

Rivers Edge
Community Development District

March 19, 2025

AGENDA

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

March 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, March 19, 2025 at 5:00 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)
- III. Approval of the Consent Agenda
 - A. Minutes
 1. February 19, 2025 Meeting
 2. February 19, 2025 Joint Workshop
 - B. Financial Statements as of January 31, 2025
 - C. Check Register
- IV. Staff Reports
 - A. Landscape Maintenance - Report
 - B. District Engineer – Update on the Kayak Pond
 - C. District Counsel – Update on the RiverTown Trademark
 - D. District Manager
 - E. General Manager
 1. Monthly Amenity, Field Operations and Pond Reports
 2. Pickleball Court Usage Sign

3. Discussion of RT Current and Vesta Communications

- V. Discussion of Service Provided by GetLitJax for Holiday Lighting
- VI. Discussion of Dog Park and Pickleball Court Access Control
- VII. Discussion of Pool Contract Negotiations and Project Timing
- VIII. Consideration of License Agreement for British Swim School's Use of the Facilities
- IX. Review of FY25 Goals and Objectives
- X. Other Business
- XI. Supervisor Requests
- XII. Audience Comments
- XIII. Next Scheduled Meeting – April 16, 2025 at 5:00 p.m. at the RiverTown Amenity Center
- XIV. 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.

1.

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, February 19, 2025 at 12:45 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Ryan Stillwell	District Engineer
Jason Davidson	General Manager
Richard Losco	General Manager
Kevin McKendree	Field Operations, Vesta
Kimberly Fatuch	Lifestyle Director, Vesta
Lisa McCormick	Vesta/Amenity Services
Ken Council	Amenity Manger, Vesta
Jay King	Vice President, Vesta
Blake Dougherty	Yellowstone
Mike Scuncio	Yellowstone
Malcolm Santos	Yellowstone
Several Residents	

The following is a summary of the discussions and actions taken at the February 19, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 11:02 a.m. and called the roll.

The next two items taken out of order

District Engineer

Mr. Stilwell stated I'm here for questions and any input you have for me.

There being none, Mr. Stillwell left the meeting at this time.

Public comments on pool repair

There being none, the next item was considered.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for RiverHouse Pool Repair

Ms. Gentry stated you have a score sheet in front of you that tracks the scoring categories and point allocation that were in the project manual. You do have to score the proposals based on these categories and points. When we get to price, we have calculated the mathematical component of the price scoring. There are two options for how you score: you can discuss it together and come up with a consensus score that you would like to award for each vendor in each category or you can each score them independently, turn them in to us and we will take the aggregate of those scores. In the past this board has discussed it and come up with a consensus scoring.

There are two components of the price score, 30 total, 20 points is based on the lowest price bidder getting 20 points and the remaining bidders getting a proportion of that based on how much higher their bids were. You have 10 points that is discretionary for you to award for reasonableness. On the mathematical part, Crown Pools is awarded 19 out of 20 points for price. EMA Outdoor, Inc. is 17 out of 20 points. Epic Pools, Inc. is 16 out of 20 points and Parry Pools, Inc. is 20 out of 20 points because they were the low bidder. The remaining 10 points for price are discretionary based on reasonableness.

Mr. Maynard stated I had 10 points for Crown, 0 for Parry because there was not a separate bid sheet included, 5 for Epic and EMA.

Mr. Cameron stated I agree with those scores.

After discussion from the Board, the following scoring was completed for the remaining categories:

Personnel: 5 points total; consensus of Crown 5, EMA 4, Epic 4, Parry 3,

Experience: 15 points total; Crown 15, EMA 6, Epic 11, Parry 2

Understanding scope of work: 15 points total; Crown 15, EMA 12, Epic 12, Parry 6

Financial Capability: 10 points total; Crown 10, EMA 7, Epic 9, Parry 1

Schedule: 25 points total; Crown 24, EMA 18, Epic 21, Parry 8

Consensus scoring is Crown 98, EMA 69, Epic 78, Parry 40.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the consensus rankings of Crown 98, EMA 69, Epic 78 and Parry 40 points was adopted.

After discussion of preferred scheduling to be negotiated, a schedule for advance purchase of materials with a projected start date for both pools concurrently of September 2, 2025 and to start permitting as soon as possible.

On MOTION by Mr. White seconded by Mr. Cameron with all in favor staff was authorized to negotiate a contract with Crown Pools.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated I want to bring up the condition of the houses behind our home and a huge pothole that Kevin was able to take care of. Deterioration is going on throughout the rest of the alley. We were told three years ago that another top layer was going to be put on. All our driveways have a 1-2” lip and the alley itself is beginning to deteriorate on the sides.

A resident stated trash trucks drive over our property and the alleyway continues to deteriorate and I would like an underground inspection of the drainage pipe.

Mr. McKendree stated those alleyways are in the older section built by the St. Joe Company. We are looking into possibly repaving those areas and we can have quotes for that next month.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the January 15, 2025 Meeting**
- B. Financial Statements as of December 31, 2024**
- C. Check Register**

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

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance - Report

Mr. Scuncio reviewed the Landscape update for February 2025, copy of which was included in the agenda package.

The next items were taken out of order.

NINTH ORDER OF BUSINESS Consideration of Cost Share Requests

A. Annual Mulch Application for Rivers Edge CDD

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the cost share request for the mulch in the amount of \$53,295.38 was approved.

District II annual mulching cost share breakout:

Total cost: \$70,321.37, District I cost share is \$22,313.23, II is \$23,361.37, III is \$24,669.77

On MOTION by Mr. Cameron seconded by Mr. White with all in favor the cost share for Rivers Edge of \$70,322.37 for annual mulch was approved.

District III annual mulching cost share breakout: Total cost: \$127,106.17, District I \$40,318.08, District II \$42,211.96 and District III \$41,576.13.

On MOTION by Mr. Maynard seconded by Mr. White with all in favor the cost share for Rivers Edge of \$40,318.08 for District III annual mulch was approved.

B. Aquatic Maintenance of Pond 91

On MOTION by Mr. Maynard seconded by Mr. White with all in favor the cost share request in the amount of \$1,469.27 was approved.

C. Aquatic Maintenance of Ponds 92-95

On MOTION by Mr. Cameron seconded by Mr. White with all in favor the cost share request in the amount of \$1,149.53 was approved.

D. Slide Tower and Skirt Repair

On MOTION by Mr. Cameron seconded by Mr. White with all in favor the proposal from Sterling Specialties in the amount of \$20,885 was approved.

On MOTION by Mr. White seconded by Mr. Cameron with all in favor the cost share request was approved.

E. Waterfall Grates

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor Sterling Specialties proposal in the amount of \$12,350 was approved.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the cost share request was approved.

F. Landscape Maintenance of Claiborne Phase

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the cost share request in the amount of \$28,540.39 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Aged Invoice from Epic Pools

Mr. deNagy stated we did receive an aged invoice from Epic Pools unrelated to the pool repair bids. This is purely coincidental. Through an audit of their system, they realized they had not sent us an invoice or sent it to the wrong email address.

Mr. Baron asked is this a cost share item?

Mr. deNagy stated yes.

On MOTION by Mr. Cameron seconded by Mr. Baron with all in favor the aged invoice from Epic Pools in the total amount of \$2,950 was approved along with the cost share split with CDD II and CDD III.
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Mr. McIntyre joined the meeting in person at this time.

B. District Engineer

This item taken earlier in the meeting.

C. District Counsel

Ms. Gentry stated I was going to address the trademark issue. Vesta did bring to my attention that there is some concern over some residents in the community who have filed a trademark application for the RiverTown name. That application was filed in October and based on a review of the patent website the application is still pending. It is awaiting assignment to one of their personnel to review it. Mattamy has an existing trademark for the RiverTown name for certain purposes related to real estate. When this came up, they did inform us that they are handling the legal side of it since they have the interest in the current trademark, their attorneys are taking the lead on any legal matters related to opposing that or challenging it. Since it is being handled by Mattamy's attorneys, I'm staying up to date on it just for our information but the CDDs have not instructed me to do any substantive legal work on that trademark issue. It is still pending, and I have asked Mattamy to keep me updated as they can but of course they don't want to share too much about ongoing active legal matters to the public. We are not spending any CDD money on that at this point, but we are monitoring it and Mattamy is taking the lead on that legal issue. The trademark issues are more appropriately handled through Mattamy because it is more of a private

issue but to the extent they have a trademark, we have permission to use it for approved District purposes.

Mr. deNagy stated Supervisor Maynard and Supervisor White have left and we no longer have a quorum of supervisors present.

Ms. Gentry stated we can still operate as a workshop if there are things for which we want to take more public comments, the board just can't vote on anything.

D. District Manager

E. General Manager – Monthly Amenity and Field Operations Report

The Board lost quorum at this time. As a result, there was no discussion or action taken on the following items.

SEVENTH ORDER OF BUSINESS **Discussion of Service Provided by GetLitJax for Holiday Lighting**

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

TENTH ORDER OF BUSINESS **Review of FY 25 Goals and Objectives**

ELEVENTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS **Supervisors' Requests**

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS **Audience Comments**

A resident stated the way it was discussed it was like it was a ticking timebomb, somebody might get hurt. I understand why we are waiting for the swim team because that affects our community, however, I don't understand why we are waiting another whole month to let Labor Day pass. We have other pools that children swim in. Once the kids go back to school those pools

are empty. Have our pools done and over with as soon as possible before someone gets hurt and we get sued. I understand having it open for the swim team but after that we are opening ourselves up.

Mr. Cameron stated that is what is going to be discussed.

Ms. Gentry stated we can draft the contract so that we authorize ordering the materials and we have discretion to tell them when we issue the NTP and we can continue some discussions on that at future meetings.

A resident stated I would like to know the process to request a bike rack at the corner of Keystone Corner and Tara Oaks Drive. There is a trailhead right there and there are parking spots for golf carts and an empty slab. That corner also serves as the bus stop for the neighborhood.

Mr. McIntyre stated it has been brought to our attention that the area you are referencing is in CDD II. I was on the call this morning and based on some of the comments earlier concerning the timeframe of the pool. I would like to have it done as soon as possible. It may be an inconvenience but that is all it is, an inconvenience.

Ms. Gentry stated why don't we add the schedule back to the March agenda for further discussion.

FOURTEENTH ORDER OF BUSINESS

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

The meeting adjourned at 1:57 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

2.

Minutes of Workshop
Rivers Edge, Rivers Edge II, Rivers Edge III
Community Development District

A joint workshop of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, February 19, 2025 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Rivers Edge

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

Rivers Edge II

Donna WeMett	Supervisor
James Reid	Supervisor

Rivers Edge III

None present

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Richard Losco	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Jay King	Vesta/Amenity Services
Lisa McCormick	Vesta/Amenity Services
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manger
Ryan Stillwell	District Engineer

The following is a summary of the discussions taken at the February 19, 2025 joint workshop.

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated we hope to extend the repairs so the community and swim team can enjoy the pools. If there is any way to put this off, we would be so grateful. The swim team uses the pool from mid-April to mid-July.

There was a show of hands from residents who had the same comments.

A resident requested that the pool be open the entire summer and to not close it until after Labor Day.

Ms. Gentry stated some of the delay is because we had to go through a formal RFP due to the cost of the contract and that takes longer.

Mr. McKendree gave an overview of the problems that were experienced that needed to be addressed.

A resident asked about the scope of work and who drives the type of repair, the contractors or the board?

Ms. Gentry stated it is public comment period. This board has been very generous with allowing it to be kind of a Q&A session and we want everyone to have as much information as possible. Vesta put together a very detailed scope that each bidder is supposed to bid on, a price sheet they were required to fill out for each component to try to get apples to apples pricing. As far as the schedule we told all the vendors that time was of the essence and asked for their earliest possible start date and their time to completion. Our contract that is included in the package also included liquidated damages up to \$150 per day if they exceed the contract time. We have evaluation criteria we will use to evaluate the bids. The two highest priority items with the most points attached are price and schedule.

Additional questions and comments were on phasing, type of pavers, health issues, proper training of lifeguards and signage may mitigate health code violations and tripping hazards, appreciation of staff and board members

THIRD ORDER OF BUSINESS

Discussion on Pool Repair Bids

Ms. Gentry stated before we open it up for presentations I will give a short summary. We did receive four bids, Crown Pools, EMA Outdoor, Epic Pools and Parry Pools. For the base bid

Crown Pools came in at \$798,412.92. EMA Outdoor came in at \$825,376 and I will note that pricing did not include the diving boards. Epic Pools came in at \$824,000 on the detailed pricing it looks like it comes out a little bit higher and we will ask for clarification and the pricing did not include a line item for the payment and performance bonds. Parry Pools provided two different pricing and did not provide a detailed bid sheet so going with their highest pricing we have \$755,932.88. For schedule Crown Pools gave the earliest start date of April 14, 2025 with final completion in 78 days. Based on our calculation that gives them earliest final completion date by July 1st and I will clarify for the board we have to score based on schedules provided but we have the ability once we score them to go back to your chosen vendor and see what opportunities there are for negotiating a start date. EMA Outdoor gave the earliest start date of March 24, 2025 with a final completion in 150 days, by our calculations that gives an August 21st completion date. Epic Pools listed the start date of upon receipt of the permit so that depends on the permit timing and listed a final completion timeline of 120 days. Parry Pools gave a start date of Mach 3, 2025 with final completion in 140 days which by our calculation gives a July 21st completion date.

We will go through all of this again when we get to the scoring portion. Our bid documents allow you to waive minor irregularities in the bids.

Representatives of Crown Pools, EMA and Epic Pools gave a short presentation followed by a Q&A from the board and staff.

Ms. WeMett stated after reviewing the proposals and listening to the presentations, I recommend Crown.

Ms. Gentry stated the Rivers Edge board will have an opportunity to go into more detail on this scoring criteria when we go into the regular meeting.

The workshop adjourned at 12:35 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge
Community Development District

Unaudited Financial Reporting
January 31, 2025



Rivers Edge
Community Development District
Combined Balance Sheet
January 31, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 464,259	\$ -	\$ 206,382	\$ -	\$ 670,641
Due from Rivers Edge II	5,674	-	-	-	5,674
Due from Rivers Edge III	-	-	114,016	-	114,016
Due from Mattamy - Utilities	19,469	-	-	-	19,469
Due from Other	10	-	-	-	10
Investments:					
State Board of Administration (SBA)	7,709	-	798,224	-	805,933
US Bank Custody Account	1,999,723	-	-	-	1,999,723
Series 2016					
Reserve	-	241,573	-	-	241,573
Revenue	-	759,409	-	-	759,409
Prepayment	-	89	-	-	89
Series 2018					
Reserve	-	116,678	-	-	116,678
Revenue	-	467,028	-	-	467,028
Prepayment	-	34,247	-	-	34,247
Construction	-	-	-	4,158	4,158
Series 2018A-1/2018A-2					
Revenue	-	470,909	-	-	470,909
Reserve 2018A-1	-	68,919	-	-	68,919
Reserve 2018A-2	-	87,648	-	-	87,648
Prepaid Expenses	338	-	-	-	338
Deposits	7,241	-	-	-	7,241
Total Assets	\$ 2,504,421	\$ 2,246,499	\$ 1,118,622	\$ 4,158	\$ 5,873,700
Liabilities:					
Accounts Payable	\$ 52,897	\$ -	\$ 17,633	\$ -	\$ 70,530
Accrued Expenses	48,262	-	-	-	48,262
Fica Payable	92	-	-	-	92
Total Liabilities	\$ 101,250	\$ -	\$ 17,633	\$ -	\$ 118,883
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 338	\$ -	\$ -	\$ -	\$ 338
Deposits	7,241	-	-	-	7,241
Restricted for:					
Debt Service	-	2,246,499	-	-	2,246,499
Capital Project	-	-	-	4,158	4,158
Assigned for:					
Capital Reserve Fund	-	-	1,100,990	-	1,100,990
Unassigned	2,395,592	-	-	-	2,395,592
Total Fund Balances	\$ 2,403,171	\$ 2,246,499	\$ 1,100,990	\$ 4,158	\$ 5,754,817
Total Liabilities & Fund Balance	\$ 2,504,421	\$ 2,246,499	\$ 1,118,622	\$ 4,158	\$ 5,873,700

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,498,348	\$ 2,310,945	\$ 2,310,945	\$ -
Misc Income/Interest	30,000	10,000	4,108	(5,892)
Rental Revenue	30,000	10,000	7,834	(2,166)
Cost Share Landscaping Rivers Edge II	801,623	267,208	267,208	0
Cost Share Landscaping Rivers Edge III	103,480	34,493	34,493	(0)
Cost Share Amenity Rivers Edge II	88,478	29,493	29,493	0
Cost Share Amenity Rivers Edge III	155,848	51,949	51,949	(0)
Community Garden	1,500	500	-	(500)
Tennis Revenue	1,000	1,000	353	(647)
Special Events	15,000	5,000	6,987	1,987
Total Revenues	\$ 3,725,277	\$ 2,720,588	\$ 2,713,370	\$ (7,218)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 5,000	\$ (1,000)
FICA Expense	918	306	383	(77)
District Engineer	25,000	8,333	6,024	2,309
District Counsel	55,000	18,333	16,731	1,602
District Management	56,040	18,680	18,680	(0)
Assessment Roll Administration	5,618	5,618	5,618	-
Dissemination Agent	6,854	2,285	2,585	(300)
Information Technology	3,244	1,081	1,081	0
Website Maintenance	1,671	557	557	0
Annual Audit	5,200	-	-	-
Trustee Fees	12,500	12,500	10,867	1,633
Arbitrage	1,800	600	1,200	(600)
Telephone	500	167	34	133
Postage	1,500	500	841	(341)
Printing & Binding	3,000	1,000	109	891
Insurance	11,126	11,126	10,300	826
Legal Advertising	2,500	833	206	627
Other Current Charges	500	167	20	147
Office Supplies	100	33	5	29
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 205,246	\$ 86,295	\$ 80,416	\$ 5,879

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<i>Operations & Maintenance</i>				
Ground Maintenance				
Field Operations Management (Vesta)	\$ 39,438	\$ 13,146	\$ 13,146	\$ -
Landscape Maintenance	1,347,729	449,243	359,215	90,028
Landscape Contingency	61,200	20,400	19,402	998
Irrigation Repairs and Maintenance	45,000	28,223	28,223	-
Lake Maintenance	56,340	18,780	19,605	(825)
Irrigation Water Use	245,000	81,667	91,572	(9,906)
Electric	158,000	52,667	68,057	(15,390)
Street Lighting & Signage Repairs and Replacements	20,000	17,615	17,615	-
Street and Drainage Maintenance	5,000	1,667	-	1,667
Repairs and Maintenance	18,530	15,347	15,347	-
Subtotal Ground Maintenance	\$ 1,996,237	\$ 698,755	\$ 632,182	\$ 66,572
Amenity Center - River House				
General Manager (Vesta)	\$ 46,793	\$ 15,598	\$ 15,973	\$ (375)
Amenity Manager (Vesta)	29,632	9,877	9,877	0
Maintenance Service (Vesta)	105,417	35,139	35,139	-
Lifestyle Director (Vesta)	43,328	14,443	14,443	(0)
Lifeguards (Vesta)	43,563	-	-	-
Facility Attendant (Vesta)	73,150	24,383	24,383	0
Security Monitoring	3,500	1,167	835	332
Security Guards	100,000	33,333	31,907	1,426
Telephone & Internet	38,000	12,667	14,613	(1,946)
Insurance	106,238	106,238	99,414	6,824
Fitness Equipment Lease	27,921	9,307	-	9,307
Janitorial Services & Supplies (Vesta)	32,875	10,958	10,958	0
Pressure Washing	20,000	6,667	-	6,667
Pool Chemicals (Poolsure)	20,420	6,807	6,226	581
Natural Gas	410	137	175	(39)
Electric	37,000	12,333	12,301	32
Water & Sewer	45,000	15,000	16,642	(1,642)
Repair and Replacements	110,000	43,961	43,961	-
Refuse	50,000	16,667	19,788	(3,121)
Pest Control	12,000	4,000	2,391	1,609
Fire Alarm System Maintenance	2,000	667	-	667
Access Cards	3,250	3,250	3,250	-
License & Permits	1,800	600	855	(255)
Other Current	8,000	2,667	1,284	1,383
Special Events	50,000	25,695	25,695	-
Holiday Decorations	20,150	16,800	16,800	-
Office Supplies & Postage	3,500	1,167	1,847	(680)
Community Garden	500	500	9,000	(8,500)
Subtotal Amenity Center - River House	\$ 1,034,447	\$ 430,026	\$ 417,758	\$ 12,268
Total Operations & Maintenance	\$ 3,030,684	\$ 1,128,781	\$ 1,049,941	\$ 78,840

