

*Rivers Edge
Community Development District*

April 16, 2025

AGENDA

Rivers Edge Community Development District

www.RiversEdgeCDD.com

April 9, 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, April 16, 2025, at 11:00 a.m. at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)
- III. Approval of the Consent Agenda
 - A. Minutes of the March 19, 2025 Meeting
 - B. Financial Statements as of February 28, 2025
 - C. Check Register
- IV. Staff Reports
 - A. Landscape Maintenance - Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager - Overview of Fiscal Year 2026 Budget
 - E. General Manager - Monthly Amenity, Field Operations and Pond Reports
- V. Ratification of Termination of Cost Share Agreement for Roadway and Surface Water Management System Maintenance Services
- VI. Discussion of Dog Park and Pickleball Court Access Control
- VII. Consideration of Footbridge Alleyway Maintenance

- VIII. Consideration of Cost Share Requests
 - A. Addendum to Pond Maintenance Contract for Pond 96
 - B. Replacement of Umbrellas and Bases at the RiverClub Pool
 - C. Installation of Water Fountain in the RiverHouse Gym
- IX. Consideration of Yellowstone Aged Invoices
- X. Discussion on Permanent Holiday Lighting
- XI. Consideration of Request for Use of the Facilities from The Learning Trio
- XII. Ratification of Proposal for the Installation of Decking
- XIII. Other Business
- XIV. Supervisor Requests
- XV. Audience Comments
- XVI. Next Scheduled Meeting – May 21, 2025, at 5:00 p.m. at the RiverTown Amenity Center
- XVII. Adjournment

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

THIRD ORDER OF BUSINESS

A.

Minutes of Meeting
Rivers Edge
Community Development District

The regular meeting of the Board of Supervisors of the Rivers Edge Community Development District was held Wednesday, March 19, 2025 at 5:00 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Jason Davidson	General Manager, Vesta
Richard Losco	General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Kimberly Fatuch	Lifestyle Director, Vesta
Lisa McCormick	Vesta/Amenity Services
Ken Council	Amenity Manager, Vesta
Blake Dougherty	Yellowstone
Malcolm Santos	Yellowstone
Brad Correia	Crown Pools
Ms. Duff	Riptides Swim Team
Several Residents	

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 5:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS**Audience Comments**

Mr. deNagy stated that if there are many people here to comment on the pool project, we may open a separate public comment period under that agenda item. We will see how that goes.

Mr. Wilson stated at the last meeting I talked about the condition of the alleyway behind my house, and I understand the district engineer was going to do some investigation and bring proposals to the board.

Mr. Mason stated Ryan said they have older proposals, and they need to get them updated with current prices.

Mr. deNagy stated we will talk about that at the next meeting.

A resident stated before you start talking about the pool, I would like to extend the pool time as discussed at the last meeting.

Ms. Duff stated I would like to comment as a RiverTown Riptide board member coach, parent, and a five-year resident of RiverTown. At the last meeting we learned that repairs were needed since last summer. The bidding process only began in November and the progression of this process would be the pool would never be closed for late spring and summer. Will notice be given to the Riptides to give us time to find another location. Our registration has been delayed twice. Pushing the repairs to the fall will allow us to have our 2025 season.

A resident stated regarding the Rivertown trademark, Mattamy and Vesta have an obligation to protect that trademark. I'm looking forward to the discussion tonight to hear what you are doing to help defend that.

Mr. Maynard requested that the pool discussion be moved up in the agenda.

THIRD ORDER OF BUSINESS**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**

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

FIFTH ORDER OF BUSINESS**Staff Reports****A. Landscape Maintenance - Report**

Mr. Santos gave an overview of the Yellowstone Landscape Update for March, a copy of which was provided in the agenda package.

B. District Engineer – Update on the Kayak Pond

Mr. Mason stated we are waiting for the water table to recover and go up higher than it is. There is more rain in the summer and that will help.

An update on the roundabout, there are some big changes coming up next week, they are going to be paving the areas that have lime rock on them that are going in right now. There will be a shift in traffic starting Wednesday and this is wrapping up Phase 3 of 6 on the roundabout. Phase 4 is supposed to start mid-April and that will be demoing temporary asphalt and installing sidewalks. There will be final grading and landscape, then a final lift of asphalt and closing out the project. That is all supposed to happen between now and the middle of July.

C. District Counsel – Update on RiverTown Trademark

Ms. Gentry stated a communication went out to the community Friday on the roadway plat issue for Rivers Edge III. That plat was accepted by the county, which means the county is accepting the roadways in that latest phase of Rivers Edge III. No change from what we expected and thanks to everyone who got involved in that.

On the trademark issue, we are tracking the status of this on the U.S. Trademark website. It is still not a CDD action item to challenge this trademark, that is a Mattamy action item if they choose to do that. They have told me that they do not want to comment on any pending legal matters. There are a few residents who have received some cease-and-desist letters related to this, who have reached out to me. Unfortunately, I am not able to help those people, that would be a private legal matter.

