0021060308 Invoice Total \$115.88

11:11 AM 12/16/24 50# 4214693586 Payment on Account \$0.00

175 M7

Approved RECDD I Submitted to AP on 12.17.2024 by Jason Davidson

ason Davidson





8535 Baymeadows Rd Ste 7 Jacksonville, FL 32256 (904) 443-7446

fastsigns.com/299

STATEMENT

Payment Terms: Net 30

Statement Date: 11/25/2024

Bill To: Rivers Edge CDD Brian Sanchez 475 W. Town Place Suite 114 St. Augustine, FL 32092 US

We appreciate your business, here is a statement of the business we have conducted.

NVOICE	DATE	DUE DATE	DESCRIPTION	AMOUNT	PAID	BALANCE
299-94842	11/8/2024	12/8/2024	Name Plates	\$95.00	\$0.00	\$95.00
Contact; Ken Cou						
	an in the second se		٢٠٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢ ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠٠، ٢٠٠	an a	Total:	\$95.00

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
\$95.00	\$0.00	\$0.00	\$0.00	\$0.00	\$95,00

Thank you for your business. This FASTSIGNS location is independently owned and operated.

NOV 27 ext l



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

INVOICE NO.	23472597	
DATE	12/10/24	

CUSTOMER

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

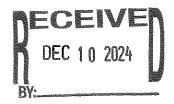
SERVICE LOCATION

Rivertown 39 Riverwalk Blvd Saint Johns, FL 32259-8621

TERMS: Upon Receipt	CUSTOMER NO. 1946	JOB N 1946	10. 3	P.O. NO.	
Description		uantity	Unit of Measure	Price	Amount
Security Service 11/25/2024-12/08/ Security Officer Security Officer - Holiday Mileage	2024	104.00 8.00 448.00		22.97 32.50 0.655	2,388.88 260.00 293.44
Please remit payment to: Giddens Security Corp	oration 528 Edgewood Ave S S	uite 1 Jacksor	wille, FL 32205 Sub-Total Sales Tax		2,942.32
			TOTAL(\$)		\$2,942.32

Approved RECDD I Submitted to AP on 12.10.2024 by Jason Davidson

ason Davidson 1 **OF** 1 PAGE



Integrated Access Solutions, LLC

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



Integrated Access Solutions Integration that works for you

INVOICE

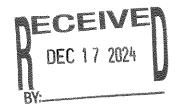
BILL TO Rivers Edge CDD (Riv 475 West Town Pl. STE. 114 St. Augustine, FL.	ertown)		INVOICE DATE TERMS DUE DATE	3197 12/06/2024 Due on receipt 12/06/2024	
DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
11/15/2024	Technicians Notes	Replaced and configured 32ch NVR with new one. Added remote access of cameras to property managers phone.	1	0.00	0.00T
		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.			
		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.			
12/05/2024	Labor	Tennis court cameras replaced.	5	170.00	850.00T
		New ones configured, online, and recording on existing NVR.			
	PoE Injector 48vdc		1	98.36	98.36T
	Optiview 8MP Armor Ball	8MP Armor Ball2.8mm Fixed112° ViewBuilt-in MicMemory Card StotNDAA Compliant	4	318.00	1,272.00T
	Camera back box		4	52.36	209.44T
	Lift Rental		1	500.00	500.00T
	Labor	Replaced camera at pool slide. The camera will learn in at NVR but will not	5	170.00	850.00T

power up when camera is at location. Still need to install second camera at the top of the slide.

Contact Integrated Access Solutions, LLC to pay. Payment Due upon Receipt of Invoice.	SUBTOTAL TAX	3,779.80 0.00
	TOTAL	
	BALANCE DUE	\$3,779.80

Approved RECDD 1 Submitted to A/P 12-17-24 By Richard Losco

Richard Losco

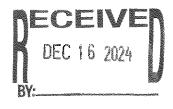




INVOICE

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

Rivers Edge CDD - 01 General Counsel

Туре	Attorney	/ Date	Notes	Quantity	Rate	Total
Service	MGH	11/01/2024	Analyze needs for holiday lighting agreements and cost-share provisions related to same.	0.20	\$260.00	\$52.00
Service	LG	11/06/2024	Review draft agenda and attend agenda planning call.	0.60	\$285.00	\$171.00
Service	MGH	11/06/2024	Confer with L. Gentry regarding agenda call follow-up items and upcoming Board meeting.	0.10	\$260.00	\$26.00
Service	LG	11/12/2024	Review Series 2018 project completion resolution; confer with Davidson regarding first amendment auditor.	0.60	\$285.00	\$171.00
Service	MGH	11/12/2024	Further prepare, finalize, and submit 2018 Project Completion Resolution for agenda package; confer regarding polling place incident and potential legal issues.	0.30	\$260.00	\$78.00
Service	MGH	11/12/2024	Prepare updated social media memo for agenda package.	0.10	\$260.00	\$26.00
Service	LG	11/13/2024	Prepare sample ad and evaluation criteria for pool project.	0.30	\$285.00	\$85.50
Service	LG	11/14/2024	Review agenda and prepare for Board meeting.	0.30	\$285.00	\$85.50
Service	MGH	11/15/2024	Prepare holiday lighting agreement with Get Lit Jax.	0.60	\$260.00	\$156.00
Service	MGH	11/18/2024	Review and analyze agenda package and materials for Board consideration,	1.60	\$260.00	\$416.00

Invoice # 11055 Date: 12/12/2024 Due On: 01/11/2025

			including organizational matters related to recent election, meeting minutes, financial statements, staff reports, proposals, 2018 Project Completion Resolution, resolution amending Fiscal Year 2024 budget, cost-share request for holiday lighting, Hallow-Crawl materials, RFP for family pool project, and related District documents, in preparation for Board meeting.			
Service	LG	11/20/2024	Travel to and attend board meeting.	4.30	\$285.00	\$1,225.50
Expense	RB	11/20/2024	Travel: Mileage LG	119.70	\$0.67	\$80.20
Expense	RB	11/20/2024	Travel: Hotel LG	1.00	\$87.26	\$87.26
Service	LG	11/21/2024	Return travel from meeting.	0.70	\$280.00	\$196.00
Service	MGH	11/22/2024	Review and analyze District Manager meeting notes.	0.20	\$260.00	\$52.00
Service	LG	11/24/2024	Revise amenity management contract in accordance with comments received from Vesta.	0.40	\$285.00	\$114.00
Service	LG	11/25/2024	Review and provide comments to November minutes; confer with deNagy regarding security protocols.	0.70	\$285.00	\$199.50
Service	MGH	11/25/2024	Further prepare holiday lighting agreement with Get Lit Jax, including addition of renewal and future discount terms; prepare agreement for asphalt repair services with Duval Asphalt.	0.90	\$260.00	\$234.00
Service	LG	11/26/2024	Review and revise resurfacing agreement and holiday lighting agreement.	0.30	\$285.00	\$85.50
Service	MGH	11/26/2024	Further prepare and revise holiday lighting agreement with Get Lit Jax and distribute same to District staff for execution.	0.20	\$260.00	\$52.00
Non-billa	ble entries					
Service	MGH	11/20/2024	Prepare for and attend Board meeting.	3.00	\$260.00	\$1 , 014 <u>.0</u> 0
Expense	KB	11/20/2024	Travel: Mileage MGH.	53.60	\$0.67	\$35 .91
					Total	\$3,592.96

Detailed Statement of Account

Current Invoice

Invoice Num	ber Due On		Payments Received Ba	lance Due
11055	01/11/2025	\$3,592.96	\$0.00	\$3,592.96
			Outstanding Balance	\$3,592.96
			Total Amount Outstanding	\$3,592.96

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

Please pay within 30 days.

Service Sho/Involce

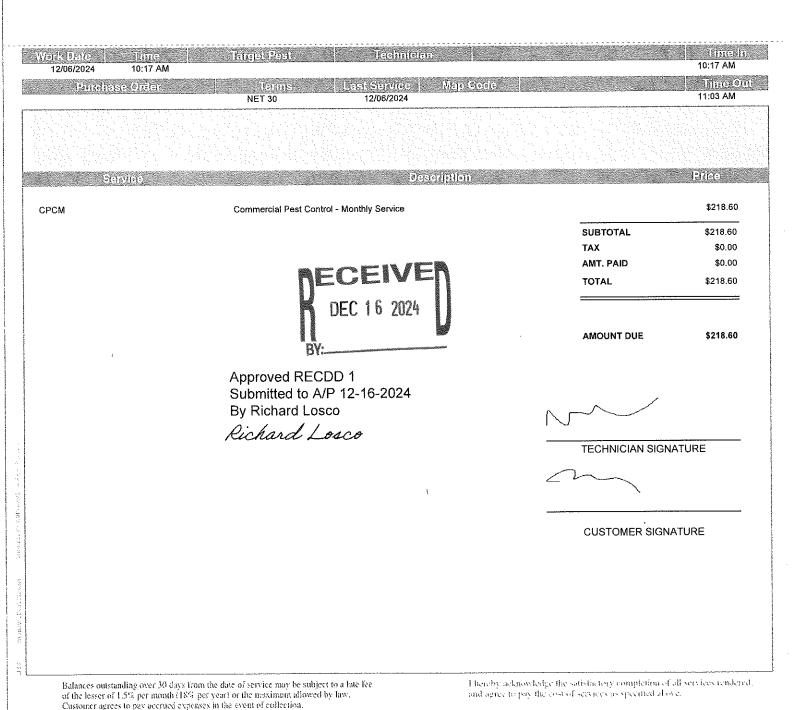
د المستحد محمد ربع من محرومات (2 / Contract میں دونونوں کر محود میں دونور کر ا	ערב שביאראי איר איר איר איר איר איר איר איר אי	منامو 7 مسجع من و رود ۲۰٬۰۱۳ روی می است. عمل میم میخماند و .	+++++++++++++++++++++++++++++++++++++
INVOICE:	619951573		
DATE:	12/06/2024		
ORDER:	619951573		

904-679-5523

Turner Pest Control PAYMENT ADDRESS: Tumer Peal Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5306 • tumerpest.com

[233943] Bill To:

Rivers Edge CDD Richard Losco 475 West Town Place Suite 114 Saint Augustine, FL 32092-3648



Work

Location:

[233943]

Richard Losco

RiverHouse(RECDD 1)