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	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	\$ 1,215,075	\$ 1,130,357	\$ 84,719
Excess (Deficiency) of Revenues over Expenditures	\$ (21,653)	\$ 1,505,513	\$ 1,583,013	\$ (91,937)
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (21,653)	\$ 1,505,513	\$ 1,583,013	\$ (91,937)
Fund Balance - Beginning	\$ 21,653		\$ 820,158	
Fund Balance - Ending	\$ (0)		\$ 2,403,171	

Rivers Edge
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 709,452	\$ 656,205	\$ 656,205	\$ -
Interest Income	5,000	5,000	7,656	2,656
Total Revenues	\$ 714,452	\$ 661,205	\$ 663,861	\$ 2,656
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	\$ 424,951	\$ 2,656
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,632	\$ 422,295	\$ 424,951	\$ 2,656
Fund Balance - Beginning	\$ 327,591		\$ 576,120	
Fund Balance - Ending	\$ 334,222		\$ 1,001,070	

Rivers Edge
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 456,295	\$ 422,077	\$ 422,077	\$ -
Special Assessments - Prepayment	-	-	34,247	34,247
Interest Income	5,000	1,667	4,265	2,599
Total Revenues	\$ 461,295	\$ 423,744	\$ 460,589	\$ 36,846
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)	\$ 254,789	\$ 286,634	\$ 41,846
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (6,615)	\$ 254,789	\$ 286,634	\$ 41,846
Fund Balance - Beginning	\$ 203,962		\$ 331,318	
Fund Balance - Ending	\$ 197,348		\$ 617,953	

Rivers Edge
Community Development District
Debt Service Fund Series 2018 A-1/A-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 444,246	\$ 410,722	\$ 410,722	\$ -
Interest Income	5,000	1,667	4,426	2,759
Total Revenues	\$ 449,246	\$ 412,388	\$ 415,148	\$ 2,759
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	\$ 319,743	\$ 312,502	\$ 12,759
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,955	\$ 319,743	\$ 312,502	\$ 12,759
Fund Balance - Beginning	\$ 152,151		\$ 314,974	
Fund Balance - Ending	\$ 161,106		\$ 627,476	

Rivers Edge
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Actual	
	Thru 01/31/25	
Revenues		
Interest Income	\$	65
Total Revenues	\$	65
Expenditures:		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	65
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$	-
Total Other Financing Sources (Uses)	\$	-
Net Change in Fund Balance	\$	65
Fund Balance - Beginning	\$	4,093
Fund Balance - Ending	\$	4,158

Rivers Edge
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Interest	\$ 10,000	\$ 10,000	\$ 13,713	\$ 3,713
General Reserve - Grounds Maintenance	100,000	-	-	-
General Reserve - Amenity Center	180,000	-	-	-
Additional Reserves	231,000	-	-	-
Total Revenues	\$ 521,000	\$ 10,000	\$ 13,713	\$ 3,713
Expenditures:				
Repair and Replacements	\$ 100,000	\$ 33,333	\$ 38,333	\$ (4,999)
Capital Outlay	150,000	104,030	104,030	-
Other Current Charges	1,000	333	-	333
Total Expenditures	\$ 251,000	\$ 137,696	\$ 142,362	\$ (4,666)
Excess (Deficiency) of Revenues over Expenditures	\$ 270,000		\$ (128,649)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 270,000		\$ (128,649)	
Fund Balance - Beginning	\$ 1,202,089		\$ 1,229,639	
Fund Balance - Ending	\$ 1,472,089		\$ 1,100,990	

Rivers Edge
Community Development District
Long Term Debt Report

Series 2016, Capital Improvement Revenue Bonds and Refunding Bonds		
Interest Rate:	4.5% - 5.3%	
Maturity Date:	5/1/2046	
Reserve Fund Definition	30% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$	241,573
Reserve Fund Balance		241,573
Bonds outstanding - 10/19/2016	\$	10,765,000
Less: May 1, 2017 (Mandatory)		(160,000)
Less: May 1, 2018 (Mandatory)		(170,000)
Less: November 1, 2018 (Optional)		(5,000)
Less: May 1, 2019 (Mandatory)		(175,000)
Less: May 1, 2019 (Optional)		(5,000)
Less: November 1, 2019 (Optional)		(5,000)
Less: May 1, 2020 (Mandatory)		(185,000)
Less: May 1, 2020 (Optional)		(15,000)
Less: November 1, 2020 (Optional)		(5,000)
Less: May 1, 2021 (Mandatory)		(195,000)
Less: May 1, 2022 (Mandatory)		(200,000)
Less: May 1, 2022 (Optional)		(5,000)
Less: November 1, 2022 (Optional)		(30,000)
Less: May 1, 2023 (Mandatory)		(210,000)
Less: May 1, 2023 (Optional)		(5,000)
Less: November 1, 2023 (Optional)		(10,000)
Less: May 1, 2024 (Mandatory)		(220,000)
Less: May 1, 2024 (Optional)		(15,000)
Current Bonds Outstanding	\$	9,150,000

Series 2018, Capital Improvement Revenue Bonds		
Interest Rate:	4.1% - 5.3%	
Maturity Date:	5/1/2049	
Reserve Fund Definition	25% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$	116,678
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 Improvement Revenue Refunding Bonds		
Interest Rate:	2.9%-3.75%	
Maturity Date:	5/1/2038	
Reserve Fund Definition	25% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$	68,919
Reserve Fund Balance		68,919
Bonds outstanding - 9/30/2018	\$	3,940,000
Less: May 1, 2019 (Mandatory)		(150,000)
Less: May 1, 2019 (Optional)		(65,000)
Less: November 1, 2019 (Optional)		(25,000)
Less: May 1, 2020 (Mandatory)		(150,000)
Less: May 1, 2020 (Optional)		(10,000)
Less: November 1, 2020 (Optional)		(15,000)
Less: May 1, 2021 (Mandatory)		(150,000)
Less: May 1, 2021 (Optional)		(10,000)
Less: November 1, 2021 (Optional)		(5,000)
Less: May 1, 2022 (Mandatory)		(155,000)
Less: May 1, 2022 (Optional)		(5,000)
Less: May 1, 2023 (Mandatory)		(155,000)
Less: May 1, 2023 (Optional)		(5,000)
Less: May 1, 2024 (Mandatory)		(160,000)
Less: November 1, 2024 (Optional)		(5,000)
Current Bonds Outstanding	\$	2,875,000

Rivers Edge
Community Development District
Long Term Debt Report

Series 2018A-2, Capital Improvement Revenue Refunding Bonds	
Interest Rate:	4.375%-5%
Maturity Date:	5/1/2038
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement	\$ 87,648
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

C.

Rivers Edge

Community Development District

Check Run Summary January 31, 2025

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	1/15/25	50717-50721	\$ 923.50
			Sub-Total \$ 923.50
<i>Accounts Payable</i>	1/10/25	6698-6728	\$ 62,724.40
	1/16/25	6729-6747	120,728.36
	1/28/25	6748-6757	9,987.63
			Sub-Total \$ 193,440.39
Capital Fund			
<i>Accounts Payable</i>			\$ -
	1/6/25	34-35	79,050.00
			Sub-Total \$ 79,050.00
Total			\$ 273,413.89

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50717	18	AHMED M MCINTYRE	184.70	1/17/2025
50718	24	CHRISTOPHER P WHITE	184.70	1/17/2025
50719	21	FREDERICK T BARON	184.70	1/17/2025
50720	22	ROBERT L CAMERON	184.70	1/17/2025
50721	23	SCOTT MAYNARD	184.70	1/17/2025
TOTAL FOR REGISTER			923.50	

Attendance Sheet

District Name: Rivers Edge CDD

Board Meeting Date: January 15, 2025 Meeting

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

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

Approved for Payment:



District Manager Signature

1/15/2025

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/25	00400	12/20/24	12202024	202501	320	57200	60000		50% DEP STAGE RENTAL	*	365.32		
									ALL ABOUT EVENTS-JACKSONVILLE LLC			365.32	006698
1/10/25	00356	12/30/24	22125	202412	320	57200	49400		2/21 & 2/28 2HR DJ SRVCS	*	1,000.00		
									ANDREW B RATLIFF			1,000.00	006699
1/10/25	00076	12/30/24	42162486	202412	330	57200	45700		ACTIVE SCRAPER/MAT ONYX	*	115.88		
									CINTAS FIRE 636525			115.88	006700
1/10/25	00103	12/29/24	14845635	202412	330	57200	50000		10X 5G SPRING WATER	*	143.89		
		12/29/24	14845635	202412	330	57200	50000		HOT&COLD COOLER W/SMARTFL	*	9.98		
		12/29/24	14845635	202412	330	57200	50000		9X 5G SPRING WATER	*	130.90		
		12/29/24	14845635	202412	330	57200	50000		H&C BL COOLER UNIV RENTAL	*	4.99		
									CRYSTAL SPRINGS			289.76	006701
1/10/25	00365	1/02/25	23369	202501	320	57200	46800		JAN LAKE MAINTENANCE	*	4,470.00		
									FLORIDA WATERWAYS INC			4,470.00	006702
1/10/25	00071	12/23/24	23472666	202412	330	57200	34510		SECURITY SRVCS 12/9-12/22	*	2,566.90		
		12/23/24	23472666	202412	330	57200	34510		MILEAGE	*	279.03		
									GIDDENS SECURITY CORPORATION			2,845.93	006703
1/10/25	00003	1/01/25	273	202501	310	51300	34000		JAN MANAGEMENT FEES	*	4,670.00		
		1/01/25	273	202501	310	51300	35100		JAN WEBSITE ADMIN	*	139.25		
		1/01/25	273	202501	310	51300	35100		JAN INFO TECH	*	270.33		
		1/01/25	273	202501	310	51300	32400		JAN DISSEM AGENT SRVCS	*	571.17		
		1/01/25	273	202501	310	51300	51000		OFFICE SUPPLIES	*	.93		
		1/01/25	273	202501	310	51300	42000		POSTAGE	*	110.93		
		1/01/25	273	202501	310	51300	42500		COPIES	*	14.55		

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		1/01/25	273	202501	310-51300-41000		TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES	*	16.95		
										5,794.11	006704
1/10/25	00278	12/03/24	425139	202412	330-57200-45700		12/3 425139 PO #RYELP20 HAGAN ACE HARDWARE OF MANDARIN	*	94.96	94.96	006705
1/10/25	00278	12/05/24	425153	202412	330-57200-45700		12/5 425153 PO #12-5 HAGAN ACE HARDWARE OF MANDARIN	*	48.55	48.55	006706
1/10/25	00278	12/05/24	425166	202412	330-57200-45700		12/5 425166 PO #12-5 HAGAN ACE HARDWARE OF MANDARIN	*	14.97	14.97	006707
1/10/25	00278	12/20/24	425257	202412	330-57200-45700		12/20 425257 PO #12/20/24 HAGAN ACE HARDWARE OF MANDARIN	*	11.99	11.99	006708
1/10/25	00278	12/26/24	425292	202412	330-57200-45700		12/26 425292 PO #12/26/24 HAGAN ACE HARDWARE OF MANDARIN	*	81.97	81.97	006709
1/10/25	00399	1/02/25	125,398	202501	320-57200-49400		3/21 CREATE A CREATURES PLAN B LLC DBA NEON ENTERTAINMENT	*	3,275.00	3,275.00	006710
1/10/25	00269	7/25/24	929019	202411	330-57200-45700		POOL SUPPLIES PINCH A PENNY 148	*	37.98	37.98	006711
1/10/25	00269	7/31/24	930497	202411	330-57200-45700		POOL SUPPLIES PINCH A PENNY 148	*	95.90	95.90	006712
1/10/25	00269	10/31/24	940075	202411	330-57200-45700		POOL SUPPLIES PINCH A PENNY 148	*	210.97	210.97	006713
1/10/25	00073	1/01/25	13129562	202501	330-57200-45210		JAN POOL CHEMICALS POOLSURE	*	1,612.19	1,612.19	006714
1/10/25	00055	11/14/24	53589	202410	310-51300-31100		OCT O & M PROSSER INC	*	1,546.81	1,546.81	006715
							REDG RIVERS EDGE OKUZMUK				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/25	00055	12/23/24	53860	202411	310-51300	31100	NOV O & M PROSSER INC	*	1,444.98	1,444.98	006716
1/10/25	00055	12/23/24	53863	202411	310-51300	31100	NOV PICKLEBALL COURTS PROSSER INC	*	51.87	51.87	006717
1/31/25	00055	12/23/24	53863	202411	310-51300	31100	NOV PICKLEBALL COURTS PROSSER INC	V	51.87-	51.87-	006717
1/10/25	00100	1/01/24	10779433	202501	330-57200	46210	2024 MULTI-UNIT RESIDENT SESAC	*	368.00	754.00	006718
		1/01/25	10805774	202501	330-57200	46210	2025 MULTI-UNIT RESIDENT	*	386.00		
1/10/25	00058	1/01/25	5216	202501	330-57200	34500	JAN CLUBHOUSE MONITOR JAN FITNESS CNTR MONITOR JAN PARK MONITOR	*	125.72	208.67	006719
		1/01/25	5216	202501	330-57200	34500	JAN FITNESS CNTR MONITOR	*	35.72		
		1/01/25	5216	202501	330-57200	34500	JAN PARK MONITOR	*	47.23		
1/10/25	00014	11/25/24	7555103	202411	310-51300	32300	FY25 TRUSTEE SE2016 FY26 TRUSTEE SE2016 INCIDENTAL EXPENSES	*	3,712.50	4,363.88	006720
		11/25/24	7555103	202411	300-57200	10100	FY26 TRUSTEE SE2016	*	337.50		
		11/25/24	7555103	202411	310-51300	32300	INCIDENTAL EXPENSES	*	313.88		
1/10/25	00155	11/14/24	423237	202411	330-57200	45700	WEBSITE SOFTWARE PDF FILES-MOBILE APP	*	249.00	289.80	006721
		11/14/24	423237	202411	330-57200	45700	PDF FILES-MOBILE APP	*	40.80		
1/10/25	00155	1/01/25	423792	202501	330-57200	34000	JAN GENERAL MANAGER SRVCS JAN FIELD OPS JAN LIFESTYLE SRVCS	*	3,899.42		
		1/01/25	423792	202501	320-57200	46001	JAN FIELD OPS	*	3,286.50		
		1/01/25	423792	202501	330-57200	34001	JAN LIFESTYLE SRVCS	*	3,610.67		

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/25		423792	202501 330-57200-34400	JAN FACILITY ATTENDANT		*	6,095.83		
1/01/25		423792	202501 330-57200-34100	JAN MAINTENANCE SRVCS		*	8,784.75		
1/01/25		423792	202501 330-57200-45300	JAN JANITORIAL SRVCS		*	2,739.58		
1/01/25		423792	202501 330-57200-34402	JAN AMENITY MANAGER		*	2,469.33		
								30,886.08	006722
1/10/25	00389	12/17/24	25116057 202412 330-57200-45700	JANITORIAL SERVICES	VESTA PROPERTY SERVICES, INC.	*	105.13		
								105.13	006723
1/10/25	00389	12/18/24	25118752 202412 330-57200-45700	JANITORIAL SERVICES	W B MASON CO INC	*	87.95		
								87.95	006724
1/10/25	00389	12/18/24	25118783 202412 330-57200-45700	JANITORIAL SERVICES	W B MASON CO INC	*	171.99		
								171.99	006725
1/10/25	00398	12/16/24	C46776 202412 330-57200-45700	HVAC RPR & INSPECTION	WEATHER ENGINEERS INC	*	578.25		
								578.25	006726
1/10/25	00255	12/17/24	19464 202412 330-57200-45700	DISINFECTANT WIPES CASE	WIPES COM	*	230.14		
								230.14	006727
1/10/25	00055	12/23/24	53863A 202411 310-51300-31100	NOV PICKLEBALL COURTS	PROSSER INC	*	1,639.37		
								1,639.37	006728
1/16/25	00400	1/09/25	01092025 202501 320-57200-49400	FINAL PMT STAGE RENTAL	ALL ABOUT EVENTS-JACKSONVILLE LLC	*	356.33		
								356.33	006729
1/16/25	00076	1/13/25	42176217 202501 330-57200-45700	ACTIVE SCRAPER/MAT ONYX	CINTAS FIRE 636525	*	115.88		
								115.88	006730
1/16/25	00181	12/12/24	299-9539 202501 320-57200-60000	NO TRESPASSING SIGNS	FAST SIGNS #171701	*	228.48		
								228.48	006731

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/16/25	00397	1/10/25	1042	202501	320	57200	49410		RIVERHOUSE LIGHTS GETLITJAX LLC	*	7,700.00	7,700.00	006732
1/16/25	00071	1/07/25	23472729	202412	330	57200	34510		SECURITY SRVC 12/23-01/05 SECURITY-HOLIDAY MILEAGE GIDDENS SECURITY CORPORATION	*	2,205.12	2,997.60	006733
1/16/25	00294	1/08/25	1420	202501	320	57200	49400		EMCEE/DJ SPRING BREAK FUN MAGNETIX DJ SERVICES	*	400.00	400.00	006734
1/16/25	00294	1/08/25	1422	202501	320	57200	49400		EMCEE/DJ BARKS N BREWS MAGNETIX DJ SERVICES	*	500.00	500.00	006735
1/16/25	00353	4/29/24	90011731	202410	330	57200	45700		MAINTENANCE SERVICES STORM CLEAN INC DBA MR. STEAM LUX	*	1,433.60	1,433.60	006736
1/16/25	00282	12/31/24	19768	202412	320	57200	60000		RPLC DOG PARK GATE STERLING SPECIALTIES, INC	*	2,100.00	2,100.00	006737
1/16/25	00340	1/10/25	1111	202501	320	57200	46500		RPLC 8 SPOTLIGHTS/POSTS TMT ELECTRIC LLC	*	2,400.00	2,400.00	006738
1/16/25	00155	12/31/24	424044	202412	330	57200	34000		BILLABLE MILEAGE SEPT 1/3 VESTA PROPERTY SERVICES, INC.	*	111.04	111.04	006739
1/16/25	00334	1/01/25	832296	202501	320	57200	46100		JAN LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE	*	89,803.68	89,803.68	006740
1/16/25	00334	1/07/25	831629	202501	320	57200	46102		OAK TREES LARGE ISLAND YELLOWSTONE LANDSCAPE	*	7,500.00	7,500.00	006741
1/16/25	00334	1/07/25	831631	202501	320	57200	46000		MAINLINE RPR TENNIS COURT YELLOWSTONE LANDSCAPE	*	1,030.00	1,030.00	006742

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/16/25	00334	1/07/25 831632	202412 320-57200-46000		DEC MAINLINE HOMESTEAD YELLOWSTONE LANDSCAPE	*	1,062.65	1,062.65 006743
1/16/25	00334	1/14/25 835979	202501 320-57200-46000		JAN IRRIG ORANGE BRANCH YELLOWSTONE LANDSCAPE	*	442.50	442.50 006744
1/16/25	00334	1/14/25 835980	202501 320-57200-46000		JAN IRRIG RPR LONG LEAF YELLOWSTONE LANDSCAPE	*	1,266.00	1,266.00 006745
1/16/25	00334	1/14/25 835981	202501 320-57200-46000		JAN MAINLINE INDIAN GRASS YELLOWSTONE LANDSCAPE	*	1,030.00	1,030.00 006746
1/16/25	00334	1/07/25 831630	202412 320-57200-46000		DEC LATERAL RPR THE GREEN YELLOWSTONE LANDSCAPE	*	250.60	250.60 006747
1/28/25	00076	1/21/25 52498648	202501 330-57200-45700		FIRST AID SUPPLIES CINTAS FIRE 636525	*	72.45	72.45 006748
1/28/25	00266	12/02/24 44917	202412 330-57200-45700		RPLC 2 SOLENOID VALVES EPIC POOLS AND HARDSCAPE	*	400.00	400.00 006749
1/28/25	00266	12/10/24 44491	202412 330-57200-45700		RPLC SUCTION STRAINER EPIC POOLS AND HARDSCAPE	*	1,500.00	1,500.00 006750
1/28/25	00300	1/14/25 11283	202412 310-51300-31500		DEC GENERAL COUNSEL KILINKSI VAN WYK PLLC	*	4,005.00	4,005.00 006751
1/28/25	00377	1/21/25 01212025	202501 320-57200-49400		EASTER EGGS/CANDY-1000	*	745.00	
		1/21/25 01212025	202501 320-57200-49400		EASTER EGGS/TOYS-1000 SWI INDUSTRIAL SOLUTIONS	*	745.00	1,490.00 006752
1/28/25	00340	1/17/25 1112	202501 320-57200-46500		TRIPPING CIRCUIT BREAKER TMT ELECTRIC LLC	*	1,680.00	1,680.00 006753

REDG RIVERS EDGE OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/28/25	00391	1/16/25	10920	202501	320	57200	46102		DROP HAZARD TREE PRESERVE	*	400.00		
									OUTSET CAPITAL PARTNERS			400.00	006754
1/28/25	00389	1/03/25	25142231	202501	330	57200	45700		JANITORIAL SERVICES	*	179.93		
									W B MASON CO INC			179.93	006755
1/28/25	00389	1/08/25	25152749	202501	330	57200	45700		JANITORIAL SERVICES	*	81.48		
									W B MASON CO INC			81.48	006756
1/31/25	00389	1/08/25	25152749	202501	330	57200	45700		JANITORIAL SERVICES	V	81.48-		
									W B MASON CO INC			81.48-	006756
1/28/25	00255	1/16/25	19685	202501	330	57200	45700		DISINFECTANT WIPES CASE	*	230.14		
									WIPES COM			230.14	006757
1/28/25	00389	1/08/25	25152749	202501	330	57200	45700		JANITORIAL SERVICES	*	81.98		
									W B MASON CO INC			81.98	006758
TOTAL FOR BANK A											193,440.39		
TOTAL FOR REGISTER											193,440.39		

All About Events

6100 Phillips Highway
Jacksonville, FL 32216

904-379-6822 Phone
904-352-2372 Fax

www.allabouteventsjax.com

Status: Deposit

Quote #: q62964

Event Beg: Wed 1/15/2025 3:00PM

Event End: Wed 1/15/2025 5:00PM

Operator: Samantha Worley

Customer #: 33768

Rivers Edge CDD

Phone 720-285-6311

475 West Town PL, Ste 114

St. Augustine, FL 32092

Sales Rep: Samantha Worley samantha.worley@allabouteventsjax.com

Delivery Wed 1/15/2025 8:00AM - 12:00PM

Pickup Thu 1/16/2025 8:00AM - 12:00PM

Fatuch, Kim 720-285-6311

Fatuch, Kim 720-285-6311

RiverHouse at RiverTown

RiverHouse at RiverTown

140 Landing St

140 Landing St

St. Johns, FL 32259

St. Johns, FL 32259

Call Kim upon arrival for access to room.