The Legislative session in Tallahassee started earlier this month. As always, we are tracking any bills that might impact CDDs or special districts. There is a bill introduced to repeal the requirement for the goals and objectives reporting. As we have seen in several years past there is a bill that would increase the monetary limits for what someone can recover under sovereign immunity if they sue the district. That hasn't gotten traction in past years, but we will continue to

monitor this year. There is also a bill that shifts liability if a tree falls and puts the liability on the property owner. I will note that there is an exception for tracts of land that are five acres or more. A lot of natural wooded areas would fall under that exception.

D. District Manager

Mr. deNagy stated Vesta is working on a reimbursement from AT&T to come back to the district. There was also an issue of the name on the account.

I worked with the insurance provider, to add the pickleball courts, fencing, and lighting on the pickleball and basketball courts to your property insurance schedule.

The Series 2018 acquisition and construction account has been officially closed, and those funds will be moved into a prepayment account for the series 2018 bonds.

E. General Manager

1. Monthly Amenity and Field Operations Report

A copy of the monthly amenity and field operations report was provided in the agenda package for your review.

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

SEVENTH ORDER OF BUSINESS

Discussion of Pool Contract Negotiations and Project Timing

Mr. Losco stated our first option would be that we go ahead and do both pools starting in April. The second option would be that we defer the pool repairs until the fall. Our third option would be a phased approach to start the main pool here in April to be completed by the first of July; meanwhile we would have the lap pool open and that would be deferred for repair until after the fall season so the swim team could get their season in. The last option would be we would try to do spot paver repairs to keep the pools open.

Mr. deNagy stated to clarify what the board decided at the last meeting was to defer everything to September 2. There were some questions about possible options for timing. The bid was written as to how quickly can you get the job done. The point of this was for the board to see these different options and Mr. Correia is here to answer any questions that you have.

Ms. Gentry stated the contract has been drafted to allow a limited notice to proceed as soon as it is signed, to go ahead and order those materials, get the permit started so there is no delay in that no matter what the board decides. The board's motion at the last meeting was to delay it all until the fall so that is how we have been operating, but in light of some of the liability concerns that were raised, health department concerns with getting some of those pavers repaired we wanted to make the board aware of all the timing options that are on the table.

Mr. White asked if we approved it, why are we bringing it back? It was at an open meeting approved by a quorum, and we are back because there were comments made after approval was set. I don't know why we are holding the community hostage over a pool situation that we already approved.

Mr. deNagy stated we brought this back to see if there is something different you want to do. Understanding that what the board motioned and approved was September 2.

Ms. Gentry stated that is how we have been proceeding.

Mr. Cameron stated I would not like to see it done in November.

Mr. Correia stated I'm pretty sure the discussion was try to get the one pool done because there were issues with pavers and keep the swim team operating at the same time. That is why we looked at trying to split this up. If we push everything to a later day, you tell us when to go.

Mr. White asked what the estimated cost be of the paver repairs would be to make sure there are no issues.

Mr. Correia stated you have to pick up the entire deck to make those pavers compact.

Mr. White asked from a liability standpoint where does that leave us?

Ms. Gentry stated it is not great, but my understanding is the paver issue is at the family pool. At a minimum you would want robust signage.

Mr. Correia stated we could start the family pool now and do the other one later after the season. We work together but financially the extra cost is about \$1,750 for that fencing. We figured out a storage solution for the pavers.

Ms. Gentry stated it lowers your liability considerably if you have the signage, the temporary fencing, and safety measures in place. We would want to make sure it is adequately blocked off, but I understand Vesta is on it.

Mr. Cameron asked how many families outside the CDD are in the Riptides?

Ms. Duff stated we are not allowed to have over 10 and we are below that. We have not been able to accept any outside families for the past two years because we have reached capacity. This affects nine other swim teams in our league.

Mr. Cameron stated we support the Riptides. Because of the possibility of liability we are saying we can start the family pool and try to have it done by the first of July. Other Board members expressed support for delaying both pools until the fall.

Mr. deNagy stated the original motion at the last meeting was September 2nd but give a limited notice to proceed now to order everything, work on the permits to start work after Labor Day.

Additional public comments were taken at this time: specific area of deck that is of concern, residents enjoy the pool all summer, amenities and events overflowing with residents, most people share the amenities, lack of representation, more than the swim team use the pool in the summer, prefer a November start date, there is more talk about losing insurance than being able to use the pool, sovereign immunity limits, questions on insurance and umbrella policy.

Ms. Gentry stated the motion in effect from the last meeting is to start the pool repairs September 2, ordering the materials and starting the permit process right away. Unless there is a motion from a board member to push it out further or move it up that is the date that is on the table and that is the date we will proceed with.