Saint Johns, FL 32259-8621

140 Landing Street

PLEASE DAY FROM THIS INVOICE

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INVOICE:	619951703		()()
DATE:	12/12/2024		
ORDER:	619951703		

904-679-5523

Turner Pest Control

PAYMENT ADDRESS: Tumer Peel Costrol LLC • RO. Box 952503 • Atlanta, Georgie 31192-2503 904-355-5300 • Fax: 904-353-1499 • Tol) Free: 800-225-5305 • tumerpest.com

[233943] Bill To:

Rivers Edge CDD Richard Losco 475 West Town Place Suite 114 Saint Augustine, FL 32092-3648

an Target Pest Technician AM		10:10 AM
Terms Last Service NET 30 12/12/2024	Majo Conde	10:59 AM
		Price
	ptron	\$374.74
RECEIVE DEC 16 2024	SUBTOTAL TAX AMT. PAID TOTAL	\$374.74 \$0.00 \$0.00 \$374.74
Approved RECDD 1 Submitted to A/P 12-16-2024	AMOUNT DUE	\$374.74
By Richard Losco Richard Losco		
	TECHNICIAN SIG	NATURE
	CUSTOMER SIG	NATURE
2	NAT 30 12/12/2024 Desor Commercial Pest - Flea/Tick Monthly Service DEC 16 2024 By: Approved RECDD 1 Submitted to A/P 12-16-2024 By Richard Losco	Items Last Stavice Map Code NET 30 12/12/2024 Description Commercial Pest - Flea/Tick Monthly Service SUBTOTAL Tax AMT. PaiD Description AMOUNT DUE Approved RECDD 1 Submitted to A/P 12-16-2024 By Richard Losco

Work

Location:

[233943]

Richard Losco

RiverHouse(RECDD 1)

140 Landing Street Saint Johns, FL 32259-8621

esta-

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

Bill To

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

Invoice

Invoice #	
Date	

423536 11/30/2024

Terms

Due Date

Memo

Net 30 12/30/2024

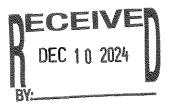
Billable Mileage split

BIARCHOMEN	Amount Rate Amount	
Billable Mileage Sept split in 3	1 119.59 119.59	
		ł

Total 119.59

Corbin de Nagy 12/10/2024

12/10/2024



		Vesta	Mileage Report		-		
Name:	Kevin McKendree	Month	Nov-24				
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
11/1	Daily mileage	Rivertown	Rivertown	17.8	Riversedge CDD		17.8
11/4	Daily mileage	Rivertown	Rivertown	46.2	iversedge CDI		46.2
11/5	Daily mileage	Rivertown	Rivertown	41.9	iversedge CD	D	41.9
11/6	Daily mileage	Rivertown	Rivertown	14.9	Riversedge CDD		14.9
11/7	Daily mileage	Rivertown	Rivertown	35.3	iversedge CD	D	35.3
11/8	Daily mileage	Rivertown	Rivertown	21	iversedge CD	D	21
11/11	Daily mileage	Rivertown	Rivertown	51.8	iversedge CD	D	51.8
11/12	Daily mileage	Rivertown	Rivertown	24.5	iversedge CD	D	24.5
11/13	Daily mileage	Rivertown	Rivertown	22.9	iversedge CD	D	22.9
11/14	Daily mileage	Rivertown	Rivertown	37.6	iversedge CD	D	37.6
11/15	Daily mileage	Rivertown	Rivertown	15.2	iversedge CD	D	15.2
11/18	Daily mileage	Rivertown	Rivertown	40.1	iversedge CD	D	40.1
11/19	Daily mileage	Rivertown	Rivertown	37.4	iversedge CD	D	37.4
11/20	Daily mileage	Rivertown	Rivertown	26.9	iversedge CD	D	26.9
11/21	Daily mileage	Rivertown	Rivertown	11	iversedge CD	D	11
11/22	Daily mileage	Rivertown	Rivertown	28.7	iversedge CD	<u>D</u>	28.7
11/25	Daily mileage	Rivertown	Rivertown	46.2	iversedge CD		46.2
11/26	Daily mileage	Rivertown	Rivertown	31.9	iversedge CD	D	31.9
11/27	Daily mileage	Rivertown	Rivertown	9.3	iversedge CD	D	9.3
	<u></u>	I				Total Mileage	561
						Reimbursement Rate	\$0.640
						Total Reimbursement	\$358.78
						Date Submitted in Paycom	12/3/2

\$119.59

A		INVOICE					
YELL	OWSTONE	INVOICE #	INVOICE DATE				
	N D S C A P E	822668	12/16/2024				
Bill To:		TERMS	PONUMBER				
Rivers Edge (Net 30					
c/o Vesta Pro 475 West Tov	perty Services vn Pl Suite 114 ne, FL 32092	<u>Remit To:</u> Yellowstone Lar PO Box 101017	-				
Property Name:	Rivers Edge CDD I	Atlanta, GA 303	92-1017				
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	January 15, 2025				
		Invoice Amount:	\$2,180.00				
Description Replace Two Dama	aged Elm Trees on Riverwalk Blvd		Current Amount				
	hancement CORE		\$2,180.00				

Invoice Total \$2,180.00

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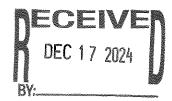
Approved RECDD I Submitted to AP on 12.17.2024 by Jason Davidson *Qason Davidson*

CEIVE DEC 17 2024 BY.

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

à		INVO	ICE
YELI	OWSTONE	INVOICE #	INVOICE DATE
	NED SCARE	822669	12/16/2024
Bill To:		TERMS	PONUMBER
Rivers Edge	CDD I	Net 30	
c/o Vesta Pro 475 West Tov	operty Services wn Pl Suite 114 ine, FL 32092	<u>Remit To:</u> Yellowstone Lai PO Box 101017	•
Property Name:	Rivers Edge CDD I	Atlanta, GA 303	92-1017
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	January 15, 2025
		Invoice Amount:	\$1,510.00
Description			Current Amount
December irrigation	n repairs******47 Narrow Leaf******		
Irrigation Rep	airs		\$1,510.00
5.		:	
		Invoice Tota	al \$1,510.00

部署将多产的保持金汇业AI的结果标构合作。AI



Approved RECDD I Submitted to AP on 12.17.2024 by Jason Davidson

Jason Davidson

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



COMPLETED WORK W. O. #
NAME RIVERTOWN
ADDRESS 47 NORROWLEAF DR
DATE 12/3/2024
CDD1

#	bill after irrigation inspection				EXT	ENTION
3	nozzles		\$	3.00	\$	9.00
12	BROKEN AN NON TURNING ROTORS		\$	25.00	\$	300.00
5	broken 6" sprays +nozzles		\$	17.00	\$	85.00
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		PARTS	5 TO	TAL	\$	394.0

RATE TOTAL DATE DESCRIPTION HOURS \$ \$ 12/3/2024 12 93.00 1,116.00 tech \$ -\$ -\$ _ \$ 1,116.00

COMMENTS :

 MATERIALS
 \$ 394.00

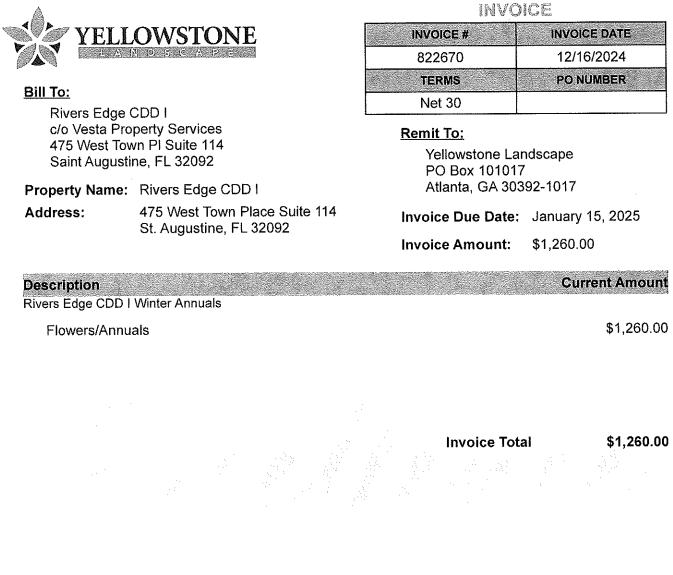
 LABOR & RENTAL
 \$ 1,116.00

 TOTAL
 \$ 1,510.00

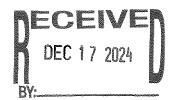
DATE COMPLETED 12/3/24

TECHNICIAN DAVON ALBERT

CLIENT



IN TORMERCIAL LANDSCAPING



Approved RECDD I Submitted to AP on 12.17.2024 by Jason Davidson

Jason Davidson

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

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

A			INVO	ICE
YELL	OWSTONE		INVOICE #	INVOICE DATE
	n d Crie A Dis		822671	12/16/2024
Bill To:			TERMS	PONUMBER
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c/o Vesta Pro	perty Services vn Pl Suite 114	F	Remit To: Yellowstone Lar PO Box 101017	, .
Property Name:	Rivers Edge CDD I		Atlanta, GA 303	92-1017
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	l I	nvoice Due Date:	January 15, 2025
		l	nvoice Amount:	\$2,113.40
Description				Current Amount
December irrigation	repairs-2024			
Irrigation Repa	airs			\$2,113.40
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Approved RECDD I Submitted to AP on 12.17.2024 by Jason Davidson

Jason Davidson

DEC 17 2024 8Y:.

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



W, O,

NAME ADDRESS

DATE

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10	slic kits					\$9.95	\$99	.50
2	spray heads 12 "					\$19.95	\$39	.90
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	Approved							
	Not Approved							

completed

 Comments:
 Aspinior # 3899570107
 PROPOSED WORK

 replaced Decoder on longleal road way and Island 3 Decoders
 MATERIALS
 \$1,369.40

 LABOR & RENTAL
 \$744.00

 TOTAL
 \$ 2,113.40

Earl

CLIENT

FOURTH ORDER OF BUSINESS

A.