Qty	Items Rented	Each	Status	Disc%	Price
100	WHITE ALUMINUM FOLDING CHAIR Client responsible for set-up and breakdown of chairs unless otherwise noted.	\$2.89	Rental		\$289.00
1	STAGE STAIRS - 2'	\$0.00	Rental		\$0.00
1	8' X 8' STAGE	\$180.00	Rental		\$180.00
14	STAGE SKIRT CLIPS	\$0.00	Rental	100%	\$0.00
9	STAGE LEGS - 2'	\$0.00	Rental	100%	\$0.00
3	STAGE SKIRTING - 2' X 8' BLACK	\$12.00	Rental		\$36.00
24	STAGE SKIRT CLIPS	\$0.00	Rental		\$0.00
1	Delivery 32259	\$199.00	Delivery		\$199.00
1	Credit Card Fee - 3%	\$22.59	Retail		\$22.59

50% Deposit required to make a reservation. Deposits made to reserve items is non-refundable.

Quote is valid for 5 days.

Balance due must be paid 14 days prior to delivery / customer pick up.

Quote

Cancellation / Reschedule Policy - You may cancel your order up until 14 days prior to delivery/customer pick-up and receive a store credit for the amount paid less a 25% service fee. This store credit is good for 12 months from issuance. This excludes special order and/or sub-rented items. These may not be canceled. There are no refunds/store credits given on cancellations made less than 14 days prior to delivery/customer pick-up.

Rental:	\$505.00
Damage Waiver:	\$49.24
Sales:	\$22.59
Delivery Charge:	\$199.00

Subtotal: \$775.83

Total: \$775.83

Paid: \$0.00

Deposit Due: \$365.32 ~~\$387.94~~

RECEIVED
DEC 20 2024
BY: _____

Approved CDD I
Submitted to AP on 12.20.24
by Kimberly Fatuch

Kimberly Fatuch

Signature: _____

Fatuch, Kim

**Andrew B. Ratliff DBA
Entertain Jax LLC**
2778 Taylor Hill Dr.
Jacksonville, FL 32221
andrewratliff17@yahoo.com
904-923-7194

Invoice #22125 sent on 12/30/25

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

Attn: Kimberly A. Fatuch (904) 679-5523
kfatuch@vestapropertyservices.com

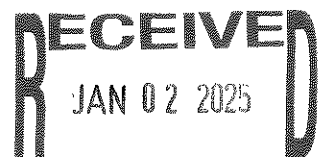
Event Dates: 2/21/2025 and 2/28/2025 Time: 6:00 PM - 8:00 PM

Location: RiverClub at 160 RiverGlade Run, St. Johns, FL 32259

Services to be provided: DJ services including family friendly party
dance music and party lights.

Fee for services: \$1000

Payment can be made to Entertain Jax, LLC in the form of cash, check,
money order or electronic payment and is due in 15 days after the
event date. Thank you for your business!



BY: _____
Approved CDD I
Submitted to AP on 1.2.25
by Kimberly Fatuch

Kimberly Fatuch



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

VIEW & PAY YOUR BILLS ONLINE:
 WWW.CINTAS.COMMYACCOUNT

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

INVOICE

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

INVOICE # 4216248641
 INVOICE DATE 12/30/2024
 SERVICE TICKET # 4216248641
 STORE # 1

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

SOLD TO # 21060308
 PAYER # 21049176
 PAYMENT TERMS NET 10 EOM
 SORT # 02800012730
 CINTAS ROUTE 22 / DAY 1 / STOP 018

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

Approved RECDD 1
 Submitted to A/P 01-02-25
 By Richard Losco

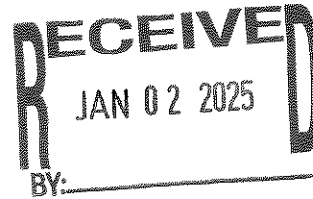
Richard Losco

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
 KIM FATUCH 10:41 AM 12/30/24
 SoldTo# 0021060308 SO# 4216248641
 Invoice Total Payment on Account
 \$115.88 \$0.00

UTS MT



Upcoming Delivery Dates

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



Bottled Water * Filtration * Coffee

'Tis the season to stay hydrated! Add still or sparkling single serve bottled water to your orders this month to keep everyone refreshed during the holidays. Stock up by ordering now at water.com/myaccount.

Customer Account#:662311414845635

RIVERTOWN FITNESS CENTER
See Account Summary Details

Invoice Date: 12-29-24
Invoice #: 14845635 122924
Purchase Order #: See Details Below

Date	Transaction #	Details	Qt y.	Each	Amount
		Previous Balance			353.72
		Payment			0.00
		Remaining Balance			353.72
		Products and Other Charges			
		Ship To Reference # 14845634			0.00
		Ship To Reference # 15261387			274.79
		Total Products and Other Charges			274.79

Summary continued on next page...

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

Previous Balance \$353.72	Payment \$0.00	Total New Charges \$289.76	Pay This Amount \$643.48
-------------------------------------	--------------------------	--------------------------------------	------------------------------------

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



200 Eagles Landing Blvd
Lakeland, FL 33810

Customer Account#: 662311414845635
Due By: Upon Receipt
Late Fees May Apply After: 01-21-25
Total Amount Due: \$643.48

Check here and see reverse for address and phone corrections.

Approved RECDD1
Submitted to A/P 01-02-25
By Richard Losco
Richard Losco

↓ Mail Remittance With Payment To: ↓

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

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

RECEIVED
JAN 02 2025
BY: _____

Date	Détails	Qty.	Each	Amount
	Rental			
	Ship To Reference # 14845634			0.00
	Ship To Reference # 15261387			14.97
	Total Rental			14.97
	Deposits			
	Ship To Reference # 14845634			0.00
	Ship To Reference # 15261387			0.00
	Total Deposits			0.00
	Total New Charges:			289.76

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

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
12-04-24	T243392475018			
	CRYSTAL SPRINGS 5G SPRING WATER	10	12.99	129.90
	5.0 GALLON BOTTLE DEPOSIT	10	6.00	60.00
	5.0 GALLON BOTTLE RETURN	-10	6.00	-60.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	Total			143.89
	Rec'd By:			
	R2434421545799			
	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	9.98	9.98
	Sales Tax			0.00
	Total			9.98
	Rec'd By:			
12-17-24	T243526970017			
	CRYSTAL SPRINGS 5G SPRING WATER	9	12.99	116.91
	5.0 GALLON BOTTLE DEPOSIT	9	6.00	54.00
	5.0 GALLON BOTTLE RETURN	-9	6.00	-54.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	Total			130.90
	Rec'd By:			
	R2436221545799			
	TOP LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL	1	4.99	4.99
	Sales Tax			0.00
	Total			4.99
	Rec'd By:			
	Total for Location			289.76

How to Read Your Bill

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

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

Summary:
Previous balance and posted payments since last bill.

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

Important Monthly Message

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

Bottle Deposits:
Highlights bottle deposits and returns.

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

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

Billing Rights Summary

In case of Errors or Questions About Your Bill:

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

In your letter, give us the following information:

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

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

Electronic Funds Transfer Notice

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

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

Insufficient Funds Notice

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

We appreciate your business.

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

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

Address Changes

Mailing address only Mailing and delivery address

Name

Address

City

State

Zip Code

()

Phone Number

E-mail Address

Customer Account Number

Do Not Forget To:

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

FLORIDA WATERWAYS INC.

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

Invoice

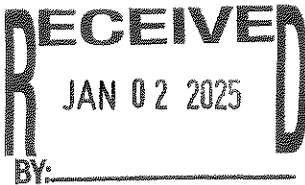
DATE	1/2/2025
INVOICE #	23369
CUSTOMER ID	J19302
DUE DATE	2/1/2025

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



Approved RECDD 1
 Submitted to A/P - 01-02-25
 By Richard Losco
Richard Losco

OTHER COMMENTS

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

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

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

Thank You For Your Business!



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

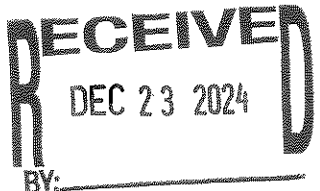
INVOICE NO.	23472666
DATE	12/23/24

CUSTOMER

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

SERVICE LOCATION

Rivertown
 39 Riverwalk Blvd
 Saint Johns, FL 32259-8621

TERMS: Upon Receipt		CUSTOMER NO. 1946	JOB NO. 1946	P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount	
Security Service 12/09/2024-12/22/2024	111.75	Hours	22.97	2,566.90	
Security Officer					
Mileage	426.00	Per	0.655	279.03	
		Approved RECDD 1 Submitted to A/P 12-23-24 By Richard Losco <i>Richard Losco</i>			
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205					
				Sub-Total	2,845.93
				Sales Tax	
				TOTAL(\$)	\$2,845.93

Governmental Management Services, LLC

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

Invoice

Invoice #: 273

Invoice Date: 1/1/25

Due Date: 1/1/25

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 - January 2025		4,670.00	4,670.00
Website Administration -January 2025		139.25	139.25
Information Technology -January 2025		270.33	270.33
Dissemination Agent Services -January 2025		571.17	571.17
Office Supplies		0.93	0.93
Postage		110.93	110.93
Copies		14.55	14.55
Telephone		16.95	16.95

RECEIVED
R JAN 04 2025 D
BY: _____

Total \$5,794.11

Payments/Credits \$0.00

Balance Due \$5,794.11

REMITTANCE

CLOSING DATE : 12/31/24
DUE DATE: 1/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$94.96

NEW BAL: 252.44

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

STATEMENT

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

CLOSING DATE: 12/31/24
DUE DATE : 1/15/25
ACCT: 365050

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

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

Date	Ref	ST	C	Description	Debit	Credit	Amount
12/ 3/24	425139	3	I	PO # RYELP20	94.96		94.96
12/ 5/24	425153	3	I	PO # 12-5	48.55		48.55
12/ 5/24	425166	3	I	PO # 12-5	14.97		14.97
12/20/24	425257	3	I	PO # 12/20/24	11.99		11.99
12/26/24	425292	3	I	PO # 12/26/24	81.97		81.97
PAYMENT	SUMMARY			CHECK 6666 12/ 9/24		84.96	
				CHECK 6668 12/ 9/24		87.50	
				CHECK 6667 12/ 9/24		177.44	
				CHECK 6665 12/ 9/24		173.76	
				CHECK 6664 12/ 9/24		129.97	

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 252.44
252.44	0.00	0.00	0.00	0.00	

TERMS: NET 15TH

365050

A - Adjustment
B - Balance Forward

Transaction Codes
C - Credit
F - Finance Charge

I - Invoice
P - Payment

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

Approved RECDD
Submitted to AP 1.2.25
By Kevin McKendree

Kevin McKendree

RECEIVED
R JAN 02 2025 D
BY: _____

REMITTANCE

CLOSING DATE : 12/31/24
DUE DATE: 1/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$48.55

NEW BAL: 252.44

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

STATEMENT

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

CLOSING DATE: 12/31/24
DUE DATE : 1/15/25
ACCT: 365050

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

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

Date	Ref	ST	C	Description	Debit	Credit	Amount
12/ 3/24	425139	3	I	PO # RYELP20	94.96		94.96
12/ 5/24	425153	3	I	PO # 12-5	48.55		48.55
12/ 5/24	425166	3	I	PO # 12-5	14.97		14.97
12/20/24	425257	3	I	PO # 12/20/24	11.99		11.99
12/26/24	425292	3	I	PO # 12/26/24	81.97		81.97
PAYMENT	SUMMARY			CHECK 6666 12/ 9/24		84.96	
				CHECK 6668 12/ 9/24		87.50	
				CHECK 6667 12/ 9/24		177.44	
				CHECK 6665 12/ 9/24		173.76	
				CHECK 6664 12/ 9/24		129.97	

CURRENT 252.44	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 252.44
-------------------	-------------------	--------------------	--------------------	----------------------	------------------------

TERMS: NET 15TH

365050

A - Adjustment
B - Balance Forward

Transaction Codes
C - Credit
F - Finance Charge

I - Invoice
P - Payment

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

Approved RECDD
Submitted to AP 1.2.25
By Kevin McKendree
Kevin McKendree

RECEIVED
R JAN 02 2025 D
BY: _____

REMITTANCE

CLOSING DATE : 12/31/24
DUE DATE: 1/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$14.97

NEW BAL: 252.44

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

STATEMENT

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

CLOSING DATE: 12/31/24
DUE DATE : 1/15/25
ACCT: 365050

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

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

Date	Ref	ST	C	Description	Debit	Credit	Amount
12/ 3/24	425139	3	I	PO # RYELP20	94.96		94.96
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				CHECK 6668 12/ 9/24		87.50	
				CHECK 6667 12/ 9/24		177.44	
				CHECK 6665 12/ 9/24		173.76	
				CHECK 6664 12/ 9/24		129.97	
CURRENT 252.44	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 252.44		

TERMS: NET 15TH

365050

A - Adjustment
B - Balance Forward

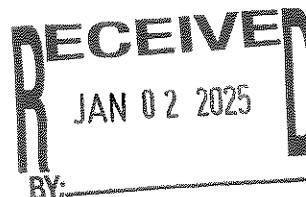
Transaction Codes
C - Credit
F - Finance Charge

I - Invoice
P - Payment

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Approved RECDD
Submitted to AP 1.2.25
By Kevin McKendree

Kevin McKendree



REMITTANCE

CLOSING DATE : 12/31/24
DUE DATE: 1/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$11.99

NEW BAL: 252.44

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

STATEMENT

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

CLOSING DATE: 12/31/24
DUE DATE : 1/15/25
ACCT: 365050

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

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

Date	Ref	ST	C	Description	Debit	Credit	Amount
12/ 3/24	425139	3	I	PO # RYELP20	94.96		94.96
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				CHECK 6664 12/ 9/24		129.97	
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TERMS: NET 15TH

365050

A - Adjustment	Transaction Codes	
B - Balance Forward	C - Credit	I - Invoice
	F - Finance Charge	P - Payment

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

Approved RECDD
Submitted to AP 1.2.25
By Kevin McKendree
Kevin McKendree

RECEIVED

JAN 02 2025

BY: _____

REMITTANCE

CLOSING DATE : 12/31/24
DUE DATE: 1/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$81.97

NEW BAL: 252.44

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

STATEMENT

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

CLOSING DATE: 12/31/24
DUE DATE : 1/15/25
ACCT: 365050

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

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

Date	Ref	ST	C	Description	Debit	Credit	Amount
12/ 3/24	425139	3	I	PO # RYELP20	94.96		94.96
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				CHECK 6667 12/ 9/24		177.44	
				CHECK 6665 12/ 9/24		173.76	
				CHECK 6664 12/ 9/24		129.97	

CURRENT 252.44	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 252.44
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

TERMS: NET 15TH

365050

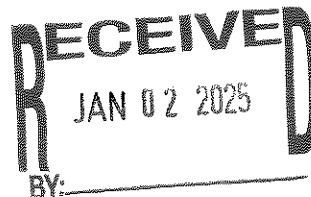
A - Adjustment
B - Balance Forward

Transaction Codes
C - Credit
F - Finance Charge

I - Invoice
P - Payment

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

Approved RECDD
Submitted to AP 1.2.25
By Kevin McKendree
Kevin McKendree





Invoice Number: 125,398
Invoice Date: 1-2-2025

BILL TO:

Rivers Edge CDD I
475 West Town Pl
St. Augustine, Florida 32092

Description:

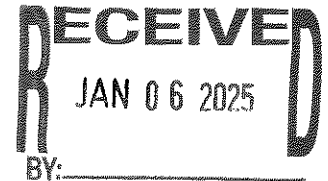
3-21-2025	204 Create A Creatures	\$3,275.00
-----------	------------------------	------------

Approved CDD I
Submitted to AP on 1.6.24
by Kimberly Fatuch

Kimberly Fatuch

Payment Information:

Mail prior to the event to Plan B LLC, DBA Neon Entertainment must arrive by 3-21-2025



Make check payable to Plan B LLC, DBA Neon Entertainment (FID 03-0403027)

221 Flower Ave West, Watertown, NY 13601

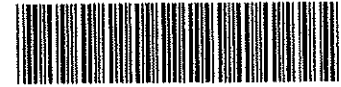
Pinch A Penny 148

625 State Road 13
St. Johns, FL 32259

Statement

Account Number:

9044405668



Account Summary

JASON DAVIDSON 475 WEST TOWN PLACE, SUITE 114 AUGUSTINE, FL 32092 RIVERTOWN:RIVERS EDGE CDD	Statement Number: 15 Closing Date: 11/25/2024 Balance: \$344.85
--	---

1-30 Days	31-60 Days	61-90 Days	Over 90 Days	Balance Due
\$210.97	\$0.00	\$95.90	\$37.98	\$344.85

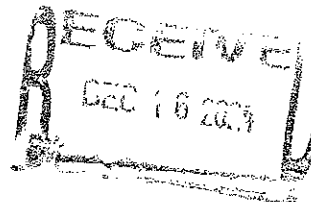
New Activity

Date	Type	Reference	Amount	Balance
10/1/2024	Invoice	TR:940075	\$210.97	\$210.97
00961219	Qty: 1	COMPLETE 25 LB. LARGE TABS	\$174.99	
09921073	Qty: 1	TAYLOR RGT. #2 DPD 2 OZ	\$18.99	
09922006	Qty: 1	TAYLOR RGT. #1 DPD 2 OZ	\$16.99	

Account Activity

Date	Due Date	Type	Reference	Description	Amount	Balance
7/25/2024	7/31/2024	Invoice	TR:929019		\$37.98	\$37.98
7/31/2024	8/31/2024	Invoice	TR:930497		\$95.90	\$95.90
10/1/2024	10/31/2024	Invoice	TR:940075		\$210.97	\$210.97

Approved RECDD 1
Submitted to A/P 12-23-24
By Richard Losco
Richard Losco





Invoice

Date
Invoice#

1/1/2025
131295626430

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

Terms	Net 20
Due Date	1/21/2025
PO #	

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

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

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
	Water Management Seasonal Billing Rate	1	ea	\$1,562.19
	XPC System Upgrade	1	ea	\$50.00

Subtotal \$1,612.19

Tax \$0.00

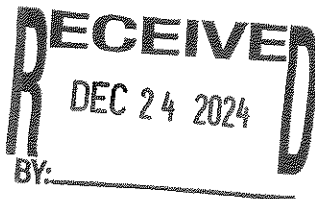
Total \$1,612.19

Amount Paid/Credit Applied \$0.00

Balance Due \$1,612.19

Approved RECDD
Submitted to AP 12.24.2024
By Kevin McKendree

Kevin McKendree



131295626430



November 14, 2024
 Project No: P0113094.60
 Invoice No: 53589

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

Project P0113094.60 Rivers Edge CDD - O & M
 For services including attend October CDD meeting, site visit to review drainage item with staff, coordination call with staff on easements and provide golf cart exhibit.