There being no changes, the next item followed.

Continuation of General Manager's Report

Mr. Losco stated in addition to my report, I submitted under separate cover a request for funds as it relates to the installation of a fountain in the RiverHouse gym. We have two quotes for the installation, one from Affordable Plumbing for \$5,200 and the other is from Rolland for \$10,175. There is a photo of the fountain that will be installed in the handout. Presently we have Crystal Water in the facility providing water monthly at an average cost of \$631.08 per month.

Mr. deNagy stated we will bring this item back to the next meeting.

2. Pickleball Court Usage Sign

This item will be taken under item six.

3. Discussion of RT Current and Vesta Communications

Mr. White stated some inaccurate information was given to the community about the pool closure and they said Vesta gave them permission. Is that correct?

Ms. Fatuch stated no permission was given to RT Current. All their information is coming from eblasts, and communication we have on rivertownamenities.com that is sent to everyone's email. I have a follow-up meeting tomorrow with a service provider about pushing more into the app rather than just the website.

FIFTH ORDER OF BUSINESS

Discussion of Service Provided by GetLitJax for Holiday Lighting

Mr. Losco stated there were questions related to the service provided by GetLitJax for the holiday lighting. We switched vendors from Hulihan Lighting to GetLitJax due to get a significant cost savings for the district, which was ratified at the November 2024 meeting. The cost savings was about \$4,500 for subsequent years 2 and 3. Services did begin late due to the transition of the new vendor but unfortunately, we have experienced many challenges with the company including time management for the installation. They weren't complete until mid-December, which was unacceptable, invoice processing, communications, etc. We are looking for authorization from you not to enter into an agreement with GetLitJax for services this year.

Ms. Gentry stated the initial approval from the board in the fall was to go ahead and enter into a recurring agreement with them so that we can get those cost savings on subsequent years. In light of the issues that Richard described we wanted to bring that back to you and get direction on how you would like to proceed. It was originally a three-year contract but all we executed on was the first year.

Mr. Baron asked is there a cost to break this?

Mr. Losco stated not that I am aware of.

Ms. Fatuch stated Hulihan has also reached out to me and asked if we would welcome them back, they would be more than happy to come back out here.

On MOTION by Mr. Cameron seconded by Mr. White with all in favor staff was authorized to obtain proposals for the holiday lighting.

SIXTH ORDER OF BUSINESS

**Discussion of Dog Park and Pickleball Court
Access Control Pickleball Court Usage Signs**

This item was tabled.

SEVENTH ORDER OF BUSINESS

**Discussion of Pool Contract Negotiations and
Project Timing**

This item was taken earlier in the meeting.

EIGHTH ORDER OF BUSINESS

**Consideration of License Agreement for
British Swim School's Use of the facilities**

Ms. Fatuch stated we had gotten some feedback from some residents regarding Champion Swim School that has been here for a couple years. Unfortunately, the feedback we got was not great. British Swim School starts at newborn and goes through high school teaching everything from water basics to champion swim techniques. We talked about them starting one day a week from 9 to noon. Their class ratio is three to one.

Ms. Gentry stated this is a program that is coordinated by Vesta as an amenity for the community, but the agreement is directly with the District. In the past we have relied on Vesta to bring their recommendation for these vendors to provide the programming and they are recommending British Swim School.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor an agreement with British Swim School for swim lessons was approved.

NINTH ORDER OF BUSINESS

Review of FY25 Goals and Objectives

Mr. deNagy stated this board approved performance measures and standards, an annual reporting form that was for October 1, 2024 through September 30, 2025.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS**Audience Comments**

A resident stated my husband raised the alarm about the kayak launch and he is a wetlands specialist and was wondering if there were any projections as far as when the water tables is going to rise? There are stormwater regulations. It is going to be years for that to fill in. There are no safety concerns, right?

Mr. Mason stated we only extend the four to one, two feet past where the water level is. In this case we extend it out further because we know it is recreational. I don't have a timetable for recovery. It has come up significantly in the last six months, the only thing I can say is with the rains coming again it will continue to come up.

A resident asked how often do we look at the insurance based on the budget that was sent out in the packet? Insurance has gone down this year.

Ms. Gentry stated there are really only two insurance companies in Florida that provide coverage for CDDs and we did shop that I believe last year or the year before.

A resident asked is it possible to get a bike rack at the Arbors for the kids who ride the bus?

Mr. Cameron stated I contacted the bus company and they don't yet have the routes set up. The Arbors may not have a bus.

A resident asked is it possible to have Zoom so people can attend the meeting remotely?

Ms. Gentry stated the issue with that if we provide a livestream, we have to make it ADA accessible. When districts have looked into this in the past the cost of getting closed caption has been cost prohibitive. These are public meetings and sometimes residents come and create their own livestream, and we can't stop them. However, if the board would like us to look into that we will.