Rivers Edge CDD – I, II, and III

Landscape Update for February 2025

- General Maintenance
 - We have set the clock to run twice a week with the turf going dormant and cold temperatures
 - \circ $\;$ We have Detailed and Cleaned up the Riverhouse and Riverclub.
 - Team is spraying for weeds throughout the community and trimming shrubs.
 - \circ $\;$ Teams are working on grass cutbacks and removing moss from trees
 - \circ $\;$ We will ensure that all tree suckers are removed from the base of the trees
 - o Teams will dead wood oaks throughout as we go through each section this winter season
 - Team has been spraying all mulch beds for clean appearance.
 - We are removing as much Moss from trees as we get to each section
 - Teams have removed numerous trees and limbs that have fallen at no charge. Larger trees will be proposed for removal by the arbor team.
 - Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on status of concerned areas and the overall appearance of the community.
 - Annual flowers will be installed in March along with fresh and rich soil. We raised the beds for a better show. We are installing Vic Blue Salvia, Antiqua Yellow Marigolds, and Pink Begonias. This is my favorite rotation for spring!
 - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
 - This is caused by the flowers staying too saturated which causes the roots to rot.
 - Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.
 - Because of this you will see scalping occasionally until the proper height is

achieved.

• Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so that the new green growth is what is showing after each mowing occurrence moving forward.

Irrigation

- Techs have been running through system and making repairs as we go.
- \circ $\;$ All clocks are being set to run two times a week due to amount of rain we have had
- Lead tech is working with IQ system to help system run more efficiently.
- We are setting five day rain delays when we have rain
- Other options are being looked at to make the system more efficient and save on the annual water cost.
 - Items being looked at:
 - Eliminating bubblers on established trees that do not need them anymore
 - Making sure all rain sensors are operational
 - Adding rain sensors to battery operated valves
 - Each area will be different depending on layout and justification of cost.
 - Some will be looked at to be added to a clock with wiring.
 - Others will be looked at for rain sensor installation and hidden by plant material if required.

• Fert/Chem

- Our techs will be treating for turf weeds throughout the community.
- The turf is starting to go completely dormant. The color will change due to this but will pop and push back come spring time.
- Lead tech is Treating roses with bone meal and liquid fertilizer.
- Arbor
 - We will continue to lift low hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with balanced weight distribution from the branches.

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 02/19/2025

Submitted by: Richard Losco & Kevin McKendree

RECDD I

Asphalt Trail around and along Waterfront Dr:

It was brought to our attention that the walking trail near the intersection of Waterfront Dr and Orange Branch Trail needed some attention. We had the damaged asphalt removed, cut away the tree roots and asphalted over the affected area. The repair part of this job is completed. The top seal coat gets performed around April due to weather conditions.

Waterslide:

We performed a rejuvenation of the interior of the waterslide. This was a buff and wax detail to remove streaking, along with caulking of the seams. During this process we had the slide inspected as well to identify any other underlying issues and have them addressed. We will look to possibly have the gel coat reapplied next offseason as there are some small slits that we need to keep eyes on but the slide is safe for riders.

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 and the beams will need to be painted to protect them going forward on a recommended annual basis. We will present in February meeting.

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 316 stainless steel versions for longevity. We will present in February meeting.

Filter Equipment for RiverHouse Pools:

The sand filters for both pools need repair. The sand needs to be changed out. When performing a change out there will need to be internal parts changed as they will be broken due to their age. Unfortunately, the manufacturer of these filters went out of business years ago and the parts are not

available. This will make the filters have to be replaced. The slab cracking issues are band aided as well, and the slabs need to be removed and built properly up to current codes.

RiverHouse Pool:

RFP for both pools resurfacing will be presented in February. This RFP will include a new marcite, tile, lights, coping and complete paver deck.

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 aluminum. We have one quote and are seeking comparables.

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. Duval Asphalt addressed this pothole properly for the time being until other work is decided on.

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.

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 project included pavers for the walkway paths, new galvanized metal beds and fresh soil. We were able to use our in-house team labor for the complete demolition of the old beds, assembly of

the new beds and to make adjustments to the irrigation system. While we were there, we painted the shed on site as well so that the entire garden is rejuvenated. This is now complete.

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 and Northlake are complete.

Crosswalk sign:

One of the crosswalk signs leading to Riverfront Park is inoperable. We ordered a replacement circuit board and battery pack on November 7th. These parts are shipped this week 1/14 and we will have them installed as soon as they arrive. This is now complete and functional.

Midges Pond K:

Supervisor White requested we investigate applying the midge fly program that we executed on pond Z this year for pond K. It was voted on to add Gambusia fish to this pond. We have contacted Florida Waterways and will work on scheduling, which is likely due in March due to the weather.

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.

Lap Pool Motor Coffin:

The lap pool motor's coffin took on some water from a recent rainstorm. The breaker to the sump pump tripped during this making it inoperable. We do check and log all sump pumps in Rivertown weekly to ensure correct operation. Luckily the motor did not get wet, but it did fry some wiring. We had a electrician come out to replace some damaged wiring and breakers. This is now complete.

Water Fountain:

We are exploring the addition of a water fountain in the gym that is permanent and filtered like the ones in our newer facilities. In time this would save money due to no longer needing to provide cups or water jugs.

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. We received a new module and are about 2 weeks out on schedule for installation.

Bar Stools:

We are purchasing new bar stools for the club as the old ones are worn out.

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. It was voted on to have Investment Painting perform this job. We are working on scheduling now. Looking like early March.

RECDD 3

Riverlodge Walkways:

We are looking at costs on expanding paver walkways at the Lodge, mostly around the lazy river. Although the current set up meets code and passes inspection, this will allow for safer traffic flow.

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.

Christmas Lights:

We are gathering quotes to add permanent Christmas lights to all three amenity centers. This will be an extensive upfront cost but will save money long term and these lights have a lifetime warranty. They can also be color controlled to decorate for other holidays. We will likely present this in March's meetings.

(Continued)

RIVERTOWN

RECDD's Lifestyle Report

Date of report: 02/19/2025

Submitted by: Kim Fatuch

Ongoing Projects

- The garden project has been completed.
- Getting things ramped up for the 2025 events. Lots of exciting things are coming this year
- We are exploring the idea of certain events being sponsored by local businesses

January Events

- 1.9.25 Music Bingo
 - \circ $\;$ Quite a full crowd with over 60 in attendance.
- 1.10.25 Candle and Bath Bomb Workshop
 - $\circ~$ 50 spots were available and sold out within 2 weeks of opening registration
 - \circ $\;$ Everyone raved about this event and requested more workshops throughout the year $\;$



0

- 1.15.25 Comedy Night
 - First Coast Comedy will be providing an Improv show.
 - 140 tickets have been reserved for this event, 74 people showed up
 - The comedians did not disappoint. The crowd was in tears from laughing so hard with rave reviews at the end. Some residents were even invited up to join in the comedic fun.



- 1.22.25 A Walk with History
 - \circ Resident Steve Cassidy will be speaking on his collection of Holocaust memorabilia
 - Over 100 residents showed up to hear the amazing yet horrifying history and see the provided memorabilia.

- 1.23.25 Trivia with Ross
- 1.24.25 Davis Cook at the Café
 - \circ $\;$ Residents favorite local musician is back to play at the café
 - Always a big turnout for this young man
 - The Café had sales of over \$3200 Net!
- 1.24.25 Ice Rink at RiverLodge
 - \circ $\;$ Residents are welcome to enjoy something not done often in Florida... Ice Skating.
 - \circ $\;$ All ages welcome. Skates provided but helmets recommended
 - \circ Over 100 people turned out in the cold to enjoy skating at the RiverLodge



- 1.25.25 Polar Plunge at RiverHouse
 - o 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 did well
 - Over 100 people jumped in the pool for the polar plunge and 100 quickly went down the slide to receive their free towel



February Events

- 2.7.25 Davis Cook in the Cafe
- 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 and filled up within 2 days. We have a total of 30 couples attending this event.
- 2.13.25 Music Bingo
- 2.21.25 Boots n Bling Daddy Daughter Hoe-Down
 - o Residents can enjoy an evening of fun Hoe-down style
 - \circ $\;$ This is a ticketed event. We had to close registration at 300 attendees
- 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
 - o This is a ticketed event, registrations will be available January 27th

March Events

- 3.7.25 Vann Hardin at the Cafe
- 3.8.25 Blood Drive Truck at RiverHouse
- 3.13.25 Music Bingo
- 3.15.25 Scavenger Hunt at RiverLodge
- 3.15.25 DJ at RiverHouse for Spring Break Kickoff
- 3.20.25 Star Wars Trivia Night
- 3.22.25 Bubble Bash at RiverLodge
- 3.22.25 DJ at RiverHouse closing out Spring Break
- 3.27.25 Trivia

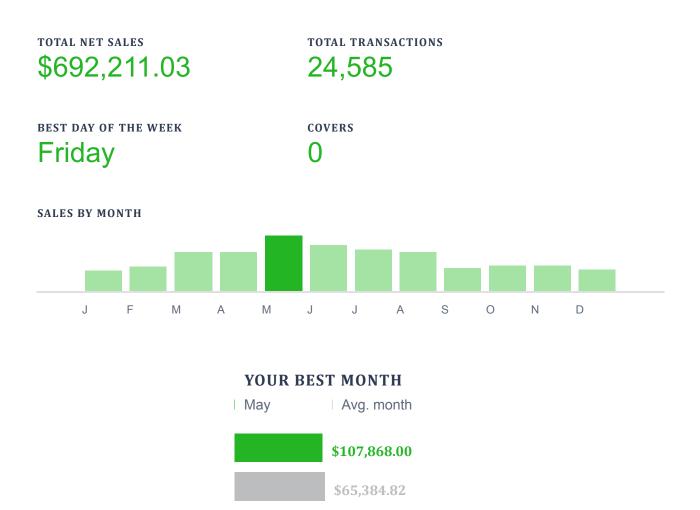
RIVERTOWN

RECDD's Café Report

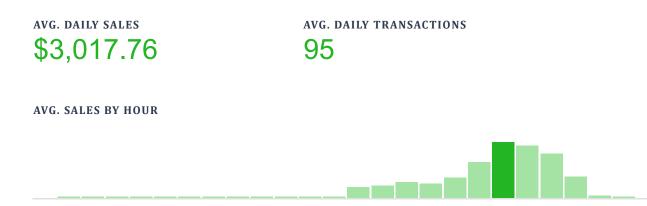
Date of report: 02/19/2025

Submitted by: Richard Losco & Lisa McCormick

RIVERCLUB CAFÉ - 2024 SALES

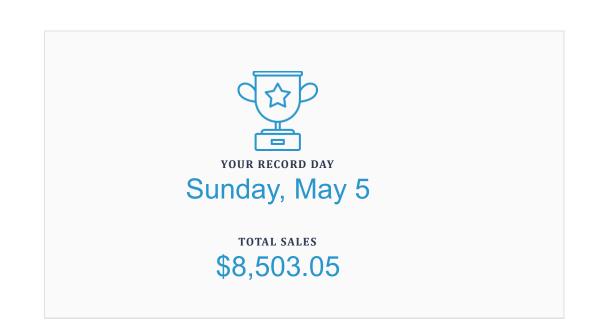


A day at your business.