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

Professional Personnel

	Hours	Rate	Amount	
Vice President	6.00	250.00	1,500.00	
Totals	6.00		1,500.00	
Total Labor				1,500.00

Reimbursable Expenses

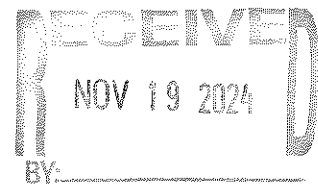
Printing - Reimbursable			.50	
Travel - Reimbursable - Mileage			26.70	
Travel - Reimbursable- Mileage Client OV			13.50	
Total Reimbursables	1.15 times		40.70	46.81
	Total this Invoice			\$1,546.81

Outstanding Invoices

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

Corbin deNagy

11/19/2024





December 23, 2024
Project No: P0113094.60
Invoice No: 53860

Rivers Edge CDD
c/o Governmental Management Services, LLC
Attn: Corbin deNagy
3196 Merchants Row Blvd. Ste 130
Tallahassee, FL 32311

Project P0113094.60 Rivers Edge CDD - O & M
For services including attending November CDD mtg, coor w/ staff ahead of mtg on engineering questions and meeting follow-up.

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

Professional Personnel

	Hours	Rate	Amount	
Clerical/Admin Asst/Technician	.25	95.00	23.75	
Vice President	5.50	250.00	1,375.00	
Totals	5.75		1,398.75	
Total Labor				1,398.75

Reimbursable Expenses

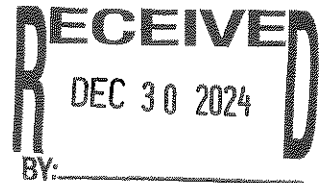
Travel - Reimbursable - Mileage			26.70	
Travel - Reimbursable- Mileage Client OV			13.50	
Total Reimbursables	1.15 times		40.20	46.23
				Total this Invoice \$1,444.98

Outstanding Invoices

Number	Date	Balance
53589	11/14/2024	1,546.81
Total		1,546.81

Corbin deNagy

12/30/2024





INVOICE

1-866-218-5823
www.sesac.com
FED ID: 83-2154058

Music Performance License

Account Name: Rivers Edge CDD
Account: 76234
Bill To: 739762
Statement Period Through End Date: 12/31/2025
Payment Due Date: **Immediately**

Simplify your life with AutoPay

Go paperless with eBilling

Enroll Online Today!

BALANCE DUE SUMMARY

Current Period Payment Due	\$ 0.00
Past Period(s) Payment Due	\$754.00
Late Fees	\$ 0.00
Total Amount Due	\$754.00
Last Payment Received: 10/23/2025	\$661.50
<small>Amount Due to be Paid Immediately</small>	

Important Information

Your account is over 90 days past due. Please remit payment immediately to avoid escalation.

If you need to connect with our team, please contact Candise Colley at ccolley@sesac.com or 615-932-7898.

LOG IN AT SESAC.COM TO EXPLORE NEW TOOLS AND FEATURES

MAKE IT AUTOMATIC
Enroll in Autopay and eBilling today

UPDATE AND REPORT
License details, billing info, reporting requirements

CONNECT WITH US
Customer Service is only a click away

WRITE
35 Music Square East
Nashville, TN 37203

* Correspondence only processed at the Nashville address

Please detach and return the bottom portion when paying by check.

QUICKPAY BY CARD / eCHECK: WWW.SESAC.COM/PAY

TO AVOID LATE CHARGES, PAY TOTAL BY THE DUE DATE

Internal Use Only
76234 01/06/2025



Account: 76234
Bill To: 739762

RECEIVED DUE BY: Immediately \$754.00

JAN 06 2025

BY: _____ CHECK# _____ CHECK AMOUNT# _____

Rivers Edge CDD
156 Landing St
St Johns, FL 32259

Approved RECDD 1
Submitted to A/P 01-06-25
By Richard Losco
Richard Losco

Make check payable to:
SESAC
P.O. Box 737457
Dallas, TX 75373-7457

000762340073976200000754003

Account: 76234

Bill To: 739762

Rivers Edge CDD

Inv Number	Inv Date	Inv Amount	AmtPaid/Applied	Late Charge	Other Adj	Balance
10719433	01/01/2024	\$368.00				\$368.00
Rivers Edge Community Development		District St Augustine FL				
Contract Num: 46431-1		Multi-Unit Residential, Jan 01, 2024 - Dec 31, 2024				\$368.00
10805774	01/01/2025	\$386.00				\$386.00
Rivers Edge Community Development		District St Augustine FL				
Contract Num: 46431-1		Multi-Unit Residential, Jan 01, 2025 - Dec 31, 2025				\$386.00
Grand Total :						\$754.00

Invoice #5216

SONITROL OF NORTH CENTRAL FLORIDA

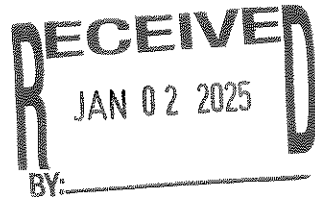


RIVERTOWN

Access Code



059QT0ZRXTT4



Due Date: Jan 1st 2025

Balance (USD): \$208.67

SELECT YOUR PAYMENT METHOD:

Pay with card



Return Policy:

MERCHANT DISCRETION



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

Direct Inquiries To:
Phone:

Schuhle, Scott A
(954)-938-2476

Rivers Edge CDD
ATTN District Manager
475 West Town Place Suite 114
World Golf Village
St Augustine, FL 32092
United States
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
CAPITL IMPROVEMENT REVENUE AND REFUNDING BONDS, SERIES 2016

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

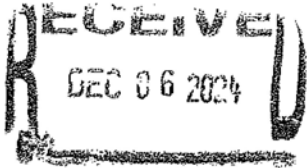
STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,363.88

All invoices are due upon receipt.



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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
CAPITL IMPROVEMENT REVENUE AND REFUNDING
BONDS, SERIES 2016

Invoice Number:	7555102
Current Due:	\$4,363.88
Direct Inquiries To: Phone:	Schuhle, Scott A (954)-938-2476

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





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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
 CAPITL IMPROVEMENT REVENUE AND REFUNDING
 BONDS, SERIES 2016

Invoice Number: 7555103
 Invoice Date: 11/25/2024

Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,450.00	100.00%	\$3,450.00
04110 Paying Agent/Regist/Trsfr Agnt	1.00	600.00	100.00%	\$600.00
Subtotal Administration Fees - In Advance 11/01/2024 - 10/31/2025				\$4,050.00
Incidental Expenses 11/01/2024 to 10/31/2025	4,050.00	0.0775		\$313.88
Subtotal Incidental Expenses				\$313.88
TOTAL AMOUNT DUE				\$4,363.88





Invoice

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

Invoice # 423237
Date 11/14/2024
Terms Net 30
Due Date 12/14/2024
Memo

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

Description	Quantity	Rate	Amount
Billable Expenses			
Mark Suiter - 2024-10-01 - WOO-5110041075 - Rivertown bookings software - used on their website			249.00
Mark Suiter - 2024-10-17 - FASTCOMET.COM - Used for River Town file storage, necessary for pdf files to load on mobile app			40.80
Total Billable Expenses			289.80
Total			289.80

RiverTown rentals on
www.rivertownamenities.com

Corbin deNagy

12/26/2024

RECEIVED
DEC 26 2024
BY: _____



PAID

Credit Card
Oct 17, 2024, 14:00

Invoiced To:

Kevin Johnston
245 Riverside Avenue, Suite 250,
Jacksonville, Florida, 32202
United States of America

Pay To:

FastComet Inc.
1007 North Orange Street, 4th Fl. #255
Wilmington, DE 19801
+1.855.818.9717
<https://www.fastcomet.com>

Invoice #1024420

Date Issued: Oct 17, 2024

Due Date: Oct 17, 2024

Description	Amount
FastCloud Starter - vestafilesserver.com (17/10/2024 - 16/10/2025) Datacenter Location: Newark, USA, North America *	\$107.40 USD
Promotional Code: BW75 - 75.00% One Time Discount *	-\$80.55 USD
Domain Registration - vestafilesserver.com - 1 Year/s (17/10/2024 - 16/10/2025) + DNS Management + Email Forwarding *	\$13.95 USD
Subtotal:	\$40.80 USD
Credit:	\$0.00 USD
Total:	\$40.80 USD

Transactions:

Transaction Date	Gateway	Transaction ID	Amount
Oct 17, 2024	Credit Card	fj3mxj4r	\$40.80 USD
Balance:			\$0.00 USD



INVOICE

Invoice #: US2024-272822

Invoice date: 9/30/24

Place: 60 29th Street #343, San Francisco, CA 94110

Provided by:

WooCommerce, Inc.
60 29th Street #343
San Francisco, CA 94110

Provided to:

Vesta Property Services, Inc. (mark@markalpine.com)
245 Riverside Avenue Suite 300
Jacksonville, FL 32202

DESCRIPTION	QUANTITY	PRICE	TAX	TOTAL
WooCommerce Bookings	1	249.00		249.00
Total		249.00	0.00	USD 249.00



Invoice

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

Invoice # 423792
Date 01/01/2025
Terms Net 30
Due Date 01/31/2025
Memo Rivers Edge CDDI

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

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

Thank you for your business.

Total 30,886.08

Corbin deNagy

12/27/2024

RECEIVED
DEC 27 2024
BY: _____



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

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

Invoice Number	251160574
Customer Number	C3178876
Invoice Date	12/17/2024
Due Date	01/16/2025
Order Date	12/16/2024
Order Number	S149170519
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
GPC21000	TOWEL,MLTFLD 2PLY,125PKWE(2053635)	1	CT	35.99	35.99
SJN322338	CLEANER,WINDEX GLASS,BE	4	EA	3.42	13.68
SJN322826	GLADE PLUG-IN WARMERS LINEN AIR REFILL	2	PK	18.04	36.08
RAC78473	FRESHENER,OIL,LAVENDAR,PP	3	PK	6.46	19.38

SUBTOTAL: 105.13
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 105.13
Total Due: 105.13

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

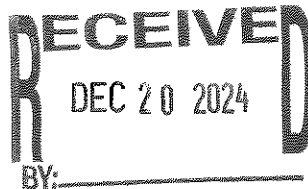


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 1
Submitted to A/P 12-20-24
By Richard Losco

Richard Losco

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



Remittance Section	
Customer Number	C3178876
Invoice Number	251160574
Invoice Date	12/17/2024
Terms	Net 30
Total Due	105.13

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

C31788762511605742511605740000000105138



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

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

PM(P)

Invoice Number	251187525
Customer Number	C3178876
Invoice Date	12/18/2024
Due Date	01/17/2025
Order Date	12/17/2024
Order Number	S149189683
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
GPC21000	TOWEL,MLTFLD 2PLY,125PKWE(2053635)	1	CT	35.99	35.99
GPC96987	MULTI-USE CLEANER, LAVENDER SCENT, 169 OZ BOTTLE, 3 PER CT	4	EA	12.99	51.96

SUBTOTAL: 87.95
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 87.95
Total Due: 87.95

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



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

Approved RECDD 1
Submitted to A/P 12-20-24
By Richard Losco

Richard Losco

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

RECEIVED
DEC 20 2024
BY: _____

Remittance Section	
Customer Number	C3178876
Invoice Number	251187525
Invoice Date	12/18/2024
Terms	Net 30
Total Due	87.95

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

C31788762511875252511875250000000087955



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

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

Invoice Number	251187836
Customer Number	C3178876
Invoice Date	12/18/2024
Due Date	01/17/2025
Order Date	12/17/2024
Order Number	S149190845
Order Method	WEB

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

Delivery Address

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
SCC42BR	CUP,PPR,CONE,4.25OZ,WH	1	CT	171.99	171.99

SUBTOTAL: 171.99
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 171.99
Total Due: 171.99

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

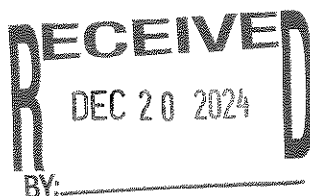


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 1
Submitted to A/P 12-20-24
By Richard Losco

Richard Losco

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



Remittance Section	
Customer Number	C3178876
Invoice Number	251187836
Invoice Date	12/18/2024
Terms	Net 30
Total Due	171.99

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

C3178876251187836251187836000000171993

Invoice

Weather Engineers, Inc.
 Air Conditioning • Heating • Refrigeration • Clean Air Professionals

PO Box 37068
 Jacksonville, FL 32236
 Phone: (904) 356-3963
 Fax: (904) 356-4969
 www.weatherengineers.com
 CAC041190

Number	Date
C46776	12/16/24



BILL TO: #113144

RIVERS EDGE CCD 1
 Richard Losco
 140 LANDING ST
 ST. JOHNS FL 32259

SERVICE PERFORMED AT:

RIVERS EDGE
BILLING PURPOSES ONLY!
 140 LANDING ST
 ST. JOHNS FL 32259

Site Number: 113144-001
 Amount Paid: _____

Return this portion with payment

Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #
12/16/24	113144			COD	

DESCRIPTION

Service Date: 12/13/24

Performed an inspection on your HVAC equipment as per agreement.

Inspection performed on the following addresses:

140 Landing St
 156 Landing St

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

TOTAL : \$ 578.25

RECEIVED
 DEC 24 2024
 BY: _____

Thank you for your business!
Please make all checks payable to Weather Engineers, Inc.
Remit To: PO Box 37068 Jacksonville, FL 32236
Phone: (904)356-3963 * Fax (904) 356-4969

Wipes LLC

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



INVOICE

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

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

SHIP DATE 12/17/2024
SHIP VIA UPS

INVOICE 19464
DATE 12/17/2024
TERMS Net 30
DUE DATE 01/16/2025

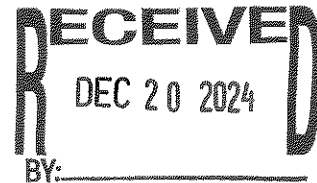
	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92T
Shipping	Freight Cost	2	16.11	32.22
Sales Tax	Sales Tax calculated by AvaTax on Tue Dec 17 04:02:35 UTC 2024	1	0.00	0.00T

SUBTOTAL	230.14
TAX	0.00
TOTAL	230.14

BALANCE DUE \$230.14

Pay Invoice

Approved RECDD 1
Submitted to A/P 12-20-24
By Richard Losco
Richard Losco





December 23, 2024
 Project No: P0113094.90
 Invoice No: 53863

Rivers Edge CDD
 c/o Governmental Management Services, LLC
 Attn: Corgin deNagy
 3196 Merchants Row Blvd. Ste 130
 Tallahassee, FL 32311

Project P0113094.90 Rivers Edge CDD Pickleball Courts
Professional Services from November 01, 2024 to November 30, 2024

Fee and Expense Billing

Fee

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

Reimbursable Expenses

Printing - Reimbursable				45.10	
Total Reimbursables			1.15 times	45.10	51.87
Total this Task					\$51.87

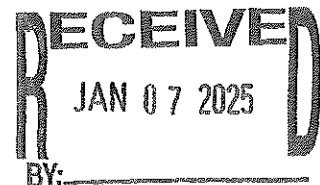
Task 4B: Services During Construction

Professional Personnel

	Hours	Rate	Amount	
Engineer	4.75	150.00	712.50	
Vice President	3.50	250.00	875.00	
Totals	8.25		1,587.50	
Total Labor				1,587.50
Total this Task				\$1,587.50
Total this Invoice				\$1,639.37

Corbin deNagy

01/07/2025



All About Events

6100 Philips Highway

Jacksonville, FL 32216

www.allabouteventsjax.com

904-379-6822
Phone

904-352-2372 Fax

Status: Invoice

Quote #: q62964

Event Beg: Wed 1/15/2025 3:00PM

Event End: Wed 1/15/2025 5:00PM

Operator: Samantha Worley

Customer #: 33766

Fatuch, Kim Rivers Edge CDD1

475 West Town Pl

#114

St. Augustine, FL 32059

Phone

720-

285-

6311

Sales Rep: Samantha Worley samantha.worley@allabouteventsjax.com

Delivery Wed 1/15/2025 8:00AM - 12:00PM

Fatuch, Kim 720-285-6311

RiverHouse at RiverTown

140 Landing St

St. Johns, FL 32259

Call Kim upon arrival for access to room.

Pickup Thu 1/16/2025 8:00AM - 12:00PM

Fatuch, Kim 720-285-6311

RiverHouse at RiverTown

140 Landing St

St. Johns, FL 32259

Qty	Items Rented	Each	Status	Disc%	Price
100	WHITE ALUMINUM FOLDING CHAIR Client responsible for set-up and breakdown of chairs unless otherwise noted.	\$2.89	Rental		\$289.00
1	STAGE STAIRS - 2'	\$0.00	Rental		\$0.00
1	8' X 8' STAGE	\$180.00	Rental		\$180.00
14	STAGE SKIRT CLIPS	\$0.00	Rental	100%	\$0.00
9	STAGE LEGS - 2'	\$0.00	Rental	100%	\$0.00
3	STAGE SKIRTING - 2' X 8' BLACK	\$12.00	Rental		\$36.00
24	STAGE SKIRT CLIPS	\$0.00	Rental		\$0.00
1	Delivery 32259	\$199.00	Delivery		\$199.00

Balance due must be paid 14 days prior to delivery / customer pick up.

Quote

Cancellation / Reschedule Policy – You may cancel your order up until 14 days prior to delivery/customer pick-up and receive a store credit for the amount paid less a 25% service fee. This store credit is good for 12 months from issuance. This excludes special order and/or sub-rented items. These may not be canceled. There are no refunds/store credits given on cancellations made less than 14 days prior to delivery/customer pick-up.