A resident stated I am an attorney as well and Zoom includes closed captioning and it is not a huge expense.

Ms. Gentry stated if the board wants us to look into it we can.

Mr. Cameron stated we can look into it.

A resident asked what about the pickleball signage?

Mr. Losco stated we have been working with Chairman McIntyre on signage for the residents in relation to usage of the pickleball court, not the rules, we already have the rules posted on the fence. We were looking for approval of the sign language so we could get the signs created and installed. The signs will be \$280.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the language for the use of the pickleball courts was approved.

**THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – April 16, 2025 at
5:00 p.m. at the RiverTown Amenity Center**

Mr. deNagy stated the next meeting is scheduled to be held April 16, 2025 in the same location. The agenda has 5 p.m. but it is at 11 a.m. and the May meeting is at 5 p.m.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the meeting adjourned at 6:30 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge
Community Development District

Unaudited Financial Reporting
February 28, 2025



Rivers Edge
Community Development District
Combined Balance Sheet
February 28, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 692,351	\$ -	\$ 206,461	\$ -	\$ 898,812
Due from Rivers Edge II	5,674	-	-	-	5,674
Due from Rivers Edge III	-	-	114,016	-	114,016
Due from Mattamy - Utilities	19,759	-	-	-	19,759
Due from Other	10	-	-	-	10
Investments:					
State Board of Administration (SBA)	7,736	-	801,001	-	808,737
US Bank Custody Account	1,730,105	-	-	-	1,730,105
Series 2016					
Reserve	-	242,450	-	-	242,450
Revenue	-	797,131	-	-	797,131
Prepayment	-	89	-	-	89
Series 2018					
Reserve	-	116,678	-	-	116,678
Revenue	-	491,719	-	-	491,719
Prepayment	-	38,425	-	-	38,425
Series 2018A-1/2018A-2					
Revenue	-	437,450	-	-	437,450
Excess Revenue	-	57,622	-	-	57,622
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	\$ 2,463,214	\$ 2,338,131	\$ 1,121,478	\$ -	\$ 5,922,822
Liabilities:					
Accounts Payable	\$ 42,841	\$ -	\$ 17,633	\$ -	\$ 60,474
Accrued Expenses	41,525	-	-	-	41,525
Fica Payable	92	-	-	-	92
Total Liabilities	\$ 84,458	\$ -	\$ 17,633	\$ -	\$ 102,090
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 338	\$ -	\$ -	\$ -	\$ 338
Deposits	7,241	-	-	-	7,241
Restricted for:					
Debt Service	-	2,338,131	-	-	2,338,131
Assigned for:					
Capital Reserve Fund	-	-	1,103,845	-	1,103,845
Unassigned	2,371,178	-	-	-	2,371,178
Total Fund Balances	\$ 2,378,756	\$ 2,338,131	\$ 1,103,845	\$ -	\$ 5,820,732
Total Liabilities & Fund Balance	\$ 2,463,214	\$ 2,338,131	\$ 1,121,478	\$ -	\$ 5,922,822

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,498,348	\$ 2,436,034	\$ 2,436,034	\$ -
Misc Income/Interest	30,000	12,500	10,585	(1,915)
Rental Revenue	30,000	12,500	8,140	(4,360)
Cost Share Landscaping Rivers Edge II	801,623	334,010	334,010	0
Cost Share Landscaping Rivers Edge III	103,480	43,117	43,117	(0)
Cost Share Amenity Rivers Edge II	88,478	36,866	36,866	0
Cost Share Amenity Rivers Edge III	155,848	64,937	64,937	(0)
Community Garden	1,500	625	1,275	650
Tennis Revenue	1,000	417	353	(64)
Special Events	15,000	6,250	15,675	9,425
Total Revenues	\$ 3,725,277	\$ 2,947,254	\$ 2,950,990	\$ 3,736
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 6,000	\$ (1,000)
FICA Expense	918	383	459	(77)
District Engineer	25,000	10,417	6,712	3,705
District Counsel	55,000	22,917	22,586	330
District Management	56,040	23,350	23,350	(0)
Assessment Roll Administration	5,618	5,618	5,618	-
Dissemination Agent	6,854	2,856	3,156	(300)
Information Technology	3,244	1,352	1,352	0
Website Maintenance	1,671	696	696	0
Annual Audit	5,200	-	-	-
Trustee Fees	12,500	12,500	10,867	1,633
Arbitrage	1,800	750	1,200	(450)
Telephone	500	208	55	153
Postage	1,500	625	944	(319)
Printing & Binding	3,000	1,250	133	1,117
Insurance	11,126	11,126	10,300	826
Legal Advertising	2,500	1,042	296	745
Other Current Charges	500	208	20	188
Office Supplies	100	42	6	36
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 205,246	\$ 100,514	\$ 93,925	\$ 6,589