ΡM

AM







customers served 6,139



Square POS Net Sales were up 17.1% for the month of December @ \$36,859 compared to \$31,461 prior year. It was a busy month for events at the RiverClub Facility which included MnN Duo Music, Rhythm of the Holidays @ the Amphitheatre, Annual Holiday Golf Cart Parade, Tree Lighting & Festivities, Breakfast with Santa, and Trivia. For the 12-month period ending 12-31-2024, POS Net Sales totaled \$692,211 compared to \$586,346 prior year, an 18.1% increase.

Cost of Goods Sold (Food and Beverage) was 47.4% in the month of December, compared to 37.6% prior year. This increase for the month was contributed by timing issues with purchases that occurred on December 31st but will offset in the January calculation. We will remain focused on inventory management and being cognitive of "timing of purchases" in relation to month-end and our ending inventories per week. He is our breakdown for our targeted goals for FY 2025:

Food & Beverage as % of Revenue:Target12-Month % Rate - 40%Optimal12-Month % Rate - 35%ActualDecember % Rate - 47%

Gross Wages as % of net sales was 41.7% in the month of December, compared to 37.6% prior year. Labor expense is being reviewed daily with emphasis on proper scheduling and managing the staff for clock-in/clock-out times based on sales volume per day. January and December are the slowest revenue generating months. March is right around the corner for the start of the busy season for FY 2025. He is our breakdown for our targeted goals for FY 2025:

Gross Wages as % of Revenue: December 2024								
Target	12-Month % Rate – 35%							
Optimal	12-Month % Rate – 30%							
Actual	December % Rate – 42%							

Our best month of the year for revenue was in May - \$96,823. The average daily sales - \$3,017.76. We served 6,139 customers in the Café. (Credit Card data), and our "Top Customer" visited 153 times, spending \$7,036.39 with credit card purchases!!!!

Revenue projections are extremely positive for calendar year 2025 with oversight of efficiencies, inventory management, and costs associated with providing a quality product and service to the residents of RiverTown. This will help with future budgeting and capital expenditure outlays. Our management team provides the skills and qualifications necessary to achieve customer service and quality of food that is expected by our residents.

Furniture options are being reviewed currently to give a new fresh and vibrant look to the Café.

RIVERTOWN

RECDD's Monthly Amenity Manager Report

Date of report: 02/19/2025

Submitted by: Richard Losco & Ken Council

RiverLodge Lazy River Hours: 10am – 5:30pm (Dusk) - (Thurs – Tues) *Closed Wednesdays* RiverLodge Lifeguard/WAP Hours: *Closed for Season* RiverLodge GS Hours: 10am - 9pm (Sun – Tues, & Thurs), 10am – 10pm (Fri/Sat) RiverHouse GS Hours: 11am - 5pm (Tues - Sun) *Closed Mondays* RiverHouse LG/Slide Hours: *Closed for Season* RiverClub GS Hours: 10am - 9pm (Sun, Mon, Wed, & Thurs), 10am – 10pm (Fri/Sat)

-RiverHouse: Contacted Fast Signs to see if they can edit our pickleball rules sign. They can patch over existing wording or add white lettering as needed. IAS has come out several times to work on the RiverHouse Camera System to resolve connectivity issues and see if any of the cameras need replacement. The cameras on the slide tower have a connection issue due to the existing wire runs being too long and not being able to transfer power to the cameras at that distance. We had our electrician install a 120v outlet at the bottom of the slide tower so IAS can more cost-effectively resolve this issue. Tennis cameras are back online. Still need to replace the bullet camera for the RiverHouse drive camera.

- RiverHouse Gym: Commercial Fitness rep about 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. Rep is going to replace the treadmill handlebars. Pushing thorough gym cleaning to associates.

- RiverClub: Control 4 System is online for music and TVs. 5 Smooth Stones came out on 2/4/2025 and resolved connectivity issues with TVs. 5 smooth stones will come back out to replace our ceiling speaker covers and resolve issues with our Video Camera system NVR on Friday 2/7/2025. We are still awaiting a modulator to repair the upper fire pit.

- RiverLodge: Both fire stacks in the Fireplace area are now functional. Comcast was out on 1/29/2025 to run fiber lines to gym closet.

- RiverLodge Gym: All equipment is functional. Submitted service ticket with Technogym to service one of the treadmills on 1/23/2025. Currently pricing a more permanent/aesthetic floor matting for area in front of dumbbell rack.

- Hiring/Staffing: Started seasonal hiring for lifeguards. Should not have issues filling all LG openings. Requisitions are now active at vestapropertyservices.com/careers.



Customer:	Rivertown 1								_	Date	of Vis	it:	1/31/2025			
Customer ID:	J19302									Weat	her:		55 °F High			
Field Biologist:	Steven P								-				0% 🖒			
Waterway an	d Ditch T	reat	ment	ts												
Site		А	AA	В	BB	С	CC	CR1	CR2	CR4	CR5	CR6	CR7	CR8	D	DD
Algae									х		х					х
Submersed Weed	s	Х										х		х		
Shoreline Grasses	s & Brush				Х											
Floating Weeds																
Mosquito Larvicid	е															
Pond Dye																
Inspection			Х	Х				х					х		х	
Debris Removal						Х				х						
Phosphate Binder							х									
Carp Program	ved	FI ov	∕∨ None Sligh Visib	t		Wat	ter C <1' 1-2'	larit ☑	y 2-4' >4'		Wat	er Le High Norm Low				
Fish/Wildlife	observat	ions: Anhir	5			Woo	dstork			Turtle		LOW		Othe	r Spec	ies.
Bream			orant			Duck				Snake				oune	opec	
Catfish		Egret	S			Ospr	ey			Alliga	tor					
✓ Gambusia		Hero	ns			Ibis				Frogs	5					
Native/Benef Arrowhead Cordgrass Bacopa Pickerelwe		Bulru Lily Golde		nna		Lotus Chara Naiao Eelgr	a d			Blue	Flag I lerwor		ı			



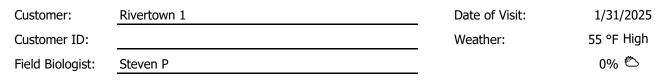
Customer:	Rivertown 1									Date of Visit: 1/31/20					/2025	
Customer ID:										Weat	ther:		55 °F High			
Field Biologist:	Steven P								_				0% 🖏			
Waterway and	d Ditch T	reatr	ment	S												
Site		E	EE	FF	G	GG	Н	HH	Ι	J	К	L	LL	М	MM	00
Algae								х			х					
Submersed Weed	S				х											
Shoreline Grasses	& Brush															
Floating Weeds				х												
Mosquito Larvicide	2															
Pond Dye																
Inspection			х				х		х	х		х	х		х	Х
Debris Removal		х				х								х		
Carp Program Flow Water Clarity Water Levels Carp Observed Image: None Image: <1' image: <1' image: <24'																
Fish/Wildlife ☐ Bass ☐ Bream ☐ Catfish ☑ Gambusia		ions Anhin Corme Egreta Heror	ga orant s			Wood Duck Ospro Ibis				Turtl Snak Alliga Frogs	es ator			Othe	r Spec	ies:
Native/Benefi Arrowhead Cordgrass Bacopa Pickerelwe	ed	Bulrus Lily Golde Spado	sh :n Can derdoo	na :k		Lotus Chara Naiao Eelgr	a J ass	nal F		Blue Blade Pond	Flag I derwoi lweed	t		in Flor	ida wa	ators



Customer:	Rivertown 1									Date	of Vis	sit:	1/31/2025			
Customer ID:										Weat	ther:		55 °F High			
Field Biologist:	Steven P							_					0%	Ö		
Waterway and	d Ditch T	reatm	nent	S												
Site		Q	R	S	Т	U	V	W	WW	Х	XX	Y	Z			
Algae		х						х		х	х	х				
Submersed Weed	S															
Shoreline Grasses	& Brush		х		х											
Floating Weeds																
Mosquito Larvicide	9															
Pond Dye																
Inspection				х			х									
Debris Removal						х							х			
Phosphate Binder									х							
Carp Program Flow Water Clarity Water Levels □ Carp Observed ☑ None □ < 1 ' ☑ 2-4'																
Fish/Wildlife Bass Bream Catfish Gambusia	Observat		rant	-		Wood Duck Ospre Ibis				Turtl Snak Alliga Frogs	es ator	Low		Other	Specie	es:
Native/Benefi Arrowhead Cordgrass Bacopa Pickerelwe	ed	Bulrus Lily Golder Spadd	h n Can erdoc	na :k		Lotus Chara Naiao Eelgr	a I ass			Blue Blade Pond	Flag I derwo lweed	rt				
Did you know	/? The mana	atee is	⊢lorid	a's off	ficial n	narine	mamr	nal. F	ossils i	ndicat	e they	/ have	been i	n Floric	ia wai	ers

for millions of years.







Pond A



Pond B



Pond C



Pond AA



Pond BB



Pond CC (1)



Customer:	Rivertown 1	Date of Visit:	1/31/2025
Customer ID:		Weather:	55 °F High
Field Biologist:	Steven P		0% 🖏



Pond CR1



Pond CR4



Pond CR6



Pond CR2

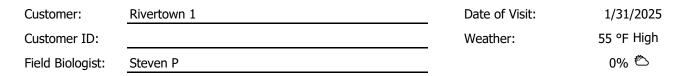


Pond CR5



Pond CR7







Pond CR8



Pond DD



Pond EE



Pond D



Pond E



Pond FF



Customer:	Rivertown 1	Date of Visit:	1/31/2025
Customer ID:		Weather:	55 °F High
Field Biologist:	Steven P		0% 🖏



Pond G



Pond H



Pond I (2)



Pond GG



Pond HH



Pond I



Customer:	Rivertown 1	Date of Visit:	1/31/2025
Customer ID:		Weather:	55 °F High
Field Biologist:	Steven P		0% 🖏



Pond J



Pond L



Pond M



Pond K

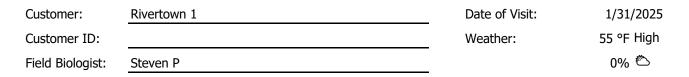


Pond LL



Pond MM







Pond OO



Pond R







Pond Q



Pond S



Pond U



Customer:	Rivertown 1	Date of Visit:	1/31/2025
Customer ID:		Weather:	55 °F High
Field Biologist:	Steven P		0% 🖏



Pond V



Pond WW



Pond XX



Pond W



Pond X



Pond Y



Customer Service Report

Customer:	Rivertown 1	Date of Visit:	1/31/2025
Customer ID:		Weather:	55 °F High
Field Biologist:	Steven P		0% 🖏





Pond Z (1)

Pond Z (3)



Pond Z

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.