Approved CDD I
Submitted to AP on 1.9.25
by Kimberly Fatuch

Kimberly Fatuch

RECEIVED
JAN 09 2025
BY: _____

Rental:	\$505.00
Damage Waiver:	\$49.24
Delivery Charge:	\$199.00
Subtotal:	\$753.24
Total:	\$753.24
Paid:	\$387.91

Signature: _____

Fatuch, Kim

Amount Due:	\$356.33
-------------	----------



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

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

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

INVOICE

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

INVOICE # 4217621708
 INVOICE DATE 01/13/2025
 SERVICE TICKET # 4217621708
 STORE # 1

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

SOLD TO # 21060308
 PAYER # 21049176
 PAYMENT TERMS NET 10 EOM
 SORT # 02800012730
 CINTAS ROUTE 22 / DAY 1 / STOP 018

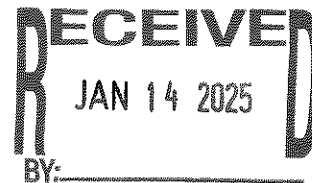
EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	02	F	3	8.282	24.85	N
	X10186	4X6 ACTIVE SCRAPER	02	F	2	9.662	19.32	N
	X10189	3X5 XTRAC MAT ONYX	02	F	2	13.113	26.23	N
	X10192	4X6 XTRAC MAT ONYX	02	F	1	16.564	16.56	N
	X10202	3X10 XTRAC MAT ONYX	02	F	1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

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
 KIM FATUCH 09:59 AM 01/13/25
 SoldTo# 0021060308 SO# 4217621708
 Invoice Total Payment on Account
 \$115.88 \$0.00

UTS
MT

Approved RECDD 1
 Submitted to A/P- 01-14-25
 By Richard Losco
Richard Losco





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

STATEMENT

fastsigns.com/299

Payment Terms: Net 30

Statement Date: 12/23/2024

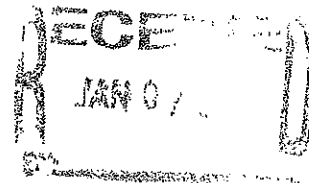
Bill To: Rivers Edge CDD
 Brian Sanchez
 475 W. Town Place
 Suite 114
 St. Augustine, FL 32092
 US

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

INVOICE	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 Council Processed and mailed out on 12/19/24 with check #6687 TP 1/14/24						
299-95399	12/12/2024	1/11/2025	No Trespassing Signs	\$228.48	\$0.00	\$228.48
Contact: Ken Council						
Total:						\$323.48

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
\$228.48	\$95.00	\$0.00	\$0.00	\$0.00	\$323.48

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



GetLitJax

CDD 1 INVOICE



INVOICE # 1042
DATE: 1/10/2025

712 Chathal Dr
Orange Park, FL 32073
Sales@getlitjax.com

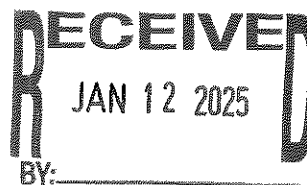
TO:
Rivers Edge CDD 1
475 West Town Pl
St. Augustine, FL 32092

SHIP TO:
Kim Fatuch
140 Landing St
St. Johns, FL 32259

ACTIVITY	DESCRIPTION	QTY	TOTAL
Service	Longleaf Entrance at Keystone Corner	1	\$4,000
	4 – 36" Wreaths 300ft LED C9 stakes in bedding 100ft LED C9 both small towers Wrapped Roofline		
Service	Longleaf Entrance at Rivertown Main	1	\$3,700
	72" lit wreath with bow 12 lit garlands with bow between swoops		
	-----GETLITJAX----- WILL PROVIDE ALL MATERAILS Ext.Cord ,Timers, installation, Equipment ,takedown and Storage and Bins . -----COMPLETE TURN KEY-----		
SUBTOTAL			\$7,700
SALES TAX			
SHIPPING & HANDLING			
TOTAL DUE			\$7,700

Make all checks payable to GetLitJax
If you have any questions concerning this invoice, contact Matthew Fitzhugh at sales@getlitjax.com

THANK YOU FOR YOUR BUSINESS!



Approved CDD I
Submitted to AP on 1.12.25
by Kimberly Fatuch

Kimberly Fatuch



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

INVOICE NO.	23472729
DATE	01/07/25

CUSTOMER

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

SERVICE LOCATION

Rivertown
 39 Riverwalk Blvd
 Saint Johns, FL 32259-8621

TERMS: Upon Receipt		CUSTOMER NO. 1946	JOB NO. 1946	P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount	
Security Service 12/23/2024-01/05/2025	96.00	Hours	22.97	2,205.12	
Security Officer	16.00	Hours	32.50	520.00	
Security Officer - Holiday	416.00	Per	0.655	272.48	
Mileage					
<div data-bbox="235 1207 544 1396" data-label="Text"> <p>RECEIVED JAN 12 2025 BY: _____</p> </div>		<div data-bbox="771 1186 1120 1354" data-label="Text"> <p>Approved RECDD 1 Submitted to A/P 01-12-25 By Richard Losco <i>Richard Losco</i></p> </div>			
				<p>Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205</p>	
			Sub-Total	2,997.60	
			Sales Tax		
			TOTAL(\$)	\$2,997.60	

MAGNETIX

DJ SERVICES

'YOUR ENTERTAINMENT CONNEXION'

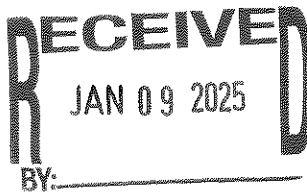
INVOICE

P.O. Box 23766
 Jacksonville, FL 32241
 904.607.7111
 Mike@Magnetix.Rocks

Date: 01/08/2025
 INVOICE # 1420

Approved CDD I
 Submitted to AP on 1.9.25
 by Kimberly Fatuch

Kimberly Fatuch



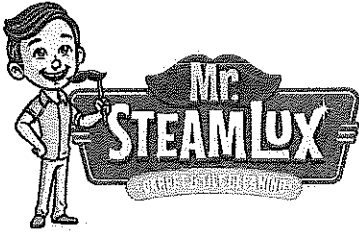
To Rivers Edge CDD
 475 West Town Place
 Suite 114
 St. Augustine FL. 32092

Contact	Order Description	Date
Kim Fatuch	DJ for Riverhouse Member Event	03/15/2025

Description	Unit Price	Line Total
12pm -3pm Emcee & DJ Spring Break Fun		\$400.00
Total		\$400.00

Make all checks payable to - Magnetix DJ Services ©

Thank you for your business!



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

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

CONTACT US
 239 Meadow Creek Dr
 Jacksonville, FL 32259

(904) 607-1038
 Kmckendree@vestapropertyservices.com

(904) 813-1401
 aaron@steamlux.com

Service completed by: Doug Holley

INVOICE

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

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

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

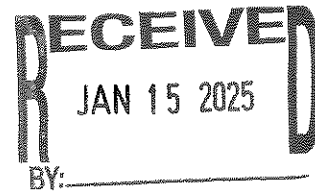
Approved RECDD
Submitted to AP 5.1.2024
By Kevin McKendree

Kevin McKendree

Was processed and mailed out on 5/10/24 with check #6287

Was reissued and mailed out on 11/14/24 with check #6632

Now being reissued again but with the address on invoice instead of their old address that was given to us
TP 1/15/25



Sterling Specialties, Inc

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

PO Number	Date	Invoice #
	12/31/2024	16768

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

Project Location
Rivertown St. John's, Fl. 32259 PER: Kevin McKendree

Description	Amount
<p>Gate Replacement to the Rivertown "Paw Park" Dog Park Location on Main Street</p> <p>Fabricate, Powder Coat & Install One New Gate w/ Hydraulic Hinge Set & New Code Lock</p> <p>Includes:</p> <ul style="list-style-type: none"> -One New Commercial Grade Fully Welded Gate (2" x 2" Tube Frame w/ 3/4" Pickets) -One New Replacement Lock from Locinox to match existing lock Model: Locinox Free-Vinci LMKQV2 -New Tiger-Puma Self Closing Hydraulic Hinge Set -New Gate to be Powder Coated in Black <p>Approved RECDD Submitted to AP 1.7.25 By Kevin McKendree <i>Kevin McKendree</i></p> <p>RECEIVED JAN 07 2025 BY: _____</p>	2,100.00

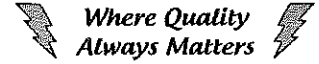
E-mail
terri@sterlingspecialtiesinc.com

Total	\$2,100.00
Payments/Credits	\$0.00
Total Balance Due	\$2,100.00

TMT Electric, LLC

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

TMT ELECTRIC



904-789-0193

Veteran Owned

INVOICE

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

INVOICE 1111
DATE 01/10/2025
TERMS Net 30
DUE DATE 02/09/2025

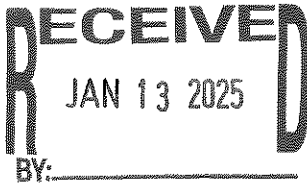
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Removed and replaced eight non-working spotlights and mounting posts for the monuments on Kendall Crossing Drive between Tarklin Rd. and Sternwheel Drive	8	300.00	2,400.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	2,400.00
TAX	0.00
TOTAL	2,400.00
BALANCE DUE	\$2,400.00

Approved RECDD
Submitted to AP 1.13.25
By Kevin McKendree

Kevin McKendree





Invoice

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

Invoice # 424044
Date 12/31/2024
Terms Net 30
Due Date 01/30/2025
Memo Billable Mileage split

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

Description	Quantity	Rate	Amount
Billable Mileage Sept split in 3	1	111.04	111.04
Total			111.04

Corbin deVagy
01/07/2025

RECEIVED
JAN 07 2025
BY: _____

Vesta Mileage Report

Name: **Kevin McKendree**

Month

Dec-24

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
12/2	Daily mileage	Rivertown	Rivertown	43.7	Riversedge CDD		43.7
12/3	Daily mileage	Rivertown	Rivertown	18.3	iversedge CDD		18.3
12/4	Daily mileage	Rivertown	Rivertown	33.9	iversedge CDD		33.9
12/5	Daily mileage	Rivertown	Rivertown	24	Riversedge CDD		24
12/6	Daily mileage	Rivertown	Rivertown	13.2	iversedge CDD		13.2
12/9	Daily mileage	Rivertown	Rivertown	58.4	iversedge CDD		58.4
12/10	Daily mileage	Rivertown	Rivertown	35.8	iversedge CDD		35.8
12/11	Daily mileage	Rivertown	Rivertown	30.1	iversedge CDD		30.1
12/12	Daily mileage	Rivertown	Rivertown	21.2	iversedge CDD		21.2
12/13	Daily mileage	Rivertown	Rivertown	15	iversedge CDD		15
12/16	Daily mileage	Rivertown	Rivertown	38.4	iversedge CDD		38.4
12/17	Daily mileage	Rivertown	Rivertown	29.5	iversedge CDD		29.5
12/18	Daily mileage	Rivertown	Rivertown	25.8	iversedge CDD		25.8
12/19	Daily mileage	Rivertown	Rivertown	31.2	iversedge CDD		31.2
12/20	Daily mileage	Rivertown	Rivertown	17.3	iversedge CDD		17.3
12/23	Daily mileage	Rivertown	Rivertown	28.2	iversedge CDD		28.2
12/24	Daily mileage	Rivertown	Rivertown	37.2	iversedge CDD		37.2
12/27	Daily mileage	Rivertown	Rivertown	19.3	iversedge CDD		19.3

Total Mileage	521
Reimbursement Rate	\$0.640
Total Reimbursement	\$333.12
Date Submitted in Paycom	12/27/24

\$111.04



INVOICE

INVOICE #	INVOICE DATE
832296	1/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 31, 2025

Invoice Amount: \$89,803.68

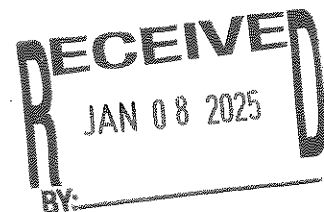
Description	Current Amount
Monthly Landscape Maintenance January 2025	\$89,803.68

Invoice Total \$89,803.68

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 1.8.2025
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
831629	1/7/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: February 6, 2025

Invoice Amount: \$7,500.00

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

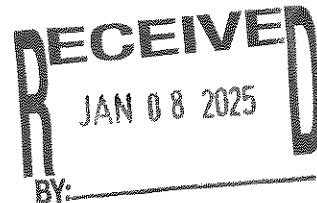
Install Oak Trees in Large island in Front of The Riverhouse Landscape Enhancement CORE	\$7,500.00
--	------------

Invoice Total \$7,500.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 1.8.2025
By Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
831631	1/7/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Invoice Due Date: February 6, 2025

Invoice Amount: \$1,030.00

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

Mainline repair near tennis courts

Irrigation Repairs

\$1,030.00

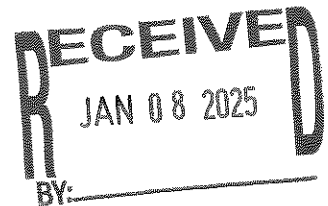
Invoice Total

\$1,030.00

COMMERCIAL LANDSCAPING

Approved RECDD I
 Submitted to AP on 1.8.2025
 By Jason Davidson

Jason Davidson



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



YELLOWSTONE
LANDSCAPE

**COMPLETED
WORK**

W. O. # _____
 NAME RIVERTOWN
 ADDRESS _____
 DATE 12/27/2024

#	DESCRIPTION	EXTENTION
		\$ -
	REPAIRED MAINLINE LEAK NER TENNIS COURTS.	\$ -
		\$ -
		\$ -
	ASST PVC FITTINGS AND PIPE	\$ 100.00
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
PARTS TOTAL		\$ 100.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
	TECH	10	\$ 93.00	\$ 930.00
				\$ -
				\$ -
				\$ -
				\$ 930.00

COMMENTS: Aspire #3940646

	MATERIALS	\$ 100.00
	LABOR & RENTAL	\$ 930.00
	TOTAL	\$ 1,030.00

DATE COMPLETED 12-27-24 TECHNICIAN FRANCISCO CLIENT _____



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
831632	1/7/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

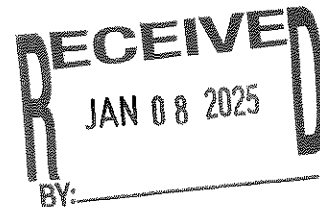
Invoice Due Date: February 6, 2025

Invoice Amount: \$1,062.65

Description	Current Amount
December irrigation repairs*****Mainline repair at Homestead*****	
Irrigation Repairs	\$1,062.65

Invoice Total \$1,062.65

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 1.8.2025
By Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
835979	1/14/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Invoice Due Date: February 13, 2025

Invoice Amount: \$442.50

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

January irrigation repairs-2025*****Orange Branch*****

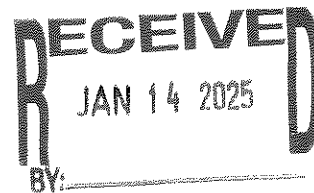
Irrigation Repairs \$442.50

Invoice Total \$442.50

IN COMMERCIAL LANDSCAPING

Approved RECDD I
 Submitted to AP on 1.14.2025
 By Jason Davidson

Jason Davidson



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



YELLOWSTONE
LANDSCAPES

COMPLETED
WORK

W.O.# _____
NAME River Town
ADDRESS 2105 Orange Branch CDDI
DATE 1-6-25

#			EXTENTION
2	6" rotax	25.00	\$50. ⁰⁰ -
6	6" Spray Head	16.00	\$46. ⁰⁰ -
7	nozzle's	2.50	\$17.50 -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$163.50 -

DATE	DESCRIPTION	HOURS	RATE	TOTAL
1-7-25	labor	3	93.00	\$ 279.00
				\$ -
				\$ -
				\$ -
				\$ 279.00

COMMENTS: Aspire # 400 3345

	MATERIALS	\$ -
	LABOR & RENTAL	\$ -
	TOTAL	\$442. ⁰⁰ -

DATE COMPLETED 1-7-25 TECHNICIAN DeQuinn CLIENT River Town

3286-1-1



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
835980	1/14/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: February 13, 2025

Invoice Amount: \$1,266.00

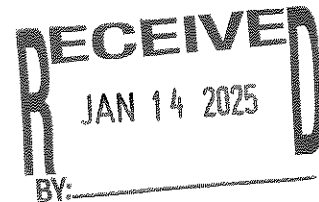
Description	Current Amount
January irrigation repairs-2025*****Mainline repair on Long Leaf *****	
Irrigation Repairs	\$1,266.00

Invoice Total \$1,266.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 1.14.2025
by Jason Davidson

Jason Davidson



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



**COMPLETED
WORK**

W. O. # _____
 NAME Rivertown
 ADDRESS Long Leaf
 DATE 1/10/2025
 cdd 1

#			EXTENTION
	Repair mainline near long leaf		\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 150.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
		12	\$ 93.00	\$ 1,116.00
				\$ -
				\$ -
				\$ 1,116.00

COMMENTS : Aspire #4007914

	MATERIALS	\$ 150.00
	LABOR & RENTAL	\$ 1,116.00
	TOTAL	\$ 1,266.00

DATE COMPLETED _____ TECHNICIAN: _____ CLIENT _____



YELLOWSTONE

LANDSCAPE MAINTENANCE

INVOICE

INVOICE #	INVOICE DATE
835981	1/14/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: February 13, 2025

Invoice Amount: \$1,030.00

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

January irrigation repairs-2025*****Mainline at Indian Grass*****

Irrigation Repairs

\$1,030.00

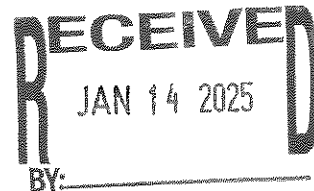
Invoice Total

\$1,030.00

INVOICE RECEIVED BY MAIL DELIVERY

Approved RECDD I
Submitted to AP on 1.14.2025
by Jason Davidson

Jason Davidson



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



**COMPLETED
WORK**

W. O. # _____
 NAME _____ Rivertown
 ADDRESS _____ Indian grass
 DATE _____ 1/10/2025
 cdd 1

#		EXTENTION
	repair mainline break at valve	\$ 100.00
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
PARTS TOTAL		\$ 100.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
		10	\$ 93.00	\$ 930.00
				\$ -
				\$ -
				\$ 930.00

COMMENTS : Aspire #4007919

	MATERIALS	\$ 100.00
	LABOR & RENTAL	\$ 930.00
	TOTAL	\$ 1,030.00

DATE COMPLETED _____ TECHNICIAN: _____ CLIENT _____



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
831630	1/7/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: February 6, 2025

Invoice Amount: \$250.60

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

December irrigation repairs*****Lateral repair at The Greens*****

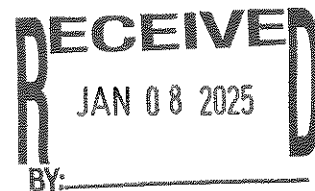
Irrigation Repairs	\$250.60
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Invoice Total	\$250.60
----------------------	-----------------

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 1.8.2025
By Jason Davidson

Jason Davidson



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



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

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

Invoice

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

Invoice # 5249864808
Invoice Date 01/21/2025
Credit Terms NET 30 DAYS
Customer # 10528780
Store# RIVERS EDGE COMMUNITY DEV DISTRICT
Cintas Route LOC #0292 ROUTE 0009
Order # 7052994205
Payer # 10596960

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

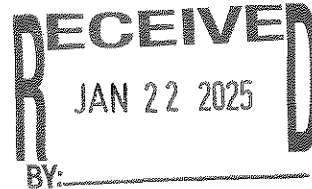
Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000004761083	Unit Description: Pool Office				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
50030	ANTISEPTIC WIPES SMALL	1 BAG	\$8.04	\$8.04	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
61029	ANTISEPTIC PUMP 2 OZ	1 EA	\$18.37	\$18.37	
100039	TRIPLE ANTIBIOTIC OINT SM	1 BAG	\$12.64	\$12.64	
	Unit Subtotal:			\$49.50	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$22.95	\$22.95	
	Unit Subtotal:			\$22.95	
	Invoice Sub-total			\$72.45	
	Tax			\$0.00	
	Invoice Total			\$72.45	

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

Approved RECDD 1
 Submitted to A/P 01-22-25
 By Richard Losco

Richard Losco

Note



Cintas



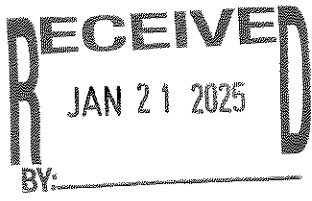
12276 San Jose Blvd.
 Ste. 417
 Jacksonville, FL 32223
 CPC# 1457438

Invoice

Date	Invoice #
12/2/2024	44917
904-417-5100 Phone	

Bill To Rivers Edge CDD 475 West Town Place Ste. 114 St. Augustine, FL 32092	Job Address Rivers Edge CDD 475 West Town Place Ste. 114 St. Augustine, FL 32092
---	---

P.O. Number	Terms	Rep	Project
	see contract		

Quantity	Description	Price Each	Amount
1	SUPPLY AND INSTALL NEW RELAY FOR THE SOLENOID VALVE IN THE FOUNTAIN CONTROLLER. FOUNTAIN WILL BE TURNED ON THE VERITY OPERATION. TWO SOLENOID VALVE BODIES WILL BE REPLACED. UNDER WARRANTY Approved RECDD Submitted to AP 1.21.25 By Kevin McKendree <i>Kevin McKendree</i> 	400.00	400.00