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Operations & Maintenance</u>				
Ground Maintenance				
Field Operations Management (Vesta)	\$ 39,438	\$ 16,433	\$ 16,433	\$ -
Landscape Maintenance	1,347,729	561,554	449,018	112,535
Landscape Contingency	61,200	25,500	20,742	4,758
Irrigation Repairs and Maintenance	45,000	40,917	40,917	-
Lake Maintenance	56,340	23,475	24,075	(600)
Irrigation Water Use	245,000	102,083	103,336	(1,253)
Electric	158,000	65,833	85,700	(19,867)
Street Lighting & Signage Repairs and Replacements	20,000	24,831	24,831	-
Street and Drainage Maintenance	5,000	2,083	-	2,083
Repairs and Maintenance	18,530	20,242	20,242	-
Subtotal Ground Maintenance	\$ 1,996,237	\$ 882,951	\$ 785,294	\$ 97,657
Amenity Center - River House				
General Manager (Vesta)	\$ 46,793	\$ 19,497	\$ 20,003	\$ (506)
Amenity Manager (Vesta)	29,632	12,347	12,347	0
Maintenance Service (Vesta)	105,417	43,924	43,924	-
Lifestyle Director (Vesta)	43,328	18,053	18,053	(0)
Lifeguards (Vesta)	43,563	-	-	-
Facility Attendant (Vesta)	73,150	30,479	30,479	0
Security Monitoring	3,500	1,458	1,043	415
Security Guards	100,000	41,667	39,062	2,604
Telephone & Internet	38,000	15,833	15,848	(15)
Insurance	106,238	106,238	100,785	5,453
Fitness Equipment Lease	27,921	27,921	27,921	-
Janitorial Services & Supplies (Vesta)	32,875	13,698	13,698	0
Pressure Washing	20,000	8,333	-	8,333
Pool Chemicals (Poolsure)	20,420	8,508	7,838	671
Natural Gas	410	171	219	(48)
Electric	37,000	15,417	15,766	(349)
Water & Sewer	45,000	18,750	21,243	(2,493)
Repair and Replacements	110,000	52,380	52,380	-
Refuse	50,000	20,833	24,912	(4,078)
Pest Control	12,000	5,000	3,002	1,998
Fire Alarm System Maintenance	2,000	833	-	833
Access Cards	3,250	3,250	3,250	-
License & Permits	1,800	750	855	(105)
Other Current	8,000	3,333	2,709	624
Special Events	50,000	29,632	29,632	-
Holiday Decorations	20,150	16,800	16,800	-
Office Supplies & Postage	3,500	1,458	2,405	(946)
Community Garden	500	500	9,000	(8,500)
Subtotal Amenity Center - River House	\$ 1,034,447	\$ 517,065	\$ 513,173	\$ 3,892
Total Operations & Maintenance	\$ 3,030,684	\$ 1,400,016	\$ 1,298,467	\$ 101,549

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	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	\$ 1,500,530	\$ 1,392,392	\$ 108,137
Excess (Deficiency) of Revenues over Expenditures	\$ (21,653)	\$ 1,446,724	\$ 1,558,598	\$ (104,401)
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (21,653)	\$ 1,446,724	\$ 1,558,598	\$ (104,401)
Fund Balance - Beginning	\$ 21,653		\$ 820,158	
Fund Balance - Ending	\$ (0)		\$ 2,378,756	

Rivers Edge
Community Development District
Month to Month

[illegible]

Expenditures:

General & Administrative:

[illegible]

Operations & Maintenance

Ground Maintenance

[illegible]

Community Development District
Month to Month

[illegible]

Rivers Edge

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 709,452	\$ 691,725	\$ 691,725	\$ -
Interest Income	5,000	5,000	10,736	5,736
Total Revenues	\$ 714,452	\$ 696,725	\$ 702,461	\$ 5,736
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	\$ 457,815	\$ 463,551	\$ 5,736
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,632	\$ 457,815	\$ 463,551	\$ 5,736
Fund Balance - Beginning	\$ 327,591		\$ 576,120	
Fund Balance - Ending	\$ 334,222		\$ 1,039,670	

Rivers Edge
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 456,295	\$ 444,923	\$ 444,923	\$ -
Special Assessments - Prepayment	-	-	34,247	34,247
Interest Income	5,000	5,000	6,109	1,109
Total Revenues	\$ 461,295	\$ 449,923	\$ 485,280	\$ 35,357
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)	\$ 280,968	\$ 311,325	\$ 40,357
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 4,178	\$ 4,178
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 4,178	\$ 4,178
Net Change in Fund Balance	\$ (6,615)	\$ 280,968	\$ 315,503	\$ 44,534
Fund Balance - Beginning	\$ 203,962		\$ 331,318	
Fund Balance - Ending	\$ 197,348		\$ 646,821	