ST JOHNS COUNTY SHERIFF'S OFFICE Stat Sheet

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Friday, January 24, 2025	SJSO25CAD015602			6

ACTIVITY / COMMENTS:

Total Contacts:5 Citations: 1(Criminal) Warnings:5 Top speed meausred by radar was; , **41MPH onKeystone Corners**



ST JOHNS COUNTY SHERIFF'S OFFICE Stat Sheet

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Sunday, February 2, 2025	SJSO25CAD023256			6

ACTIVITY / COMMENTS:

Total Contacts:7 Citations: 1 Warnings:3 Top speed meausred by radar was; , **37MPH onKeystone Corners**

** Responded to a call for service in the neighborhood regarding a domestic disturbance, arrest was made for multiple felony charges. Also responded to 313 Meadow Creek Drive regarding multiple complaints of this residence being a narcotics house, information was not verified. **



ST JOHNS COUNTY SHERIFF'S OFFICE Statistic Sheet

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
Friday, February 7, 2025	SJSO25CAD027176			3

ACTIVITY / COMMENTS:

Total Contacts:4 Citations:1 Warnings:4 Top speed meausred by Radar was;, **45 MPH on RiverTown Main Street.

Conducted patrols of Silkgrass Place.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 4531622

FIFTH ORDER OF BUSINESS

	EVALUATION CRITERIA*						
PROPOSER	Personnel (5 points total)	Experience (15 points total)	Understanding Scope of Work (15 points total)	Financial Capability (10 points total)	Price (30 points total: 20 points for lowest cost; 10 points for reasonableness of unit prices and balance of bid)	Schedule (25 points total)	Total (100 points total)
Crown Pools Inc.					/20 /10 Total:/30		
EMA Outdoor Inc.					/20 /10 Total:/30		
Epic Pools, Inc.					_/20 /10 730		
Parry Pools, Inc.					/20 /10 Total:/30		

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT Pool Repair Project

*See attached evaluation criteria sheet for more details

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT EVALUATION CRITERIA POOL REPAIR PROJECT ST. JOHNS COUNTY, FLORIDA

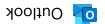
PERSONNEL	(5 POINTS)
	equacy and capabilities of key personnel, including the lity to manage this project; evaluation of existing
EXPERIENCE	(15 POINTS)
	self-performing similar projects; past performance for ricts in other contracts; character, integrity, reputation
UNDERSTANDING SCOPE OF WORK	(15 Points)
Demonstration of the Proposer's understanding of th	e project requirements.
FINANCIAL CAPABILITY	(10 POINTS)
Extent to which the proposal demonstrates the adequ as a business entity, necessary to complete the service	acy of the Proposer's financial resources and stability ses required.
SCHEDULE	(25 POINTS)
Demonstration of Proposer's commitment to comple Consideration will be given to proposers that indicat complete the project in fewer days without a premiu	e an ability to credibly start the project earlier and
PRICE	(30 POINTS)
Points available for price will be allocated as follow	Σ
	the lowest cost proposal for completing the work. All ount based upon the difference between the Proposer's

10 Points are allocated for the reasonableness of unit prices and the overall reasonableness of the proposed price.

TOTAL POINTS

(100 POINTS)

SIXTH ORDER OF BUSINESS



Rivers Edge CDD - Rivertown Invoice 45063 from Epic Pools and Hardscape Construction, Inc.

From debbie@epicpool.com <debbie@epicpool.com> Date Wed 1/22/2025 2:24 PM T

To Kevin W. McKendree <kmckendree@vestapropertyservices.com>

الا کا attachment (۲50 KB) ۱۸۷_45063_from_Epic_Pools_Inc._8396.pdf;

Due:07/24/2024

Epic Pools, Inc.

00.026,22 :sud innomA

42063

οιονοί

Dear Customer:

Your invoice-45063 for 2,950.00 is attached. After an audit of our records we found an outstanding invoice from last year which we have not received payment for. It was a mistake with the spelling of the email we had on file, which has been corrected. I apologize for any inconvenience. Let me know if you need additional information or have any questions. Thank you.

:YAO2IVDA YA9 TO3AID HOA / DUAA7 3AIW !DNINAAW

Due to the increase in wire fraud and cybercrime, including email hacking/phishing attacks, Epic Pools will never email you wiring instructions or request that you pay ach direct to any account other than the link on this invoice and will not accept incoming wires for deposits/payments. If you have a deposit (or other transfer) to send, checks are to be sent to 12276 San Jose Blvd. Suite 417 Jacksonville, FL 32223, Attn: Debbie DeLay via a trackable carrier such as went to Epic Pools, DO NOT RESPOND TO THE EMAIL! If you receive any communications asking you to wire funds or ach direct pay, please contact our office immediately at 904-417-5100.

Thank you for your valued business. We value your trust and confidence in us and sincerely appreciate you!

Have a wonderful day.

Sincerely,

Debbie DeLay CFO, Epic Pools, Inc. 904-417-5100 Phone www.epicpool.com debbie@epicpool.com



12276 San Jose Blvd. Ste. 417 Jacksonville, FL 32223 CPC# 1457438

In	VA	ice
	V U	

7/24/2024

Invoice #

45063

904-417-5100 Phone

Bill To	Job Address
Rivers Edge CDD 475 West Town Place Ste. 114 St. Augustine, FL 32092	Rivertown CDD 140 Landing Street Saint Johns, FL 32259

P.O. Number	Terms	Rep	Project
	Due on receipt	DB	

Quantity	Description	Price Each	Amount
	Remove existing pump motor from pump and replace both sets of shaft bearings on the Family Pool Slide. Once reassembled we will reinstall the motor with all new seals and gaskets. From approval to reinstall approximately 1 week	2,950.00	2,950.00
Approve	for your business, we appreciate it very much. d RECDD ed to AP 1.22.25	Total	\$2,950.00
By Kevir	IcKendree Payments/Cred		edits \$0.00
Ken	in McKendree	Balance Due	

debbie@epicpool.com

www.epicpool.com

AGED INVOICE POLICY FOR RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Effective: October 18, 2023

- The Rivers Edge Community Development District requires invoices that are received 120 days or more after work is completed/accepted by the District to be submitted to the Board of Supervisors for consideration/review prior to payment; provided, however, should the law require payment, District staff will endeavor to retain the right for the District to recoup improperly invoiced amounts.
- Any invoice submitted more than 120 days after work is completed/accepted by the District may be deemed an improper invoice, and the District retains the right to refuse payment to any vendor that submits invoices more than 120 days after work is completed/accepted by the District.

VENDOR ACKNOWLEDGMENT

I, on behalf of the below-designated entity, recognize that in addition to the terms of the Local Government Prompt Payment Act, Sections 218.70, et seq., *Florida Statutes*, and the District's adopted Prompt Payment Policies and Procedures, all services, work, and provision of goods/materials to the District shall be subject to the above Aged Invoice Policy.

Henbach Print Name

6 DIC

Name of Vendor/Contractor Entity

7-2025

Date

NINTH 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: Rivers Edge CDD I - Annual Mulching

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

Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD

Request:

Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature page.)

Addition of new improvements (Methodology Consultant and Engineer must sign)

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

(Yellowstone Landscape) **Total Proposed** \$168,018.24 Compensation: Cost Share \$53,295.38 **Rivers** Edge Calculation: \$55,798.86 Rivers Edge II \$58,924.00 Rivers Edge III Methodology Consultant Approval: (Signature) (Date) If requesting addition of new improvements: Engineer Approval: (Signature)

(Date)

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

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By:

Chair Vice-Chair, Board of Supervisors

Date:

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

By:

Chair Vice-Chair, Board of Supervisors

Date:

RIVERS EDGE III CDD

By:

□ Chair □ Vice-Chair, Board of Supervisors

Date:



Landscape Enhancement Proposal for **Rivers Edge CDD I**

Jason Davidson Vesta Property Services 475 West Town PI Suite 114 Saint Augustine, FL 32092 jdavidson@vestapropertyservices.com

LOCATION OF PROPERTY

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

Rivers Edge CDD I Mulch Install 2025

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Brown Mulch	1,100	\$53.43	\$58,768.71
Pine Straw	14,500	\$7.53	\$109,249.53

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

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

	AUTHORIZATION TO PERFORM WORK:	Subtotal	\$168,018.24
Ву		Sales Tax	\$0.00
	Print Name/Title	Proposal Total	\$168,018.24
Date		THIS IS NO	OT AN INVOICE

Rivers Edge CDD I

B.

COST-SHARE STATUS COVER SHEET

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

Proposal: Pond Maint. Addendum - Amenity Pond 91-RECDD III

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

Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge III CDD

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

Addition of new improvements (Methodology Consultant and Engineer must sign)

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

(Solitude Lake)			
Total Proposed			
Compensation:	\$ <u>4,632.00</u>		
Cost Share			
Calculation:	\$1,469.27	Rivers Edge	
	\$1,538.29	Rivers Edge II	
	\$1,624.44	Rivers Edge III	
Consultant Approval:	(Signature)		
	(Date)		
If requesting addition	of new improve	ments:	
Engineer Approval:			
	(Signature)		

[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:



AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: **Rivers Edge III CDD** CUSTOMER NAME: **Rivers Edge III CDD** SERVICE DESCRIPTION: **Monthly Maintenance of One (1) Additional Pond (91 a.k.a. Amenity Center Pond) at Rivers Edge III CDD in St. Johns, FL 32259.** EFFECTIVE DATE: **The 1st of the month following acceptance by the Customer** SUBMITTED TO: **Kevin McKendree, Field Operations Manager - kmckendree@vestapropertyservices.com**

SUBMITTED BY: David Cottrell, North Florida Business Development Consultant

This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this <u>27</u> day of <u>January</u>, <u>2025</u>, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on the 1st Day of November, 2023 (the "Services Agreement") as further described herein.