Thank you for your business, we appreciate it very much.	Total	\$400.00
	Payments/Credits	\$0.00
	Balance Due	\$400.00

debbie@epicpool.com	www.epicpool.com
---------------------	------------------



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

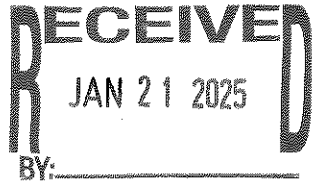
Invoice

Date	Invoice #
12/10/2024	44491

904-417-5100 Phone

Bill To Rivers Edge CDD 475 West Town Place Ste. 114 St. Augustine, FL 32092	Job Address Rivers Edge CDD 475 West Town Place Ste. 114 St. Augustine, FL 32092
---	---

P.O. Number	Terms	Rep	Project
	see contract		

Quantity	Description	Price Each	Amount
1	<p>WE HEREBY PROPOSE TO FURNISH THE FOLLOWING WORK:</p> <p>SUPPLY AND REPLACE (1) SUCTION STRAINER STAINLESS STEEL MESH AND ALL NECESSARY BOLTS AND WASHERS.</p> <p>ALL PARTS, MATERIALS, AND LABOR INCLUDED.</p> <p>Approved RECDD Submitted to AP 1.21.25 By Kevin McKendree <i>Kevin McKendree</i></p> <div style="text-align: center;">  </div>	1,500.00	1,500.00

Thank you for your business, we appreciate it very much.	Total	\$1,500.00
	Payments/Credits	\$0.00
	Balance Due	\$1,500.00

debbie@epicpool.com	www.epicpool.com
---------------------	------------------



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 11283
Date: 01/14/2025
Due On: 02/13/2025

Rivers Edge CDD - 01 General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	12/03/2024	Advise regarding no trespassing language for dog park.	0.20	\$285.00	\$57.00
Service	LG	12/04/2024	Prepare RFP for pool repair project.	0.60	\$285.00	\$171.00
Service	LG	12/05/2024	Continue preparing pool repair RFP; confer with chairman regarding same.	0.60	\$285.00	\$171.00
Service	MGH	12/05/2024	Review and analyze revised proposal from Duval Asphalt for asphalt repairs and seal coating; strategize with District staff regarding additional contract documents needed; revise agreement to incorporate additional scope.	0.50	\$260.00	\$130.00
Service	LG	12/06/2024	Attend agenda planning call.	0.40	\$285.00	\$114.00
Service	LG	12/09/2024	Confer with Vesta regarding pool repair RFP.	0.30	\$285.00	\$85.50
Service	LG	12/12/2024	Research riverfront park ownership.	0.40	\$285.00	\$114.00
Service	LG	12/15/2024	Review agenda package and prepare for Board meeting.	0.60	\$285.00	\$171.00
Service	MGH	12/15/2024	Review and analyze agenda package and materials for Board consideration in preparation for upcoming Board meeting.	1.10	\$260.00	\$286.00
Service	LG	12/16/2024	Advise regarding timeline for pool RFP.	0.20	\$285.00	\$57.00
Service	LG	12/16/2024	Respond to audit inquiry letter.	0.10	\$285.00	\$28.50
Service	MGH	12/16/2024	Update pool repair Request for Proposals package per additional	0.50	\$260.00	\$130.00

			feedback from project team; review and respond to audit letter request.			
Service	LG	12/18/2024	Travel to and attend Board meeting.	5.90	\$285.00	\$1,681.50
Expense	RB	12/18/2024	Travel: Rental car LG	1.00	\$57.14	\$57.14
Expense	RB	12/18/2024	Travel: Hotel LG	1.00	\$44.63	\$44.63
Expense	RB	12/18/2024	Travel: Gas LG	1.00	\$21.93	\$21.93
Expense	RB	12/18/2024	Travel: Meals LG	1.00	\$6.30	\$6.30
Service	LG	12/19/2024	Confer with Hodges regarding Vesta contract language.	0.20	\$285.00	\$57.00
Service	LG	12/19/2024	Confer with Stilwell and Roberts regarding Riverfront Park dedication.	0.50	\$285.00	\$142.50
Service	LG	12/20/2024	Confer with Vesta regarding amenity contract non-compete language.	0.30	\$285.00	\$85.50
Service	LG	12/23/2024	Prepare form of agreement for River House Pool RFP.	0.80	\$285.00	\$228.00
Service	MGH	12/23/2024	Review and analyze District Manager meeting notes.	0.20	\$260.00	\$52.00
Service	LG	12/31/2024	Review audit response letter.	0.10	\$285.00	\$28.50
Service	KB	12/31/2024	Prepare audit response letter; transmit same.	0.20	\$165.00	\$33.00
Service	MGH	12/31/2024	Review draft agenda for upcoming Board meeting and identify legal follow-up items needed.	0.20	\$260.00	\$52.00
Non-billable entries						
Service	MGH	12/06/2024	Prepare for and attend agenda planning call with District staff and Chairperson; analyze District Engineer's Report to confirm ownership intent and status of lift stations.	0.80	\$260.00	\$208.00
Service	MGH	12/09/2024	Further review lift station locations and maintenance responsibilities.	0.20	\$260.00	\$52.00
Service	MGH	12/10/2024	Review and analyze staff feedback on pool repair RFP.	0.20	\$260.00	\$52.00
Service	MGH	12/18/2024	Prepare for and attend Board meeting.	3.20	\$260.00	\$832.00
Expense	RB	12/18/2024	Travel: Mileage MGH	18.35	\$67.00	\$1,228.45
Service	MGH	12/19/2024	Analyze additional correspondence and contract language proposed by Vesta's counsel regarding noncompete	0.40	\$260.00	\$26.00

			provisions.			
Service	MGH	12/20/2024	Review proposed contract language and correspondence from Vesta corporate counsel regarding non-compete provisions.	0.40	\$260.00	\$26.00
					Total	\$4,005.00

Detailed Statement of Account

Current Invoice

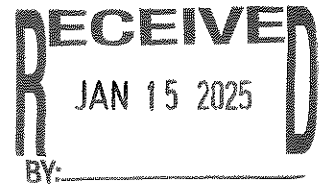
Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
11283	02/13/2025	\$4,005.00	\$0.00	\$4,005.00	
				Outstanding Balance	\$4,005.00
				Total Amount Outstanding	\$4,005.00

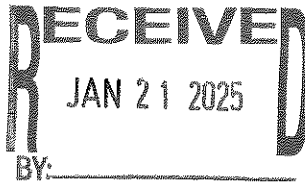
Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Corbin deVagy

01/15/2025





Approved CDD I
Submitted to AP on 1.21.25
by Kimberly Fatuch



Kimberly Fatuch

Thank you for your interest in Sunny Bunny Easter eggs products. Your order has been received and will be processed once payment has been confirmed.

Order Details

Order ID: 58485

Date Added: 01/21/2025

Payment Method: Check / Money Order

Shipping Method: Free Shipping

E-mail: kfatuch@vestapropertyservices.com

Telephone: 720-285-6311

IP Address: 107.139.175.194

Order Status: Processing

Instructions

Make Payable To:
Springfield Workshop, Inc.

Send To:
2835 West Bennett
Springfield, MO 65802

Your order will not ship until we receive payment.

Payment Address

Kim Fatuch
Rivertown - Rivers Edge CDD 1
475 West Town Pl
114
St. Augustine, Florida 32092
United States

Shipping Address

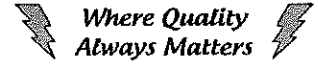
Kim Fatuch
Rivertown - Vesta Property Services
140 Landing St
St. Johns, Florida 32559
United States

Product	Model	Quantity	Price	Total
Plastic Easter eggs filled with Candy-1000	A1000CM	5	\$149.00	\$745.00
Plastic Easter eggs filled with Toys-1000	A1000TM	5	\$149.00	\$745.00
Sub-Total:				\$1,490.00
Free Shipping:				\$0.00
Total:				\$1,490.00

TMT Electric, LLC

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

TMT ELECTRIC



904-789-0193

Veteran Owned

INVOICE

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

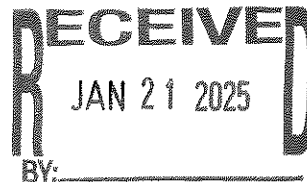
INVOICE 1112
DATE 01/17/2025
TERMS Net 30
DUE DATE 02/16/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Tripping circuit breaker for streetlights on Keystone Corners Blvd. Remade corroded underground electrical splices. Replaced deteriorated electrical panel and circuit breakers. Verified correct operation upon completion.	1	1,680.00	1,680.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,680.00
TAX	0.00
TOTAL	1,680.00
BALANCE DUE	\$1,680.00

Approved RECDD
Submitted to AP 1.21.25
By Kevin McKendree
Kevin McKendree



Treeco

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



INVOICE

BILL TO
Rivers Edge CDD 1
475 West Town Place Suite 114
St. Augustine, FL 32092

INVOICE 10920
DATE 01/16/2025
TERMS Net 15
DUE DATE 01/31/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
01/16/2025	Sales	51 Footbridge Road Saint Johns, Florida 32259	1	300.00	300.00
		Drop hazardous tree into the preserve and leave it back there. Cut into 5 foot sections.			
01/16/2025	Sales	191 Quailberry Place / St Johns, Florida 32259	1	100.00	100.00
		Stump Grinding			

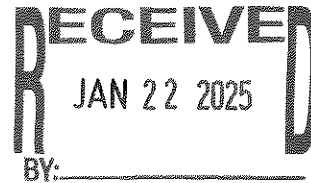
BALANCE DUE

\$400.00



Approved RECDD
Submitted to AP 1.22.25
By Kevin McKendree

Kevin McKendree





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

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

Invoice Number	251422313
Customer Number	C3178876
Invoice Date	01/03/2025
Due Date	02/02/2025
Order Date	01/02/2025
Order Number	S149465082
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
BWK6202	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	CT	21.99	21.99
ALM275	TISSUE,TOILET,4.4X3.1,2PLY,500SHT,96/CT	1	CT	40.99	40.99
CLO30966	CLOROX BLEACH LIQUID COMMERCIAL SOLUTIONS GERMICIDAL CONCEN	2	CT	20.99	41.98
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	3	CT	24.99	74.97

SUBTOTAL: 179.93
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 179.93
Total Due: 179.93

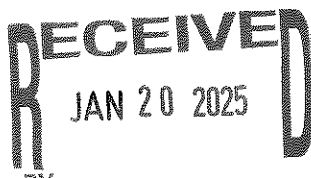
To ensure proper credit, please detach and return below portion with your payment



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

Approved RECDD 1
Submitted to A/P 01-20-25
By Richard Losco

Richard Losco



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

Remittance Section	
Customer Number	C3178876
Invoice Number	251422313
Invoice Date	01/03/2025
Terms	Net 30
Total Due	179.93

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

Wipes LLC

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



INVOICE

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

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

SHIP DATE 01/16/2025
SHIP VIA UPS

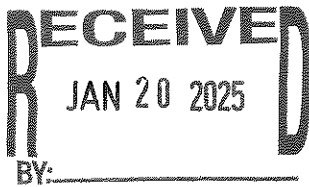
INVOICE 19685
DATE 01/16/2025
TERMS Net 30
DUE DATE 02/15/2025

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92T
Shipping	Freight Cost	2	16.11	32.22
Sales Tax	Sales Tax calculated by AvaTax on Thu Jan 16 06:09:42 UTC 2025	1	0.00	0.00T

SUBTOTAL	230.14
TAX	0.00
TOTAL	230.14
BALANCE DUE	\$230.14

Approved RECDD I
Submitted to AVP 01-20-25
By Richard Losco

Richard Losco





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

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

Invoice Number	251527493
Customer Number	C3178876
Invoice Date	01/08/2025
Due Date	02/07/2025
Order Date	01/07/2025
Order Number	S149601734
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALM275	TISSUE,TOILET,4.4X3.1,2PLY,500SHT,96/CT	2	CT	40.99	81.98

SUBTOTAL: 81.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 81.98
Total Due: 81.98

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

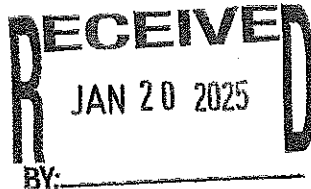


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 1
Submitted to A/P 01-20-25
By Richard Losco

Richard Losco

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



Remittance Section	
Customer Number	C3178876
Invoice Number	251527493
Invoice Date	01/08/2025
Terms	Net 30
Total Due	81.98

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

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

⑆31788762515274932515274930000000081983

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/06/25	00017	12/10/24 3 REQUEST 3	202412 600-53800-60000	BROGDON BUILDERS, LLC	*	61,947.60	61,947.60 000034
1/06/25	00017	12/10/24 4-RETAIN REQUEST 4-RETAINAGE	202412 600-53800-60000	BROGDON BUILDERS, LLC	*	17,102.40	17,102.40 000035
TOTAL FOR BANK B						79,050.00	
TOTAL FOR REGISTER						79,050.00	

17 B
34,600.5306000

OWNER'S CERTIFICATE OF PARTIAL PAYMENT

Contractor (Name and Address):
Brogdon Builders, LLC
 6919 Distribution Ave S Unit 4
 Jacksonville, FL 32256
 Contractor Federal I.D. No: 47-4634262

Request No: 3
 For Period Starting: 10/30/24 Ending: 12/10/24

Project Number:
 Project Name: Rivers Edge CDD Pickleball Courts

NTP September 9, 2024

Base Contract Calendar Days:	120
Adjusted Days by Change Order:	0
Revised Contract Days:	
Elapsed Days to Date:	92
Net Days Remaining:	28
Estimated Days Ahead (+) or Behind (-):	

Approved Change Orders (Attach additional pages if required)			
CO#	\$ AMOUNT	CO#	\$ AMOUNT
001	\$0.00	011	\$0.00
002	\$0.00	012	\$0.00
003	\$0.00	013	\$0.00
004	\$0.00	014	\$0.00
005	\$0.00	015	\$0.00
006	\$0.00	016	\$0.00
007	\$0.00	017	\$0.00
008	\$0.00	018	\$0.00
009	\$0.00	019	\$0.00
010	\$0.00	020	\$0.00
Subtotal	\$0.00	Subtotal	\$0.00
Total Net Change Orders \$		0.00	

Original Contract Sum.....	\$ 342,048.00
Change Orders (Net).....	\$
Contract Sum To Date.....	\$ 342,048.00
Completed To Date.....	\$ 342,048.00
Materials Stored.....	\$ 0.00
Total Completed & Stored.....	\$ 342,048.00
Less Retainage 5.00 %.....	\$ 17,102.40
TOTAL.....	\$ 324,945.60
Less Previous Certificates.....	262,998.00
Balance To Finish.....	\$ 0.00
THIS CERTIFICATE PAY THIS AMOUNT \$	61,947.60
TOTAL PAID THIS CERTIFICATE TO MBE	\$0.00

CERTIFICATION BY THE CONTRACTOR: According to the best of my knowledge and belief, I certify that all items and amounts shown on the face of this Application are correct, that all work has been performed and material supplied in full accordance with the terms and conditions of the Contract, and that all materialmen, laborers and subcontractors, as defined in Chapter 713.01, Florida Statutes, have been paid the amounts due them out of any previous payments made to the contractor by the Owner. Further, I agree to promptly pay each materialmen, laborer and subcontractor, as defined in Chapter 713.01, Florida Statutes, upon receipt of payment from the Owner, out of the amount paid to me on, account of such materialman's laborer's or subcontractor's work, the amount to which said materialman, laborer and subcontractor is entitled, reflecting the percentage actually retained, if any, from payments to myself on account of such materialman's, laborer's and subcontractor's work.

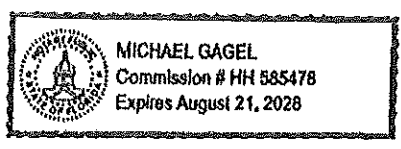
CONTRACTOR [Signature] By Clayton Brogdon
(Contractor must sign in the presence of a Notary) (Type Name)

STATE OF FL
 COUNTY OF St Johns The foregoing instrument was acknowledged before me this 12-10-24
(date)

by Clayton Brogdon of BROGDON BUILDERS
(name of officer or agent, title of officer or agent) (name of corporation acknowledging)

a FL corporation, on behalf of the corporation. He/she is personally known to me or has produced
(state or place of incorporation)
Florida Rivers Inconce as identification
(type of identification)
[Signature] (Signature of Notary)
Michael Gagel (Name typed printed or stamped)

Owner Signature and Date:



CONTRACTOR: Brogdon Builders, LLC

PAGE: 1 OF 1

PROJECT #: Rivers Edge CDD Pickleball Courts

DATE: 12/10/2024

PROJECT NAME: Rivers Edge CDD Pickleball Courts

PROJECT MGR: Clayton Brogdon/Marc Hoffmann

LOCATION: 120 Landing

SCHEDULED SUB. COMPLETION: 12/10/2024


WORK COMPLETED THIS PERIOD AS OF DATE: 12/10/2024

FUND TYPE: _____

A Item Number	B Description of Work	C Scheduled Value	G Work Completed				H Balance to Finish (C-G)	I Retainage (5%)			L Amount Payable This Period (G-I)
			D Previous Application	E This Period	F Total Completed (D+E)	J Percentage Completed (G/C)		K Previous Retainage	L Loss This Period Retainage	M Total Retainage Withheld (I+J)	
1	General Conditions	48,160.00	45,560.00	2,600.00	48,160.00	100.00%	0.00	2,278.00	130.00	2,408.00	2,470.00
2	Courts/Fencing	160,048.00	129,696.00	30,352.00	160,048.00	100.00%	0.00	6,484.80	1,517.60	8,002.40	28,834.40
3	Concrete Sidewalks	28,000.00	28,000.00	0.00	28,000.00	100.00%	0.00	1,400.00	0.00	1,400.00	
4	Landscaping/Tree Removal	25,200.00	25,200.00	0.00	25,200.00	100.00%	0.00	1,260.00	0.00	1,260.00	
5	Alternate #1 Pickleball Court Lighting	43,120.00	25,872.00	17,248.00	43,120.00	100.00%	0.00	1,293.60	862.40	2,156.00	16,385.60
6	Alternate #2 Basketball Court Lighting	37,520.00	22,512.00	15,008.00	37,520.00	100.00%	0.00	1,125.60	750.40	1,876.00	14,257.60
PAGE TOTAL:		342,048.00	276,840.00	65,208.00	342,048.00	100.00%	0.00	13,842.00	3,260.40	17,102.40	61,947.60



 Brogdon Builders, LLC



 Architect
 Engineer

 Owner

17 B

34,600 538,600

OWNER'S CERTIFICATE OF PARTIAL PAYMENT

Contractor (Name and Address):
Brogdon Builders, LLC
6919 Distribution Ave S Unit 4
Jacksonville, FL 32256
Contractor Federal I.D. No:

47-4634282

Request No: 4 - retainage
For Period Starting: 10/30/24 Ending: 12/10/24

Project Number:
Project Name: Rivers Edge CDD Pickleball Courts

NYP September 9, 2024

Base Contract Calendar Days:	120
Adjusted Days by Change Order:	0
Revised Contract Days:	
Elapsed Days to Date:	92
Net Days Remaining:	28
Estimated Days Ahead (+) or Behind (-):	

Approved Change Orders (Attach additional pages if required)			
CO#	\$ AMOUNT	CO#	\$ AMOUNT
001	\$0.00	011	\$0.00
002	\$0.00	012	\$0.00
003	\$0.00	013	\$0.00
004	\$0.00	014	\$0.00
005	\$0.00	015	\$0.00
006	\$0.00	016	\$0.00
007	\$0.00	017	\$0.00
008	\$0.00	018	\$0.00
009	\$0.00	019	\$0.00
010	\$0.00	020	\$0.00
Subtotal	\$0.00	Subtotal	\$0.00
Total Net Change Orders \$		0.00	

Original Contract Sum.....	\$	342,048.00
Change Orders (Net).....	\$	
Contract Sum To Date.....	\$	342,048.00
Completed To Date.....	\$	342,048.00
Materials Stored	\$	0.00
Total Completed & Stored.....	\$	342,048.00
Less Retainage 5.00 %	\$	
TOTAL.....	\$	342,048.00
Less Previous Certificates.....		324,945.60
Balance To Finish.....	\$	0.00
THIS CERTIFICATE PAY THIS AMOUNT		\$ 17,102.40
TOTAL PAID THIS CERTIFICATE TO MBE		\$0.00