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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 444,246	\$ 432,953	\$ 432,953	\$ -
Interest Income	5,000	5,000	6,357	1,357
Total Revenues	\$ 449,246	\$ 437,953	\$ 439,311	\$ 1,357
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	\$ 345,308	\$ 336,665	\$ 11,357
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,955	\$ 345,308	\$ 336,665	\$ 11,357
Fund Balance - Beginning	\$ 152,151		\$ 314,974	
Fund Balance - Ending	\$ 161,106		\$ 651,639	

Rivers Edge
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Actual	
	Thru 02/28/25	
<u>Revenues</u>		
Interest Income	\$	85
Total Revenues	\$	85
<u>Expenditures:</u>		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	85
<u>Other Financing Sources/(Uses)</u>		
Transfer In/(Out)	\$	(4,178)
Total Other Financing Sources (Uses)	\$	(4,178)
Net Change in Fund Balance	\$	(4,093)
Fund Balance - Beginning	\$	4,093
Fund Balance - Ending	\$	-

Rivers Edge
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Revenues</u>				
Interest	\$ 10,000	\$ 10,000	\$ 16,568	\$ 6,568
General Reserve - Grounds Maintenance	100,000	-	-	-
General Reserve - Amenity Center	180,000	-	-	-
Additional Reserves	231,000	-	-	-
Total Revenues	\$ 521,000	\$ 10,000	\$ 16,568	\$ 6,568
<u>Expenditures:</u>				
Repair and Replacements	\$ 100,000	\$ 41,667	\$ 38,333	\$ 3,334
Capital Outlay	150,000	104,030	104,030	-
Other Current Charges	1,000	417	-	417
Total Expenditures	\$ 251,000	\$ 146,113	\$ 142,362	\$ 3,751
Excess (Deficiency) of Revenues over Expenditures	\$ 270,000		\$ (125,794)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 270,000		\$ (125,794)	
Fund Balance - Beginning	\$ 1,202,089		\$ 1,229,639	
Fund Balance - Ending	\$ 1,472,089		\$ 1,103,845	

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	\$ 242,450	
Reserve Fund Balance	242,450	
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

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF FISCAL YEAR 2025 ASSESSMENTS

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

		RECEIVED				
ST JOHNS COUNT DIST.	DATE	SERIES 2018 A1- 2 DEBT	SERIES 2016 DEBT	SERIES 2018 DEBT	O&M	TOTAL RECEIVED
1	11/5/2024	1,401.69	2,239.47	1,440.45	7,886.69	12,968.30
2	11/15/2024	11,581.01	18,502.84	11,901.19	65,161.12	107,146.16
3	11/20/2024	17,272.27	27,595.70	17,749.79	97,183.25	159,801.00
4	12/6/2024	26,622.67	42,534.72	27,358.71	149,793.75	246,309.85
5	12/19/2024	25,543.76	40,810.96	26,249.97	143,723.20	236,327.88
6	1/9/2025	327,341.84	522,990.16	336,391.85	1,841,804.70	3,028,528.55
INTEREST	1/13/2025	958.38	1,531.20	984.88	5,392.39	8,866.85
7	2/20/2025	22,231.86	35,519.57	22,846.50	125,088.62	205,686.55
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL TAXROLL RECEIPTS		432,953.48	691,724.62	444,923.34	2,436,033.72	4,005,635.14
BALANCE DUE		11,066.06	17,680.12	11,372.00	62,263.71	102,381.90
PERCENT COLLECTED		97.51%	97.51%	97.51%	97.51%	97.51%

C.

Rivers Edge

Community Development District

Check Run Summary

February 28, 2025

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	2/26/25	50722-50726	\$ 923.50
Sub-Total			\$ 923.50
<i>Accounts Payable</i>	2/7/25	6759-6783	\$ 140,171.69
	2/14/25	6784-6802	61,720.87
	2/20/25	6803-6817	16,998.41
Sub-Total			\$ 218,890.97
Capital Fund			
<i>Accounts Payable</i>			\$ -
			-
Sub-Total			\$ -
Total			\$ 219,814.47

PR300R

PAYROLL CHECK REGISTER

RUN 2/26/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50722	18	AHMED M MCINTYRE	184.70	2/26/2025
50723	24	CHRISTOPHER P WHITE	184.70	2/26/2025
50724	21	FREDERICK T BARON	184.70	2/26/2025
50725	22	ROBERT L CAMERON	184.70	2/26/2025
50726	23	SCOTT MAYNARD	184.70	2/26/2025
TOTAL FOR REGISTER			923.50	

REDG RIVERS EDGE DLAUGHLIN

Attendance Sheet

District Name: Rivers Edge CDD

Board Meeting Date: February 19, 2025 Meeting

	Name	In Attendance	Fee
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

2/19/2025
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R
*** CHECK NOS. 006759-006817