- 1. <u>SERVICES</u>. The Services to remain the same.
- 2. <u>PAYMENT TERMS</u>. The Amendment Price is **\$4,632.00**. SOLitude shall invoice Customer **\$386.00 per month** for the Services to be provided under this Amendment. The price indicated in this Amendment shall be billed in addition to the regular monthly contract invoice amount.
- 3. MISCELLANEOUS.
 - a. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Services Agreement.
 - b. The remainder of the Services Agreement shall be and remain in full force and effect and unmodified, except as the same is specifically modified or amended hereby. All covenants, terms, obligations and conditions of the Agreement which are not modified or amended herein are hereby ratified and confirmed.
 - c. This Amendment may be executed in multiple counterparts by the parties, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
 - d. The parties acknowledge and agree that this Amendment may be executed or accepted using electronic or facsimile signatures, and that such a signature shall be legally binding to the same extent as a written cursive signature by a party's authorized representative.

By signing below, the Parties agree to be bound by the terms and conditions of this Amendment and any accompanying exhibits as of the Amendment Effective Date.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.	Rivers Edge III CDD
Signature:	Signature:
Name:	Name:
Title:	Title:
Date:	Date:
Please Remit All Payments to:	Customer's Address for Notice Purposes:
SOLitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock AR 72202	
Please Mail All Notices and Agreements to:	
SOLitude Lake Management, LLC	

1253 Jensen Drive, Suite 103 Virginia Beach, VA 23451



SCHEDULE A - SERVICES ANNUAL POND MANAGEMENT SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Pond two time per month.

Monitoring: Pond 91 (Amenity Center Pond)

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

Aquatic Weed Control: Pond 91 (Amenity Center Pond)

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

Shoreline Weed Control: Pond 91 (Amenity Center Pond)

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

Pond Algae Control: Pond 91 (Amenity Center Pond)

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



Trash Removal: Pond 91 (Amenity Center Pond)

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

Service Reporting:

Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

<u>General Qualifications:</u>

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





Rivers Edge III CDD - Pond 91



COST-SHARE STATUS COVER SHEET

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

Proposal: Pond Maint. Addendum - Ponds 92-95 - RECDD III

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

Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge III CDD

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

Addition of new improvements (Methodology Consultant and Engineer must sign)

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

(Solitude Lake)			
Total Proposed Compensation:	\$ <u>3,624.00</u>		
Cost Share			
Calculation:	\$1,149.53 \$1,203.53	Rivers Edge Rivers Edge II	
	\$1,270.94	Rivers Edge III	
Methodology Consultant Approval:			
	(Signature)		
	(Date)		
If requesting addition	of new improve	ments:	
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:



AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: **Rivers Edge III CDD** CUSTOMER NAME: **Rivers Edge III CDD** SERVICE DESCRIPTION: **Monthly Maintenance of Four (4) Additional Ponds (92-95) at Rivers Edge III CDD in St. Johns, FL 32259.** EFFECTIVE DATE: **The 1st of the month following acceptance by the Customer** SUBMITTED TO: **Kevin McKendree, Field Operations Manager - kmckendree@vestapropertyservices.com** SUBMITTED BY: **David Cottrell, North Florida Business Development Consultant**

This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this <u>27</u> day of <u>January</u>, <u>2025</u>, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on the 1st Day of November, 2023 (the "Services Agreement") as further described herein.

- 1. <u>SERVICES</u>. The Services to remain the same.
- 2. <u>PAYMENT TERMS</u>. The Amendment Price is **\$3,624.00**. SOLitude shall invoice Customer **\$302.00 per month** for the Services to be provided under this Amendment. The price indicated in this Amendment shall be billed in addition to the regular monthly contract invoice amount.
- 3. MISCELLANEOUS.
 - a. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Services Agreement.
 - b. The remainder of the Services Agreement shall be and remain in full force and effect and unmodified, except as the same is specifically modified or amended hereby. All covenants, terms, obligations and conditions of the Agreement which are not modified or amended herein are hereby ratified and confirmed.
 - c. This Amendment may be executed in multiple counterparts by the parties, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
 - d. The parties acknowledge and agree that this Amendment may be executed or accepted using electronic or facsimile signatures, and that such a signature shall be legally binding to the same extent as a written cursive signature by a party's authorized representative.

By signing below, the Parties agree to be bound by the terms and conditions of this Amendment and any accompanying exhibits as of the Amendment Effective Date.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.	Rivers Edge III CDD
Signature:	Signature:
Name:	Name:
Title:	Title:
Date:	Date:
Please Remit All Payments to:	Customer's Address for Notice Purposes:
SOLitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock AR 72202	
Please Mail All Notices and Agreements to:	
SOLitude Lake Management, LLC	

1253 Jensen Drive, Suite 103 Virginia Beach, VA 23451



SCHEDULE A - SERVICES ANNUAL POND MANAGEMENT SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Ponds two time per month.

Monitoring: Ponds 92-95

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

Aquatic Weed Control: Ponds 92-95

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

Shoreline Weed Control: Ponds 92-95

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

Pond Algae Control: Ponds 92-95

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



Trash Removal: Ponds 92-95

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

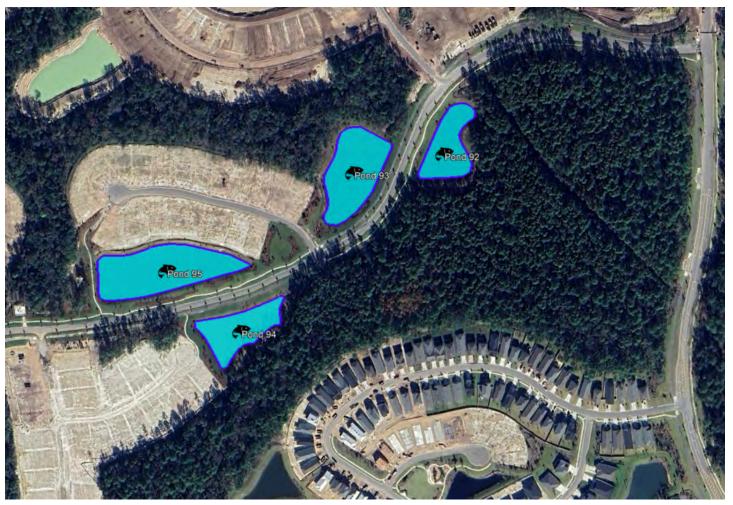
Service Reporting:

Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

<u>General Qualifications:</u>

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





Rivers Edge II CDD - Ponds 92-95

D.

COST-SHARE STATUS COVER SHEET

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

Proposal: Slide Tower & Skirt Repair - RECDD I

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:

on slat wall (skirt) with new	v stainless steel bolts.	
Total Proposed		
Compensation:	\$	-
Cost Share		
Calculation:	Rivers Edge	
	Rivers Edge II	
	Rivers Edge III	
Methodology Consultant Approval:		
	(Signature)	
	(Date)	
f 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: ______ Uice-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:



Request for Funds

Date of request: 02/19/24

Submitted by: Kevin McKendree

Repair of Slide Tower and Skirt:

Repair/replace steel member and redesign of the framing and upper decking with watershed pan for slide tower. Replace rusted bolts on slat wall (skirt) with new stainless steel bolts.

Vendor	Job Scope	Warranty	Cost
Sterling Specialties, Inc.	Replace all rusted/deteriorated steel member & redesign the landing with open breathable framing & open decking with watershed pan. Replace rusted bolts on tower slat walls with new stainless-steel bolts.	None	\$20,885.00
Skyline Construction	Repair/reinforce framing with new angles or plates on existing conditions. Replace rusted bolts on tower slat walls with new stainless- steel bolts.	None	\$30,199.00

Should you have any comments or questions feel free to contact me directly.



7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095 Phone: 904-829-5006 Fax: 904-829-5008

Proposal

Date	Proposal #
12/12/2024	2412074

Customer

Rivers Edge CDD-1 475 West Town Place Suite 114 St Augustine, FL 32092

Project Location

River House (CDD-1) Kendall Crossing Dr. St. John's, Fl. 32259

Description Proposal to Replace Rusted Bolts w/ New Stainless Steel Bolts for the Exterior 2x12 Slat Wall Bolt Replacement at Tower Slat Walls: \$7,325.00 Remove Existing & Install New Carriage bolts to the 2x12 Slat wall Exterior at the Slide Tower Includes: -Furnish All Required Stainless steel Carriage Bolts w/ Hex Nut & Flat Washer 2 Bolts per Connection, 5 Connections per 2x12 Slat to all 4 sides of the tower (Approx 600 Bolts) -Labor to Mechanically Remove all Existing Bolts (Use of Abrasive cut off disc at Seized / heavily rusted existing bolts) -Grind off any rusted metal at all old bolted connection holes -Touch Paint all Abraded area w/ Cold Galvanizing Sprav & Satin Black finish paint -Install New Bolts as work progresses Excludes: -Any Exterior Color paint to Visible Carriage bolt heads -Any Wood Replacement This proposal may be withdrawn by us if not accepted within 10 days. Any deviations from these specifications will be executed only upon written order, and

may become an extra charge over and above the below total. All agreements are contingent upon strikes, accidents or delays beyond our control. Customer agrees that the prices, specifications and conditions listed herein are satisfactory and are hereby accepted. Sterling Specialties, Inc. is authorized to start and complete project as specified; 50% deposit due and balance upon completion. PLEASE NOTE THAT WE DO NOT ACCEPT AMERICAN EXPRESS CARDS. HOA REVIEW FEES WILL BE ADDITIONAL. All past due balances are subject to service charges of 1.5% per month (18% annually), or the maximum permitted by law. Should we have to refer your account to an attorney for collection, the prevailing party shall be entitled to recover all out of pocket expenses, court costs and reasonable attorney's fees.

Additionally, it is the responsibility of the property owner to locate all private utilities including but not limited to gas lines, irrigation, and satellite cables and assumes responsibility for repair to any unmarked private utilities. All materials remain property of Sterling Specialties Inc. until contract amount is paid in full.