CERTIFICATION BY THE CONTRACTOR: According to the best of my knowledge and belief, I certify that all items and amounts shown on the face of this Application are correct, that all work has been performed and material supplied in full accordance with the terms and conditions of the Contract, and that all materialmen, laborers and subcontractors, as defined in Chapter 713.01, Florida Statutes, have been paid the amounts due them out of any previous payments made to the contractor by the Owner. Further, I agree to promptly pay each materialman, laborer and subcontractor, as defined in Chapter 713.01, Florida Statutes, upon receipt of payment from the Owner, out of the amount paid to me on account of such materialman's laborer's or subcontractor's work, the amount to which said materialman, laborer and subcontractor is entitled, reflecting the percentage actually retained, if any, from payments to myself on account of such materialman's, laborer's and subcontractor's work

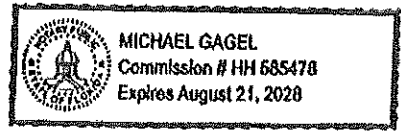
CONTRACTOR [Signature] By Clayton Brogdon
(Contractor must sign in the presence of a Notary) (Type Name)

STATE OF FL
COUNTY OF St Johns The foregoing instrument was acknowledged before me this 12-10-24
(date)

by Clayton Brogdon of BROGDON BUILDERS
(name of officer or agent, title of officer or agent) (name of corporation acknowledging)

a FL corporation, on behalf of the corporation He/she is personally known to me or has produced
Florida Driver's License as identification (state or place of incorporation) (type of identification)
[Signature] (Signature of Notary)
Michael Gagel (Name typed printed or stamped)

Owner Signature and Date:



CONTRACTOR: Brogdon Builders, LLC

PROJECT #: Rivers Edge COD Pickleball Courts

PROJECT NAME: Rivers Edge COD Pickleball Courts

LOCATION: 120 Landing

WORK COMPLETED THIS PERIOD AS OF DATE: 12/10/2024

PAGE: 1 OF 1

DATE: 12/10/2024

PROJECT MGR: Clayton Brogdon/Marc Hoffmann

SCHEDULED SUB. COMPLETION: 12/10/2024

FUND TYPE: _____

A Item Number	B Description of Work	C Scheduled Value	D, E, G Work Completed				H Balance to Finish (C-G)	I, J, K Retainage (5%)			L Amount Payable This Period (G-I)
			D Previous Application	E This Period	G Total Completed (D+E)	G/C Percentage Completed (G/C)		I Previous Retainage	J Less This Period Retainage	K Total Retainage Withheld (I+J)	
1	General Conditions	48,160.00	48,160.00		48,160.00	100.00%	0.00	2,408.00	0.00	2,408.00	2,408.00
2	Courts/Fencing	160,048.00	160,048.00		160,048.00	100.00%	0.00	8,002.40	0.00	8,002.40	8,002.40
3	Concrete Sidewalks	28,000.00	28,000.00		28,000.00	100.00%	0.00	1,400.00	0.00	1,400.00	1,400.00
4	Landscaping/Tree Removal	25,200.00	25,200.00		25,200.00	100.00%	0.00	1,260.00	0.00	1,260.00	1,260.00
5	Alternate #1 Pickleball Court Lighting	43,120.00	43,120.00		43,120.00	100.00%	0.00	2,156.00	0.00	2,156.00	2,156.00
6	Alternate #2 Basketball Court Lighting	37,520.00	37,520.00		37,520.00	100.00%	0.00	1,876.00	0.00	1,876.00	1,876.00
PAGE TOTAL:		342,048.00	342,048.00	0.00	342,048.00	100.00%	0.00	17,102.40	0.00	17,102.40	17,102.40


Brogdon Builders, LLC


Celeste Amador
Architect
Engineer

Owner

**UNCONDITIONAL WAIVER AND
RELEASE OF LIEN UPON FINAL PAYMENT**

The undersigned lienor, in consideration of the final payment in the amount of \$17,102.40 hereby waives and releases any and all claims, liens, claims of lien, lien rights, demands, unsigned or disputed change orders, and causes of action of all kind and character for labor, services, or materials furnished to Brogdon Builders, LLC on the job of Rivers Edge CDD (Owner) to the following described property:

Rivers Edge Pickleball Courts and Basketball Lighting

120 Landing St

St Johns, FL 32259

Brogdon Builders, LLC

DATED this the 10th day of December 2024

By: _____

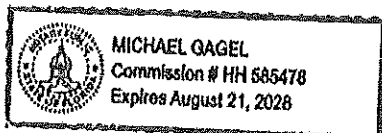
(Signature)

Clayton Brogdon Manager
(Print Name and Title)

STATE OF FLORIDA }
COUNTY OF FL }

Sworn to and subscribed before me this 10 day of Dec 2024,
by Clayton Brogdon, the manager of
BROGDON BUILDERS, LLC who is personally known to me or has
produced Florida Drivers License as identification and says he/she is
authorized to execute the forgoing waiver and release of lien on behalf of said lienor and
that the statements contained herein are true and correct.

Notary Public
State of Florida at Large
My Commission expires: 8/21/28



FOURTH ORDER OF BUSINESS

A.



Rivers Edge CDD – I, II, and III

Landscape Update for March 2025

- **General Maintenance**

- We have set the clock to three times a week with the turf starting to come out dormancy and the temperatures going up
- We have Detailed and Cleaned up the Riverhouse and Riverclub.
- Team is spraying for weeds throughout the community and trimming shrubs.
- Teams are working on grass cutbacks and removing moss from trees
- We will ensure that all tree suckers are removed from the base of the trees
- 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 April 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.
 - All clocks are being set to run three times a week due to amount of rain we have had
 - Lead tech is working with IQ system to help system run more efficiently.
 - We are setting five day rain delays when we have rain
 - Other options are being looked at to make the system more efficient and save on the annual water cost.
 - Items being looked at:
 - Eliminating bubblers on established trees that do not need them anymore
 - Making sure all rain sensors are operational
 - Adding rain sensors to battery operated valves
 - Each area will be different depending on layout and justification of cost.
 - Some will be looked at to be added to a clock with wiring.
 - Others will be looked at for rain sensor installation and hidden by plant material if required.
- **Fert/Chem**
 - Our techs will be treating for turf weeds throughout the community.
 - The turf is starting to come out of dormancy. Teams are spreading granular fertilizer to green up turf and push healthy growth
 - 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.

1.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: **03/19/2025**

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 our eyes on, but the slide itself 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 will remain closed until the repairs are made. We are coordinating scheduling now with Sterling Specialties as voted upon in February's meeting. Work will commence shortly, and we will not perform any work during spring break week for safety reasons.

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 are coordinating scheduling now with Sterling Specialties as voted upon in February's meeting. Work will commence shortly, and we will not perform any work during spring break week for safety reasons.

Filter Equipment for RiverHouse Pools:

The sand filters for both pools need repair. The sand needs to be changed out. When performing a changeout there will need to be internal parts changed out, 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 means the filters must 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:

We are working with the selected contractor, Crown Pools, on scheduling options to complete this project which we will go over with the board as soon as possible.

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 have ordered these and are awaiting their arrival.

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 are coordinating scheduling now with Sterling Specialties as voted upon in Februarys meeting.

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.

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 they have ordered these from the fish hatchery. We will work on scheduling which is likely due in March due to the weather if they are available.

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.

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 under warranty and had it installed. This is currently operational.

Bar Stools:

We are purchasing new bar stools for the club as the old ones are worn out. These have been ordered and we are awaiting their arrival.

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. This project has begun, and we are working towards the finish line.

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 April's meetings.

Rivers Edge CDD – I, II, and III

Landscape Update for March 2025

- **General Maintenance**

- We have set the clock three times a week with the turf starting to come out dormancy and the temperatures going up
- We have Detailed and Cleaned up the Riverhouse and Riverclub.
- The team is spraying for weeds throughout the community and trimming shrubs.
- Teams are working on grass cutbacks and removing moss from trees
- We will ensure that all tree suckers are removed from the base of the trees
- The 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 the status of concerned areas and the overall appearance of the community.
- Annual flowers will be installed in April 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 shown after each mowing occurrence moving forward.
- **Irrigation**
 - Techs have been running through the system and making repairs as we go.
 - All clocks are set to run three times a week due to the amount of rain we have had
 - Lead tech is working with IQ system to help the 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.
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- **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.

(Continued)

RIVERTOWN

RECDD's Lifestyle Report

Date of report: **03/19/2025**

Submitted by: **Kim Fatuch**

Ongoing Projects

- Garden project has been completed. Only 4 plots left to rent.
- Working on Resident partnership options for events.
- We are exploring the idea of certain events being sponsored by local businesses.

January Events

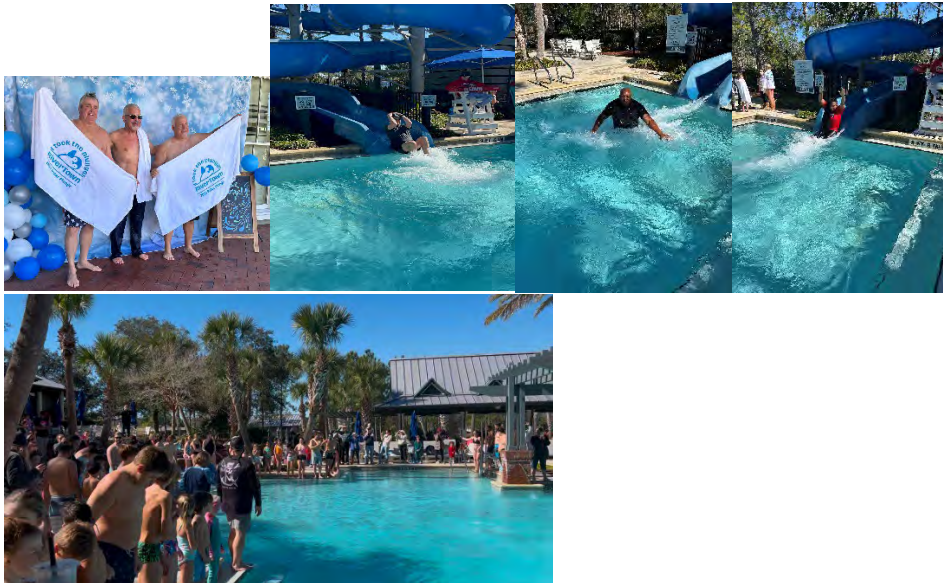
- 1.15.25 – Comedy Night
 - First Coast Comedy will be providing an Improv show.
 - 140 tickets have been reserved for this event, 74 people showed up
 - The comedians did not disappoint. The crowd was in tears from laughing so hard with rave reviews at the end. Some residents were even invited up to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



-
- 1.22.25 – A Walk with History
 - 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
 - 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
 - Residents are welcome to enjoy something not done often in Florida... Ice Skating.
 - All ages welcome. Skates provided but helmets recommended
 - Over 100 people turned out in the cold to enjoy skating at the RiverLodge



- 1.25.25 – Polar Plunge at RiverHouse
 - Residents are invited to take the plunge and jump into the icy water to start off the 2025 year
 - The first 100 people down the slide will receive a cozy gift
 - Cinnabon Truck 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



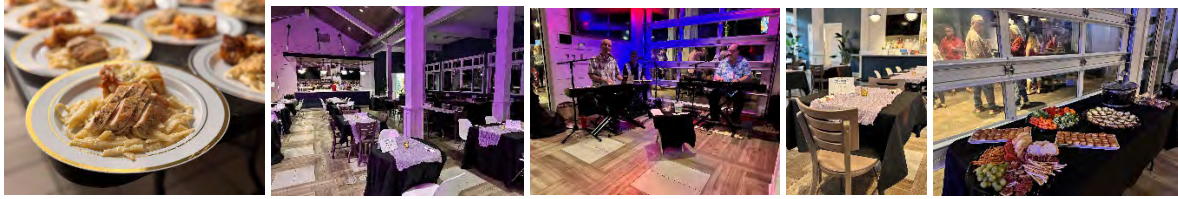
February Events

2.7.25 – Davis Cook in the Café

- It's always a great event. The café had \$4100 Net Sales!

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 32 couples attending this event.
- Another standing ovation event. Already received questions from residents about what is in store for next year. This has become an annual event that couples look forward to.



2.13.25 – Music Bingo

2.21.25 – Boots n Bling Daddy Daughter Hoe-Down

- Residents can enjoy an evening of fun Hoe-down style
- This is a ticketed event. We had to close registration at 300 attendees



2.27.25 – Trivia with Ross

- Always a great turnout for Trivia nights.

2.28.25 – Boots n Bling Mother Son Hoe-Down

- Residents can enjoy an evening of fun Hoe-down style
- This is a ticketed event, 184 registrations



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 RiverClub for Spring Break Kickoff

3.20.25 – Star Wars Trivia Night

3.22.25 – Bubble Bash at RiverLodge

3.22.25 – DJ at RiverClub closing out Spring Break

3.27.25 – Trivia

(Continued)

RIVERTOWN

RECDD's Café Report

Date of report: 03/19/2025

Submitted by: Richard Losco & Lisa McCormick

Square POS Net Sales were up 20.6% for the month of January \$42,381 compared to \$35,140 prior year. The revenue trajectory is extremely positive based on current figures. Events at the RiverClub Facility included music bingo, trivia, and Davis Cook music.

Cost of Goods Sold (Food and Beverage) was 41.9% in the month of January, compared to 46.1% prior year. This improvement from the prior year is positive, and hopefully the trend will continue into FY 2025 with diligence in inventory management and menu design and pricing.

Food & Beverage as % of Revenue:

Target	12-Month	% Rate – 40%
Optimal	12-Month	% Rate – 35%
Actual	January '25	% Rate – 42%

Gross Wages as % of net sales was 44.6% in the month of January, compared to 36.7% prior year, an increase of 21.5%. This is unacceptable in relation to the improvement in net sales, and we will look to improve efficiency, avoid overtime, and review proper scheduling per projected sales.

Gross Wages as % of Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	January '25	% Rate – 45%

Revenue projections and controlling cost will be our focus for calendar year 2025 with emphasis on reduction in wages and payroll related expenses and food and beverage cost. Review of restructuring the kitchen schematic and hiring energetic, experienced personnel will contribute to our stated goals. Again, oversight of efficiencies, inventory management, and controlling labor costs are top priority with continuing to providing a quality product and service to the residents of RiverTown.

Furniture options are being reviewed currently with the emphasis on booth upholstery replacement and bar stools. Major refurbishment will be presented for the FY 2026 budget.

Hiring continues for the upcoming season through Labor Day, and we hope to land a couple of qualified candidates.

RIVERCLUB CAFÉ – JAN' 2025

TOTAL NET SALES

\$42,380.61

TOTAL TRANSACTIONS

1,371

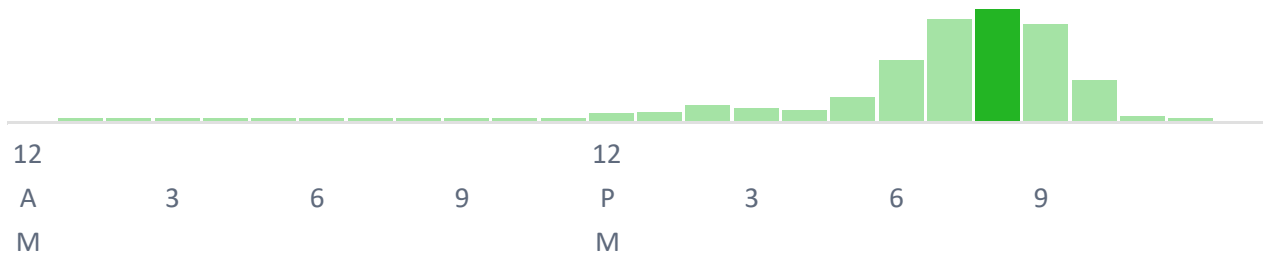
BEST DAY OF THE WEEK

Friday

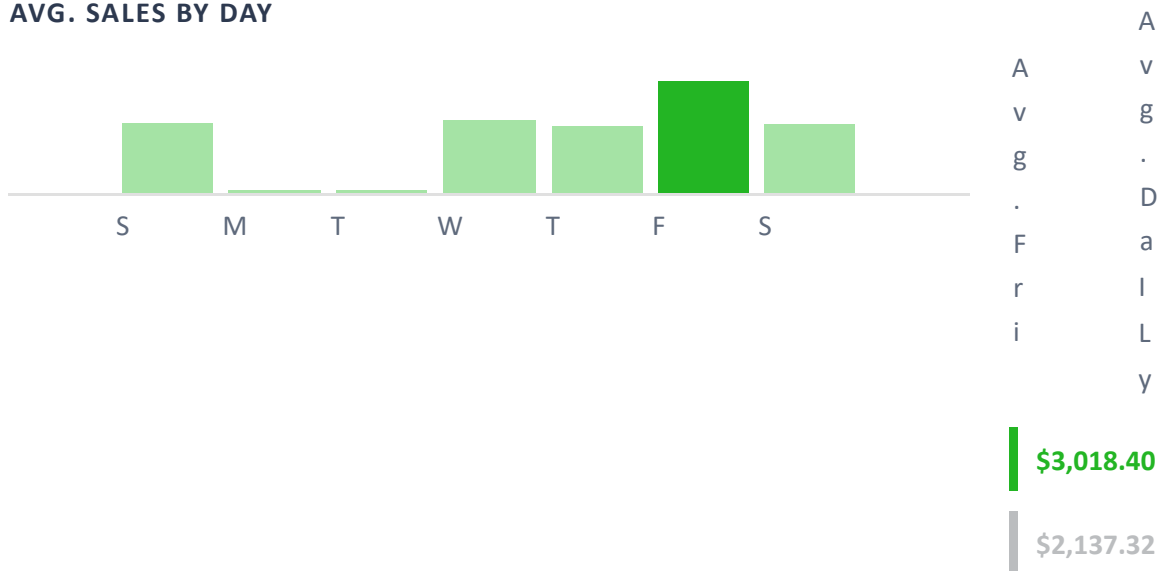
COVERS

0

AVG. SALES BY HOUR



AVG. SALES BY DAY



Your items

TOP-SELLING CATEGORY

Mains

TOP-SELLING ITEM

Wings

TOTAL ITEMS SOLD

6,639

TOP-SELLING ITEM SALES

\$2,618.05

Your employees

SALES BY EMPLOYEE

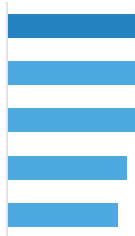
Lani D

Jaqueline R

Olivia L

Maya C

Kelsey B



TOP EMPLOYEE

Lani Dail

TOP EMPLOYEE SALES

\$11,406.25

AVG. SALE COUNT PER
EMPLOYEE

124.0

AVG. SALES PER EMPLOYEE

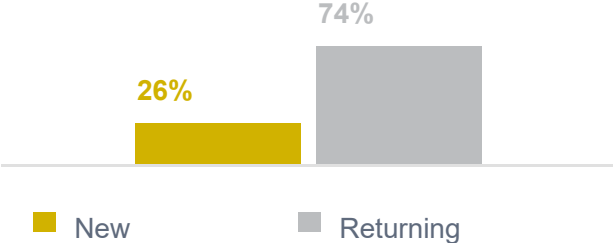
\$4,526.66

Your customers

**CUSTOMERS
SERVED**
723

**NEW
CUSTOMERS**
190

**RETURNING
CUSTOMERS**
533



(Continued)

RIVERTOWN

RECDD's Monthly Amenity Manager Report

Date of report: **03/19/2025**

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

RiverLodge Lazy River Hours: 10am – 5:30pm (Dusk) - (Thurs – Tues) *Closed Wednesdays*

Starting 3/9/2025

10am – 9pm (Sun, Mon, Tues, & Thurs)

10am – 10pm (Fri & Sat)

RiverLodge Lifeguard/WAP Hours: *Closed for Season*

Open Spring Break - Fri 3/14/2025 – Sun 3/23/2025, then Sat & Sun until Summer Break

11am – 7pm (Thursday – Tuesday)

RiverLodge GS Hours: 10am - 9pm (Sun – Tues, & Thurs), 10am – 10pm (Fri/Sat)

RiverHouse GS Hours: 11am - 5pm (Tues - Sun) *Closed Mondays*

Starting 3/9/2025

11am – 7pm (Sun, Tues, Wed, & Thurs) *Closed Mondays*

11am – 9pm (Fri & Sat) *Closed Mondays*

RiverHouse LG/Slide Hours: *Closed for Season*

Open Spring Break - Fri 3/14/2025 – Sun 3/23/2025, then Sat & Sun until Summer Break

11am – 7pm (Tues – Sun)

RiverClub GS Hours: 10am - 9pm (Sun, Mon, Wed, & Thurs), 10am – 10pm (Fri/Sat)

-RiverHouse: Spring forward Sunday, March 9th. Guest service hours extended until 7pm on Sunday, Tuesday, Wednesday, & Thursday. Guest service hours extended until 9pm on Friday & Saturday.