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

RUN 4/09/25

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/07/25	00076	1/27/25 42190834	202501 330-57200-45700	ACTIVE SCRAPER/MAT ONYX	*	115.88	
				CINTAS FIRE 636525			115.88 006759
2/07/25	00103	1/26/25 14845635	202501 330-57200-50000	11X 5G SPRING WATER	*	168.88	
		1/26/25 14845635	202501 330-57200-50000	HOT&COLD COOLER W/SMARTFL	*	9.98	
		1/26/25 14845635	202501 330-57200-50000	8X 5G SPRING WATER	*	117.91	
		1/26/25 14845635	202501 330-57200-50000	LATE CHARGE	*	10.00	
		1/26/25 14845635	202501 330-57200-50000	H&C BL COOLER UNIV RENTAL	*	4.99	
				CRYSTAL SPRINGS			311.76 006760
2/07/25	00365	2/03/25 23500	202502 320-57200-46800	FEB LAKE MAINTENANCE	*	4,470.00	
				FLORIDA WATERWAYS INC			4,470.00 006761
2/07/25	00151	1/31/25 3838	202501 330-57200-45700	CONCRETE WORK	*	2,640.00	
				G&G EXCAVATION & CONSTRUCTION INC.			2,640.00 006762
2/07/25	00071	1/21/25 23472899	202501 330-57200-34510	SECURITY SRVC 01/06-01/19	*	2,572.64	
		1/21/25 23472899	202501 330-57200-34510	MILEAGE	*	301.96	
				GIDDENS SECURITY CORPORATION			2,874.60 006763
2/07/25	00278	1/02/25 425331	202501 330-57200-45700	1/2 425331 PO #A	*	199.99	
				HAGAN ACE HARDWARE OF MANDARIN			199.99 006764
2/07/25	00278	1/22/25 425438	202501 330-57200-45700	1/22 425438 PO #1-22	*	73.50	
				HAGAN ACE HARDWARE OF MANDARIN			73.50 006765
2/07/25	00278	1/27/25 425459	202501 330-57200-45700	1/27 425459 PO #12725	*	147.66	
				HAGAN ACE HARDWARE OF MANDARIN			147.66 006766
2/07/25	00278	1/29/25 425471	202501 330-57200-45700	1/29 425471 PO #12925	*	77.55	
				HAGAN ACE HARDWARE OF MANDARIN			77.55 006767

REDG RIVERS EDGE OKUZMUK

AP300R
*** CHECK NOS. 006759-006817

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

RUN 4/09/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/07/25	00278	1/31/25 425495	202501 330-57200-45700 1/31 425495 PO #131	HAGAN ACE HARDWARE OF MANDARIN	*	58.95	58.95 006768
2/07/25	00281	2/03/25 3984893	202502 320-57200-49400 4/12 DJ SPRING FLING 2025	LIVE ENTERTAINMENT SOLUTIONS	*	450.00	450.00 006769
2/07/25	00073	2/01/25 13129562	202502 330-57200-45210 FEB POOL CHEMICALS	POOLSURE	*	1,612.19	1,612.19 006770
2/07/25	00058	2/01/25 5271	202502 330-57200-34500 FEB CLUBHOUSE MONITOR		*	125.72	
		2/01/25 5271	202502 330-57200-34500 FEB FITNESS CNTR MONITOR		*	35.72	
		2/01/25 5271	202502 330-57200-34500 FEB PARK MONITOR	SONITROL OF NORTH CENTRAL FLORIDA	*	47.23	208.67 006771
2/07/25	00260	1/31/25 1503-5	202501 330-57200-45700 PAINT	THE SHERWIN-WILLIAMS CO	*	91.90	91.90 006772
2/07/25	00340	2/03/25 1114	202502 320-57200-46500 RPLC DEFECT CIRCUIT BOARD	TMT ELECTRIC LLC	*	1,945.00	1,945.00 006773
2/07/25	00156	1/29/25 62017722	202501 330-57200-45900 JAN PEST CONTROL	TURNER PEST CONTROL	*	225.16	225.16 006774
2/07/25	00156	1/29/25 62017733	202501 330-57200-45900 JAN FLEA/TICK CONTROL	TURNER PEST CONTROL	*	385.98	385.98 006775
2/07/25	00155	2/01/25 424284	202502 330-57200-34000 FEB GENERAL MANAGER SRVCS		*	3,899.42	
		2/01/25 424284	202502 320-57200-46001 FEB FIELD OPS		*	3,286.50	
		2/01/25 424284	202502 330-57200-34001 FEB LIFESTYLE SRVCS		*	3,610.67	
		2/01/25 424284	202502 330-57200-34400 FEB FACILITY ATTENDANT		*	6,095.83	
		2/01/25 424284	202502 330-57200-34100 FEB MAINTENANCE SRVCS		*	8,784.75	