Signature: Date:

7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095 Phone: 904-829-5006 Fax: 904-829-5008

Proposal

Date	Proposal #
12/12/2024	2412075

Customer

Rivers Edge CDD-1 475 West Town Place Suite 114 St Augustine, FL 32092

Project Location

River House (CDD-1) Kendall Crossing Dr. St. John's, Fl. 32259

Description

Proposal to Rehab/ Repair the Top Landing Level at the Water Slide

Deck Rehab: \$13,560.00

Furnish all labor & Materials to make repairs to the top landing at the Water Slide tower at the River House

Intent- to replace all rusted/ deteriorated steel member & redesign the landing to have open breathable framing & open Decking w/ Watershed Pan Under the Landing area at the entry to the Slide itself (No Drip Pan)

Includes:

-Design & Shop Drawings for New Finished Decking to be 5/4 thick Synthetic Decking Boards

-Demolition of Existing Concrete Decking

-Removal of Existing Steel Decking

-Removal & Replacement of Badly Deteriorated Steel Members for Structural Deck support

-Grinding & Cleaning of All Mildly rusted areas

-Cold Galvanize & Paint Black all Steel Members at the Deck Framing

Finish Paint to be 2-Part Urethane in Satin Black

-Install New 14 Gauge Formed Stainless Steel Sheet Metal Pan Under the Slide Entry area to prevent "Dripping" Onto waiting pedestrians below

-Install New Aluminum Tube Framing for support of new Decking

-Modify Railing Posts to Mount to Top of New Decking in Same Location

-Re-Install Railings after Others Completion of New Decking

Other Work Required:

-Supply & Installation of approximately 100 square feet of 5/4 x 6 Synthetic decking material -Supply Dumpster w/ Debris Chute for removal of demolished materials

Excludes:

Additionally, it is the responsibility of the property owner to locate all private utilities including but not limited to gas lines, irrigation, and satellite cables and assumes responsibility for repair to any unmarked private utilities. All materials remain property of Sterling Specialties Inc. until contract amount is paid in full.

Date: _____

7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095 Phone: 904-829-5006 Fax: 904-829-5008

Customer

Rivers Edge CDD-1 475 West Town Place Suite 114 St Augustine, FL 32092

Proposal

Date	Proposal #
12/12/2024	2412075

Project Location

River House (CDD-1) Kendall Crossing Dr. St. John's, Fl. 32259

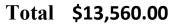
Description

-Dumpster or Refuse Container -Finished Decking -Any Permitting or Engineering

This proposal may be withdrawn by us if not accepted within 10 days. Any deviations from these specifications will be executed only upon written order, and may become an extra charge over and above the below total. All agreements are contingent upon strikes, accidents or delays beyond our control. Customer agrees that the prices, specifications and conditions listed herein are satisfactory and are hereby accepted. Sterling Specialties, Inc. is authorized to start and complete project as specified; 50% deposit due and balance upon completion. PLEASE NOTE THAT WE DO NOT ACCEPT AMERICAN EXPRESS CARDS. HOA REVIEW FEES WILL BE ADDITIONAL. All past due balances are subject to service charges of 1.5% per month (18% annually), or the maximum permitted by law. Should we have to refer your account to an attorney for collection, the prevailing party shall be entitled to recover all out of pocket expenses, court costs and reasonable attorney's fees.

Additionally, it is the responsibility of the property owner to locate all private utilities including but not limited to gas lines, irrigation, and satellite cables and assumes responsibility for repair to any unmarked private utilities. All materials remain property of Sterling Specialties Inc. until contract amount is paid in full.

Signature: _____ Date: _____





"Specializing in Structural Steel"

Skyline Construction

1535 Whitlock Ave. Jacksonville, Florida 32211 (904) 744-0350 Skylinesteel15@gmail.com

Date: October 7, 2024

- To.: To: Vesta Property Services 160 Riverglade Run St Johns, FL 32259
- Attn: Kevin McKendree Field Operation Manager
- Re: RiverTown 140 Landing St. St Johns, FL 32259

www.steelbyskyline.com

PROPOSAL

Pursuant our field meetings at the above address. Skyline Construction is pleased to offer pricing for providing the necessary repair work for the waterslide tower in accordance with your instructions. listed work to be performed and prices:

1-Grind, clean rusted and pitted steel framings under the existing deck. Reinforced with the framing with new steel angles or plates as deem necessary up-on exposing the existing conditions. All repaired areas will receive one coat of standard primer only after completion, no finish coat Included.

Pricing: 1. Lump Sum =

<u>\$ 14,160.00</u> Sales Tax Included

2. Remove and replace all existing carriage steel bolts. Replacement bolts to be partially treaded Hex Head Cap Screws Coarse 316 Stainless Steel.

1- Flat Washer-18-8 Stainless steel on the outside face of the existing Planks.

1-Split Lock 18-8 Stainless steel washer and 1-F594 Hex Head Nut-316 stainless steel

Pricing: 1. Lump Sum =

<u>\$ 16,039.00</u> Sales Tax Included

Above prices include proper Standard Insurance. Inspection cost and approval by Engineer not included

Term of Payment:

Payment to be made not later than 15 days after completion if work and receipt of invoice

Please issue your written acceptance as soon as possible if you wish us to proceed with this work.

Do not hesitate to contact us should you have any questions or need additional information. hank you

Sincerely,

Frank Steffe Project Manager/Estimator Sam Ramkissoon Owner **Skyline Construction**

Accepted By: _____ Authorized Company Officer Date: _____

E.

COST-SHARE STATUS COVER SHEET

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

WaterFall Grates - Replacement (Main Ent.)

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: [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:

grates and hooks. Labor, m	naterials, and fabrication included.
Total Proposed	
Compensation:	\$
Cost Share	
Calculation:	Rivers Edge
	Rivers Edge II
	Rivers Edge III
Methodology Consultant Approval:	
	(Signature)
	(Date)
If requesting addition of	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:



Request for Funds

Date of request: 02/19/2025

Submitted by: Kevin McKendree

Replacement of Waterfall Grates:

Replacement of Waterfall Grates @ Main Entrance @ Welcome Center. Remove and replace eighteen (18) aluminum grates and hooks. Labor, materials, and fabrication included.

Vendor	Job Scope	Warranty	Cost
Sterling Specialties	Replace existing Grating to Waterfall Feature. Remove the existing and install new aluminum grating. Labor, materials, and fabrication included. Eighteen grates and aluminum hooks.	None	\$12,350.00
Wilson Machine & Welding	Labor and material to fabricate eighteen aluminum grates and hook racks. Labor to install eighteen hook racks.	None	\$25,277.00

Should you have any comments or questions feel free to contact me directly.



7000 US Highway 1 North, Ste 601 St. Augustine, FL 32095 Phone: 904-829-5006 Fax: 904-829-5008

Customer

Rivers Edge CDD-1 475 West Town Place Suite 114 St Augustine, FL 32092

Proposal

Date	Proposal #
1/9/2025	2501046

Project Location

Entry Waterfalls Longleaf Oine & Rivertown Main st. St. Johns. Fl. 32259

Description Proposal to Replace Existing Grating to Waterfall Feature at Main St. Entry to Rivertown Remove Existing & Install New Aluminum Gratings to Waterfall feature: \$12,350.00 Furnish all labor & Materials to Remove Existing, Fabricate & Install New Aluminum Gratings to the entry waterfall feature Intent- to replace all rusted/ deteriorated steel Gratings w/ new removable aluminum gratings Includes: - Fabricate New Gratings to Match Existing Gratings from 1/4"th. x 3/4"w. Solid Aluminum Flat Bar Welded solid to match pattern & size of existing gratings - New Grating to be installed on 1/4"th. Bent Aluminum bar J-Hook for ease of removal for maintenance & cleaning - J-Hooks Mounted to Conc Structure w/ (2)1/4" x 2" Stainless steel conc. Screws per hook using 4 hooks per grating panel - Shop Drawings for Approval Alternate in Stainless steel Bar Gratings: \$28,160.00 - New Gratings & J-Hooks to be Fabricated from 1/4" x 3/4" Grade 304 Stainless steel Flat Bar -All other inclusion & specification to match aluminum option. Excludes: -any permitting or engineering

This proposal may be withdrawn by us if not accepted within 10 days. Any deviations from these specifications will be executed only upon written order, and may become an extra charge over and above the below total. All agreements are contingent upon strikes, accidents or delays beyond our control. Customer agrees that the prices, specifications and conditions listed herein are satisfactory and are hereby accepted. Sterling Specialties, Inc. is authorized to start and complete project as specified; 50% deposit due and balance upon completion. PLEASE NOTE THAT WE DO NOT ACCEPT AMERICAN EXPRESS CARDS. HOA REVIEW FEES WILL BE ADDITIONAL. All past due balances are subject to service charges of 1.5% per month (18% annually), or the maximum permitted by law. Should we have to refer your account to an attorney for collection, the prevailing party shall be entitled to recover all out of pocket expenses, court costs and reasonable attorney's fees.

Additionally, it is the responsibility of the property owner to locate all private utilities including but not limited to gas lines, irrigation, and satellite cables and assumes responsibility for repair to any unmarked private utilities. All materials remain property of Sterling Specialties Inc. until contract amount is paid in full.

Signature: Date:

Wilson Machine & Welding Works, Inc.

5760 US 1 North Saint Augustine, Florida 32095 Ph:904- 829-3737 E-Mail: wilsonsmachine@hotmail.com

Rivers Edge II Community Developement Dis 475 West Town Pl. Suite 114 St. Augustine, Fl. 32092

Estimate

Date	Estimate #		
2/10/2025	2557		

P.O. No.

Item	De	scription	Qt	у	Cost	Total
LABOR AND M	LABOR AND MATERIA EIGHTEEN ALUMINUM ALUMINUM HOOK RAG	I GRATES EIGHTEEN CKS.			17,717.00	17,717.00
LABOR	LABOR TO INSTALL EI	GHTEEN HOOK RACKS.			7,560.00	7,560.00
				Sub	total	\$25,277.00
Phone #	Fax #	E-mail		Sale	s Tax (6.5%)	\$0.00
904-829-3737		wilsonsmachine@hotmail	.com	Tot	al	\$25,277.00

F.