- RiverClub: 5 Smooth Stones will be out on 3/10/2025 to replace non-functional security cameras.

- RiverLodge: Spring forward Sunday, March 9th. Amenity hours will end when Guest Services is scheduled to leave as lighting has been approved. The WAP Pool will be open during Spring Break from 11am – 7pm, and Saturday/Sunday until Summer Break.

- Hiring/Staffing: Wrapping up seasonal hiring for all positions.



Customer Service Report

Customer: RiverTown 1
 Customer ID: J19302
 Field Biologist: Steven P

Date of Visit: 2/28/2025

Waterway and Ditch Treatments

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

Comments: Ponds treated as listed above for the month of February. Thank you for choosing Florida Waterways INC.

Carp Program

- Carp Observed
- Barriers Inspected

Flow

- None
- Slight
- Visible

Water Clarity

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

Water Levels

- High
- Normal
- Low

Fish/Wildlife Observations

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

Native/Beneficial Vegetation Noted

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

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



Customer Service Report

Customer: RiverTown 1
 Customer ID: J19302
 Field Biologist: Steven P

Date of Visit: 2/28/2025

Waterway and Ditch Treatments

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

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| <input checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | _____ |

Native/Beneficial Vegetation Noted

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|--|---------------------------------------|-----------------------------------|---|
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| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

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 Customer ID: J19302
 Field Biologist: Steven P

Date of Visit: 2/28/2025

Waterway and Ditch Treatments

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

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Customer Service Report

Customer: RiverTown 1
Customer ID: J19302
Field Biologist: Steven P

Date of Visit: 2/28/2025



Pond A



Pond AA



Pond B



Pond BB



Pond C



Pond CR4

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Customer Service Report

Customer: RiverTown 1
Customer ID: J19302
Field Biologist: Steven P

Date of Visit: 2/28/2025



Pond CR5



Pond CR6



Pond CR7



Pond D



Pond E



Pond G

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Customer Service Report

Customer: RiverTown 1
Customer ID: J19302
Field Biologist: Steven P

Date of Visit: 2/28/2025



Pond GG



Pond H



Pond HH



Pond I



Pond J



Pond L

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Customer Service Report

Customer: RiverTown 1
Customer ID: J19302
Field Biologist: Steven P

Date of Visit: 2/28/2025



Pond LL



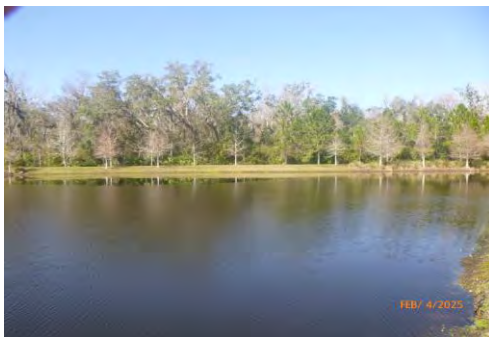
Pond M



Pond Q



Pond R



Pond S



Pond T

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Customer Service Report

Customer: RiverTown 1
Customer ID: J19302
Field Biologist: Steven P

Date of Visit: 2/28/2025



Pond U



Pond V



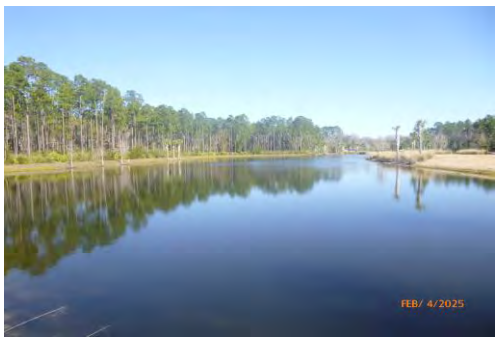
Pond W



Pond X



Pond Y



Pond Z

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



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

RollKall Job#: 4532567

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD037353			3

ACTIVITY / COMMENTS:

Total Contacts: 3 Citations: 0 Warnings: 3

NOTES: 2 vehicles stopped. Responded to an alarm. Violations were for running stop signs and speeding. Top speed 46mph. Patrolled Chandler Drive and Silgrass Lane.



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

RollKall Job#: 4532569

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD040319			3

ACTIVITY / COMMENTS:

Total Contacts: 3 Citations: 1 Warnings: 2

NOTES: 3 vehicles stopped. Violations were for running stop signs. Continued patrolling Chandler Drive and Silgrass Lane



**ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet**

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



NAME / ID:				
[Redacted]				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[Redacted]	SJSO25CAD045883	[Redacted]	[Redacted]	4

ACTIVITY / COMMENTS:

SJSO25CAD045906, SJSO25CAD045923, SJSO25CAD045955, SJSO25CAD045995, SJSO24CAD046017, SJSO25CAD046030 (6 Traffic Stops)

4 written warnings for stop sign violations, 2 written warnings for exceeding the speed limit (34mph in a 25mph zone and 33mph in a 25mph zone) 1 written warning for expired tag less than 6 months, two verbal warnings for failure to exhibit driver's license - resulting from the 6 above traffic stops.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1227534



ST JOHNS COUNTY SHERIFF'S OFFICE
Stat Sheet

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



NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD046800			6

ACTIVITY / COMMENTS:

Total Contacts:5 Citations: 1 Warnings:4 Top speed measured by radar was; , **40MPH on Rivertown Main near entrance **



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD049046			6

ACTIVITY / COMMENTS:

Total Contacts:6 Citations:0 Warnings:7 Top speed measured by Radar was;, **39 MPH on RiverTown Main Street.

Fraud report taken for a citizen also handled a residential alarm. Spoke to a group of juveniles who were operating electric dirtbikes/e-bikes about the legality and safety within the community.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 4665842

2.

RIVERTOWN PICKLEBALL

Court Usage Rules

PICKLEBALL PLAYER ROTATION: 4 ON | 4 OFF

When all courts are occupied, and players are waiting:

- Limit court time to 1 game, win by 2.
 - Rotate 4 players on and 4 players off court.
1. 4 players will play a game on a court, the winner is the first team to 11 points (win by 2 points).
 2. When the game completes, all four players depart the court, and the next four waiting players go onto the court*.
*If the next group up has less than 4 players, they should try to find players from other waiting groups. If no one wishes to play, then the 1-3 players still get priority to go on the court. The foursome waiting on the rack after them does not get to bypass them.
 3. The departing players should place their paddles in the paddle rack and wait to rotate back onto a court.

Use Paddle Rack:

- Start from left to right.
- Place your paddle (or your group's paddles) in the next available open spot(s) on the rack.
- There is a "NEXT" marker to indicate which foursome is up next. Move the marker, not the paddles, to the next foursome spot when players go onto a court.

Practice Good Sportsmanship

EIGHTH ORDER OF BUSINESS

LICENSE AGREEMENT FOR USE OF AQUATIC FACILITIES

THIS LICENSE AGREEMENT (“**License Agreement**”) is made and entered into this ___ day of March 2025, by and between:

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, with a mailing address of c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”), and

ANCHORS AWEIGH AQUATICS, LLC D/B/A BRITISH SWIM SCHOOL JACKSONVILLE BEACHES – ORANGE PARK, a Florida limited liability company, with a mailing address of 139 Terra Oaks Drive, St. Johns, Florida 32259 (“**Licensee**” and together with the District, “**Parties**”).

RECITALS

WHEREAS, the District is a special-purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns, operates, and maintains a recreation facility commonly known as the “RiverHouse” with a recreational pool (“**Pool**”); and

WHEREAS, Licensee approached the District and desires to make use of the District’s Pool for the provision of swimming lessons; and

WHEREAS, the District is willing to allow the Licensee to make use of the Pool as specifically set forth herein, provided that such use does not impede the District’s operation of the Pool as a public improvement and such use is in compliance with this License Agreement; and

WHEREAS, the District has determined that providing the Licensee with the ability to use the Pool is a benefit to the District, is a proper public purpose, and makes appropriate use of the District’s public facilities; and

WHEREAS, the District and the Licensee warrant and agree that they have all rights, power, and authority to enter into and be bound by this License Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

SECTION 2. GRANT OF LICENSE. The District hereby grants to the Licensee a license to use the Pool for the provision of swimming lessons (“**License**”). In consideration of use of certain portions of the Pool, Licensee agrees to the following conditions:

- A. Licensee’s access is limited to the Pool, the adjacent pool deck, the Pool restrooms, and the parking lot serving the Pool. No other use of, or access to any other portions of the amenities is permitted. Non-residents must immediately vacate the premises at the conclusion of the lesson; failure to do so is a breach of this Agreement.
- B. Licensee shall coordinate the schedule of lessons with the District’s Representative, Kimberly Fatuch, at least thirty (30) days in advance of any usage under this Agreement. Licensee’s access is limited to swimming lessons on the dates agreed to in writing by the District with the following limitations:
 - 1. Lessons shall not impede the use of the Pool by residents and their guests.
 - 2. A representative holding a lifeguard certification must be present on site at all times during any use of this License.
- C. Licensee will pay the District ten percent (10%) of the gross revenue from the swim lessons offered as a usage fee for the Pool.
- D. Instructors must be licensed and insured, consistent with State of Florida statutory and other requirements. Licensee represents that Licensee has the certification(s) as provided in s. 514.071, *Florida Statutes*, and other applicable law.
- E. Swimming lessons are only available to District Patrons (as that term is defined in the District’s *Policies Regarding District Amenity Facilities (River House)*). Licensee is responsible for and must ensure that, prior to registration and/or payment with the Licensee, each prospective resident swimming lesson participant demonstrates proof of residency and/or shows proof of a current and unexpired access card.
- F. Licensee shall cooperate in good faith with District staff to ensure that the pool capacity is not exceeded.
- G. The Parties acknowledge that weather conditions and other factors may affect the use of the Pool at any given time. The District shall have the right to temporarily close the Pool on any given day due to inclement weather, including, but not limited to, rain, lightning, hail, and strong winds. Licensee shall abide by the decision of the District as to the closure of the

Pool. Licensee shall be responsible for the safety of its staff, guests, invitees, agents, or participants during such times.

- H. Only swimming lesson participants, their immediate guardian, and instructors are permitted to enter the Pool, except in case of emergency. Family members and/or guests of Licensee may not use the Pool in conjunction with this License.
- I. Licensee's use of the Pool shall be contemporaneous with the use of the Pool by District Patrons (as that term is defined in the District's *Policies Regarding District Amenity Facilities (River House)*) and Licensee's use shall not interfere with the operation of the Pool as a public improvement.
- J. Licensee shall meet with the management staff prior to the commencement of the swimming lessons as needed to coordinate parking plans, details, times, and housekeeping responsibilities. It is the responsibility of Licensee to ensure all of the facilities utilized by Licensee and its invitees are left in a neat and orderly fashion, in the same or better condition than prior to commencement of the swimming lessons on any given day and any trash is properly disposed of in trash bags and taken to the dumpster.
- K. Licensee may display signage, if any, during swimming lessons only. Signs may be displayed on the day of the swimming lessons and must be taken down within two (2) hours of conclusion of such swimming lessons. Any advertisements naming the District, its facilities, including any derivation of such facilities, shall include verbiage in legible font that states: **"This is not a Rivers Edge CDD sponsored or endorsed event."**
- L. Licensee's use of the Pool shall be subject to the policies and regulations of the District and Licensee acknowledges receipt and reading of all such policies and rules.
- M. Licensee shall provide to the District a Rivers Edge Community Development District Consent and Release from Liability ("**Release**"), in the form attached hereto as **Exhibit A**, fully executed by each swimming lesson participant and the parent or legal guardian of such swimming lesson participant, prior to that participant's use of the Pool. Licensee shall not permit any swimming lesson participant to use the Pool without first providing the District with a fully executed Release for such participant. Should the Licensee fail to comply with this section 2.M., the District may immediately terminate this License Agreement, notwithstanding any provisions to the contrary.

- N. The grant of this License is further conditioned on Licensee’s compliance at all times with applicable laws, statutes, ordinances, codes, rules, regulations, and requirements of federal, state, county, city and municipal government, and any and all of their departments and bureaus, and all applicable permits and approvals, including but in no way limited to, USA Swimming guidelines, health department requirements, fire code and other laws (“**Laws**”). It is Licensee’s responsibility to know, understand and follow such Laws.

SECTION 3. TERM. The License shall be effective only on the dates and times coordinated with and approved in writing by the District’s representative, Kimberly Fatuch, subject to the terms of this Agreement, unless terminated in accordance with the terms herein.

SECTION 4. SUSPENSION, REVOCATION AND TERMINATION. The District and Licensee acknowledge and agree that the License granted herein is a mere privilege and may be immediately suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide Licensee written notice of the suspension or revocation, which shall be effective immediately upon receipt by Licensee of the notice. Licensee may terminate this License Agreement upon written notice to the District. The covenants and obligations of Licensee contained in sections 2.M., 6, 7, 8, 9, 10, 11, and 12 shall survive cancellation for acts and omissions which occurred during the effective term of the License Agreement.

SECTION 5. PROFESSIONAL JUDGMENT. Licensee shall maintain all required licenses and certifications in effect and shall at all times exercise sound professional judgment, including taking precautions for the safety of its participants, staff and invitees. All minors participating in the swimming lessons shall only do so with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any swimming lesson participant while using the Pool.

SECTION 6. INSURANCE AND INDEMNITY.

- A. Proof of insurance must be provided to the District prior to swimming lessons beginning. Licensee shall acquire and maintain, at a minimum the following insurance coverage:

- i. Workers’ Compensation and Employer’s Liability

Workers’ Compensation	Statutory
Employer’s Liability	
Each Accident	\$1,000,000
Each Employee	\$1,000,000
Policy Limit	\$1,000,000

- ii. *Commercial General Liability*

General Aggregate	\$5,000,000
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Personal Reputation and Advertising Injury	\$2,000,000
Bodily Injury and Property Damage—Each Occurrence	\$2,000,000
Damage to Rented Premises – Each Occurrence	\$500,000
Participant Legal Liability	\$2,000,000

iii. *Automobile Liability*

Bodily Injury	
Each Person	\$1,000,000
Each Accident	\$1,000,000
Property Damage	
Each Accident	\$1,000,000
[OR]	
Combined Single Limit (Bodily Injury and Property Damage)	\$1,000,000

**Automobile liability insurance shall include coverage for all owned, non-owned, and hired vehicles*

iv. *Excess or Umbrella Liability*

General Aggregate	\$5,000,000
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v. *Additional Coverage*

Abuse/Molestation	\$1,000,000
Excess Medical/Dental	\$25,000
Accidental Death and Dismemberment	\$5,000

vi. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “Additional Insureds”) shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. The Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter’s rights of subrogation in favor of the Additional Insureds.

B. Licensee hereby agrees to defend, indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (all costs including, without limitation, expert witness fees, paralegal fees, and reasonable

attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the License by Licensee, its staff, agents, participants, guests, or invitees.

- C. Nothing in this License Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this License Agreement shall insure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 7. NOTICES. All notices, requests, consents and other communications hereunder shall be in writing and shall be delivered, mailed by overnight delivery service or First Class Mail, postage prepaid, to the Parties at the addresses listed above. Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this License Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

SECTION 8. CARE OF PROPERTY. Licensee agrees to use all due care to protect the property of the District, its Patrons (as that term is defined in the District's *Policies Regarding District Amenity Facilities (River House)*) and guests from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's use of the Pool under this License Agreement. Licensee shall commence repair any damage resulting from its operations under this License Agreement within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the District.

SECTION 9. ENFORCEMENT OF LICENSE AGREEMENT; VENUE. A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance. Notwithstanding this, the Licensee's right to recover damages from the District on any and all claims of any type shall be limited in all instances to no more than One Hundred Dollars (\$100). This License Agreement and the provisions contained in this License Agreement shall be construed, interpreted, and controlled according to the laws of the State of

Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 10. PUBLIC RECORDS. Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. Licensee acknowledges that the designated public records custodian for the District is **Governmental Management Services, LLC (“Public Records Custodian”)**. Among other requirements and to the extent applicable by law, Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Licensee, Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO LICENSEE’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (904) 940-5850, INFO@GMSNF.COM, AND 475 WEST TOWN PLACE, SUITE 114, WORLD GOLF VILLAGE, ST. AUGUSTINE, FLORIDA 32092.

11. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

12. NO TRANSFER OR ASSIGNMENT. The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License without such prior written consent shall be void.

13. ENTIRE AGREEMENT. This is the entire License Agreement of the parties and it may not be amended except in writing signed by both parties. This License Agreement supersedes any prior License Agreement between the District and Licensee regarding the use of the District's facilities.

14. ANTI-HUMAN TRAFFICKING. Licensee certifies, by acceptance of this License Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Licensee agrees to execute an affidavit in compliance with Section 787.06(3)(a), *Florida Statutes*, and acknowledges that if Licensee refuses to sign said affidavit, the District may terminate this License Agreement immediately.

[Signatures on following page.]

IN WITNESS WHEREOF, the parties execute this License Agreement the day and year first written above.

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

**ANCHORS AWEIGH AQUATICS, LLC D/B/A
BRITISH SWIM SCHOOL JACKSONVILLE
BEACHES – ORANGE PARK**

By:
Its:

Exhibit A: Waiver and Release

Exhibit A
Waiver and Release, Page 1

I, _____, on behalf of myself, my personal representatives, my minor children and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Rivers Edge Community Development District (the “**District**”), and its present, former, and future supervisors, staff, officers, employees, representatives, agents, and amenity center contractors (together, the “**Indemnitees**”) from any and all liability, claims, lawsuits, actions, suits, or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney’s fees, expert witness fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my children’s and my guests’ use of the facilities and lands owned by the District in connection with the swimming lessons. I expressly acknowledge that there are inherent risks in participating in any athletic activities, including swimming, and I assume all risk for any and all injuries and illness that may result from my own, my children’s and my guests’ participation in any and all of these activities, including, but not limited to any injuries sustained by me, my children, and my guests. Without limiting the foregoing, I hereby acknowledge and agree that the District will not in any way supervise or oversee the activities occurring on the District’s property in connection with the swimming lessons. This Waiver and Release is binding upon me, my children, my guests, my heirs, executors, legal representatives, and successors. The provisions of this Waiver and Release will continue in full force and effect even after the conclusion of my use of the District’s property. The provisions of this waiver of liability may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District.

I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I further understand that nothing in this waiver and release shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, *Florida Statutes* or other statute or law. I agree that if any portion of this waiver and release is deemed invalid, that the remainder will remain in full force and effect.

I CERTIFY THAT I HAVE READ THIS DOCUMENT, AND I FULLY UNDERSTAND ITS CONTENT AND FURTHER UNDERSTAND THAT BY SIGNING THIS DOCUMENT THAT I AM WAIVING CERTAIN LEGAL RIGHTS AND REMEDIES. I AM AWARE THAT THIS IS A RELEASE OF LIABILITY AND A CONTRACT AND I SIGN IT OF MY OWN FREE WILL. I UNDERSTAND THAT BY SIGNING BELOW, SUCH WAIVER AND RELEASE, INCLUDING ALL OF THE TERMS IN THE PRECEDING PARAGRAPHS, SHALL APPLY EACH AND EVERY TIME I, MY CHILD, OR MY GUEST UTILIZE THE DISTRICT’S FACILITIES OR LANDS.

[Sign on following page]

NOTICE TO THE MINOR CHILD'S
NATURAL GUARDIAN

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF THE INDEMNITEES USE REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM THE INDEMNITEES IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND THE INDEMNITEES HAVE THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE IF YOU DO NOT SIGN THIS FORM.

Signature
(parent or guardian if participant is under 18)

Mailing Address

Print Name of Signatory

Telephone Number

Participant Name (if different from above)

Date