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: Claibourne Addendum - RECDD III

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

Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge III CDD

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

Addition of new improvements (Methodology Consultant and Engineer must sign)

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

(Yellowstone Landscape)					
Total Proposed					
Compensation:	\$ 89,976.00			-	
Cost Share					
Calculation:	\$28,540.39	Rivers Edge			
	\$29,881.03	Rivers Edge II			
	\$31,554.58	Rivers Edge III			
Methodology Consultant Approval:					
	(Signature)				
	(Date)				
If requesting addition of	of new improver	nents:			
Engineer					
Approval:					
	(Signature)				

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

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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By: ____

□ Chair □ Vice-Chair, Board of Supervisors

Date:

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

By: _____

Chair Vice-Chair, Board of Supervisors

Date:

RIVERS EDGE III CDD

By: _

□ Chair □ Vice-Chair, Board of Supervisors

Date:



Landscape Maintenance Services Proposal

prepared for

Rivers Edge III-Claibourne Addendum

January 16, 2025



EXHIBIT "A" LANDSCAPE MANAGEMENT SERVICES PRICING SHEET

RIVERS EDGE III- CLAIBOURNE ADDENDUM

Core Maintenance Services			
Maintenance Includes Mowing, Edging, String Trimming, Shrub Pruning, Tree Pruning, Weeding & Cleanup	\$71,692		
IPM Includes Fertilization & Pest Control Applications	\$9,300		
Irrigation Inspections Monthly	\$5,184		
Palm Pruning Prune 85 Palms 1 Time Per Year	\$3,800		
Total	\$89,976		

Grand Total Annual:	\$89,976.00
Grand Total Monthly:	\$7,498.00

EXHIBIT "B" PERFORMANCE STANDARDS

RIVERS EDGE III- CLAIBOURNE ADDENDUM

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

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

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

RIVERTOWN

LANDSCAPE **MAINTENANCE MAP**

LEGEND

- RIVER'S EDGE CDD (RE) Future RECDD ROADWAYS, PARKS, AMENITY
 - Future ROADWAYS
- RIVER'S EDGE II CDD Future RIVER'S EDGE II CDD
- RIVER'S EDGE III CDD Future RIVER'S EDGE III CDD
 - WATERSONG/SHORES
- Future Watersong

RiverTown Fields 1 and 2

AMENITY (A)

- A1 RiverHouse
- A2 RiverClub

ROADWAY (R)

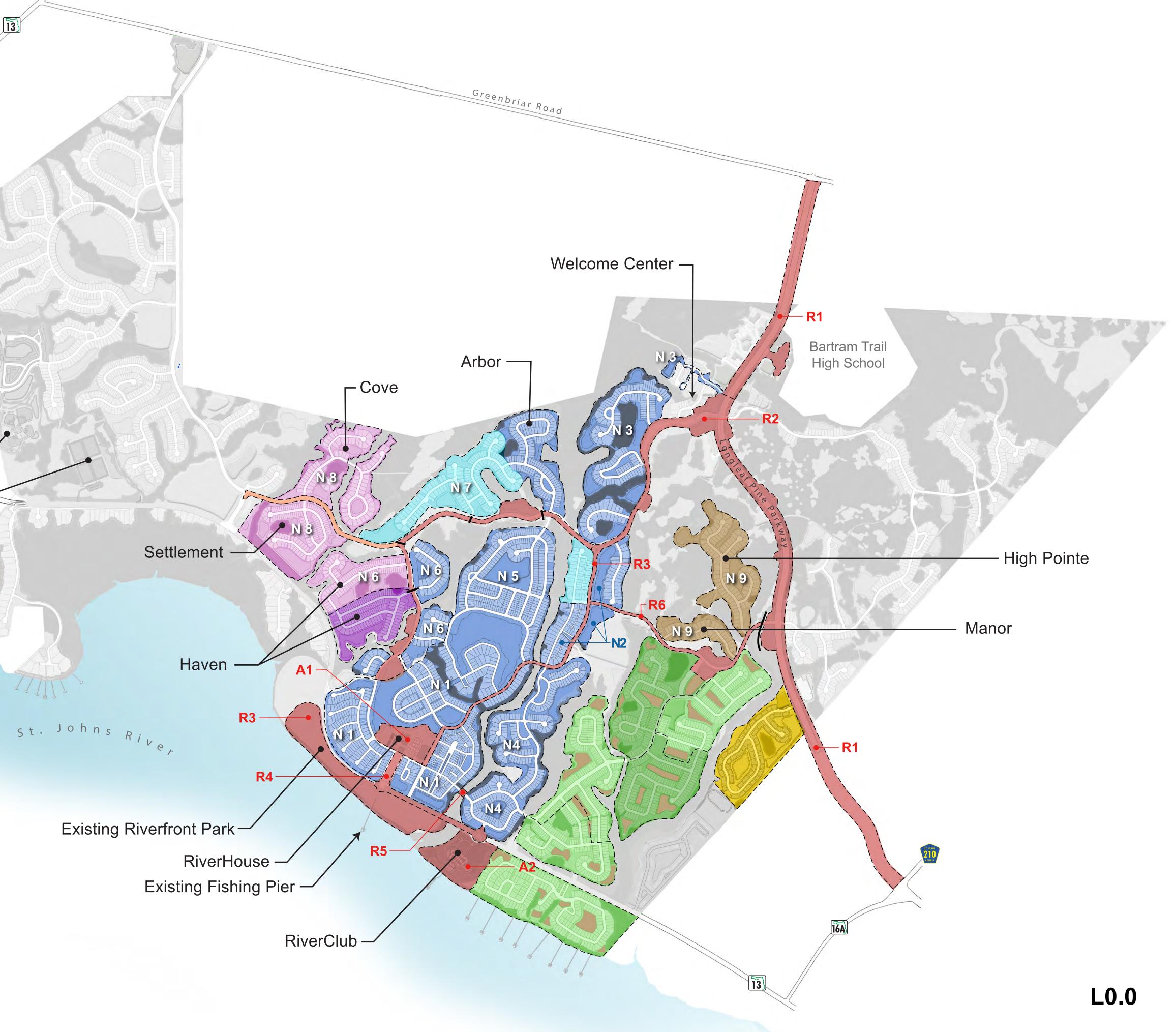
- R1 Longleaf Pine
- R2 RiverTown Main Street
- R3 Orange Branch Trail
- R4 RiverTown Blvd. & 13 RAB
- R5 Conspan
- R6 Keystone Corners

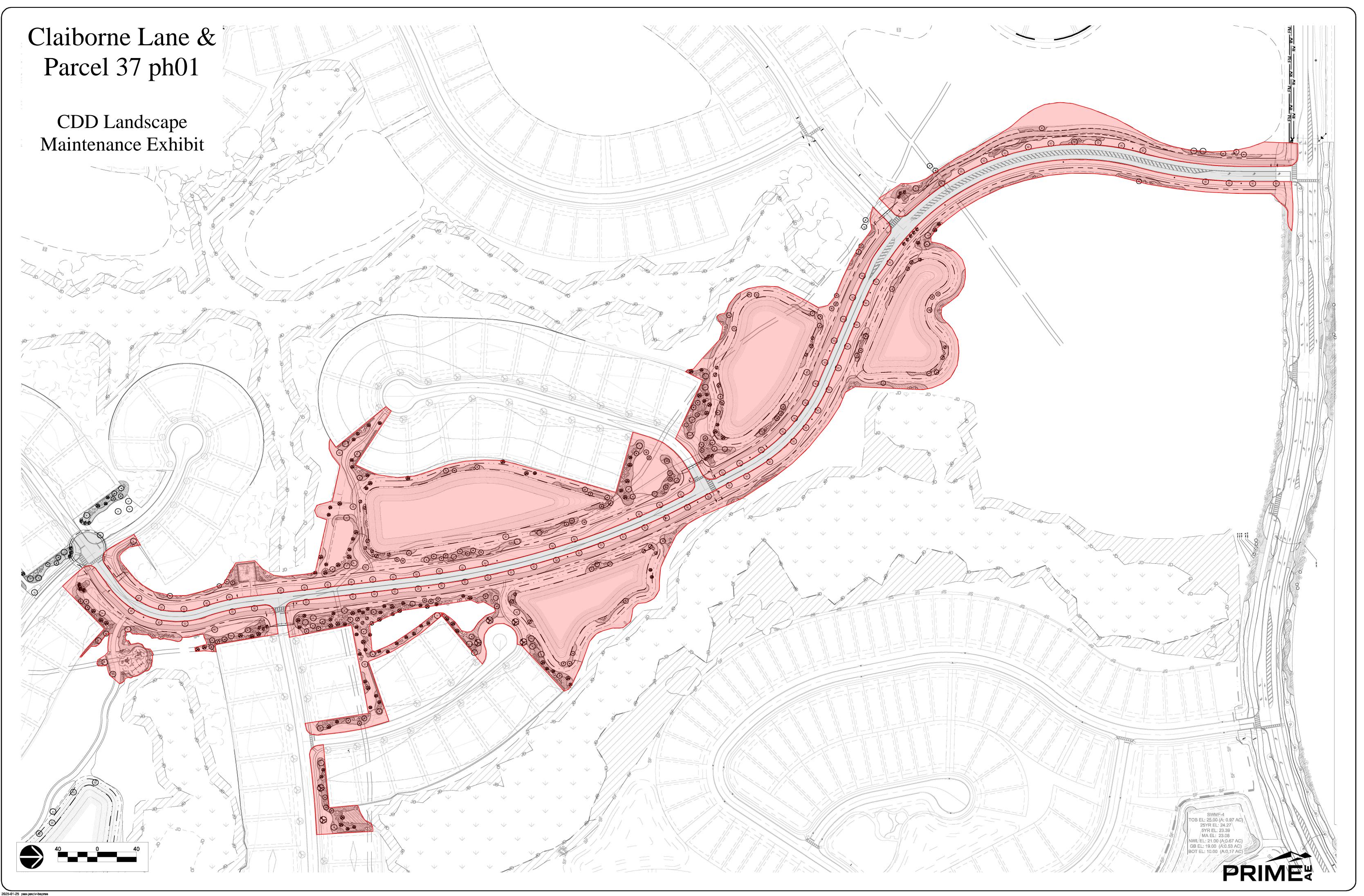
NEIGHBORHOODS (N)

- N1 Landings, Main Street, Lakes I & II
- N2 Garden District, Preserve
- N3 Enclaves, Groves, Orchards & Greens
- N4 Homestead I & II
- N5 NorthLake I, II & III
- N6 Haven Estates, Westlake
- N7 Arbors PH 1,2,3
- N8 Settlement & Cove
- N9 High Pointe & Manor









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