REDG RIVERS EDGE OKUZMUK

AP300R
*** CHECK NOS. 006759-006817

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

RUN 4/09/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		2/01/25 424284	202502 330-57200-45300		*	2,739.58	
		FEB JANITORIAL SRVCS					
		2/01/25 424284	202502 330-57200-34402		*	2,469.33	
		FEB AMENITY MANAGER					
				VESTA PROPERTY SERVICES, INC.			30,886.08 006776
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
2/07/25	00389	1/22/25 25184515	202501 330-57200-45700		*	79.28	
		JANITORIAL SERVICES					
				W B MASON CO INC			79.28 006777
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
2/07/25	00116	1/24/25 79386	202501 330-57200-45700		*	580.74	
		RPLC ROLLER BRUSH W/BOLTS					
				WELCH TENNIS COURTS INC			580.74 006778
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
2/07/25	00116	1/24/25 79387	202501 330-57200-45700		*	143.57	
		2X RPLC SCRAPER BLADES					
				WELCH TENNIS COURTS INC			143.57 006779
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
2/07/25	00334	1/16/25 838390	202501 320-57200-46000		*	307.00	
		MAINLINE ORANGE BRANCH TR					
				YELLOWSTONE LANDSCAPE			307.00 006780
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
2/07/25	00334	1/20/25 839958	202411 320-57200-46000		*	2,172.55	
		NOV IRRIG RPR THE ARBORS					
				YELLOWSTONE LANDSCAPE			2,172.55 006781
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
2/07/25	00334	1/31/25 847103	202501 320-57200-46000		*	310.00	
		JAN IRR 686 NARROW LEAF					
				YELLOWSTONE LANDSCAPE			310.00 006782
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
2/07/25	00334	2/01/25 847563	202502 320-57200-46100		*	89,803.68	
		FEB LANDSCAPE MAINTENANCE					
				YELLOWSTONE LANDSCAPE			89,803.68 006783
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
2/14/25	00382	2/04/25 APC-1933	202502 330-57200-45700		*	177.00	
		COMMERCIAL PLUMBING RPRS					
				ROBERT CHICOSKI DBA AFFORDABLE			177.00 006784
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
2/14/25	00076	2/10/25 42205541	202502 330-57200-45700		*	115.88	
		ACTIVE SCRAPER/MAT ONYX					
				CINTAS FIRE 636525			115.88 006785
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
2/14/25	00397	10/07/24 1039	202410 320-57200-49410		*	9,100.00	
		RIVERHOUSE LIGHTING					
				GETLITJAX LLC			9,100.00 006786
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
				REDG RIVERS EDGE OKUZMUK			

AP300R
*** CHECK NOS. 006759-006817

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

RUN 4/09/25

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/14/25	00071	2/04/25 23472963	202501 330-57200-34510		*	2,388.88	
		SECURITY SRVCS 1/20-2/2					
		2/04/25 23472963	202501 330-57200-34510		*	285.58	
		MILEAGE					
				GIDDENS SECURITY CORPORATION			2,674.46 006787
2/14/25	00003	2/01/25 274	202502 310-51300-34000		*	4,670.00	
		FEB MANAGEMENT FEES					
		2/01/25 274	202502 310-51300-35100		*	139.25	
		FEB WEBSITE ADMIN					
		2/01/25 274	202502 310-51300-35100		*	270.33	
		FEB INFO TECH					
		2/01/25 274	202502 310-51300-32400		*	571.17	
		FEB DISSEM AGENT SRVCS					
		2/01/25 274	202502 310-51300-51000		*	1.29	
		OFFICE SUPPLIES					
		2/01/25 274	202502 310-51300-42000		*	102.84	
		POSTAGE					
		2/01/25 274	202502 310-51300-42500		*	23.70	
		COPIES					
		2/01/25 274	202502 310-51300-41000		*	20.87	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			5,799.45 006788
2/14/25	00342	2/06/25 02242023	202502 330-57200-49600		*	27,921.00	
		FEB LEASE PAYMENTS					
				MUNICIPAL ASSET MANAGEMENT INC			27,921.00 006789
2/14/25	00055	2/03/25 54036	202412 310-51300-31100		*	523.12	
		DEC O & M					
				PROSSER INC			523.12 006790
2/14/25	00055	2/03/25 54038	202412 310-51300-31100		*	456.33	
		DEC PICKLEBALL COURTS					
				PROSSER INC			456.33 006791
2/14/25	00402	1/23/25 1095	202501 320-57200-60000		*	4,404.00	
		OUTDOOR OPEN BODY SLIDE					
				SLIDERENU SERVICE LLC			4,404.00 006792
2/14/25	00402	2/07/25 1099	202502 320-57200-60000		*	576.00	
		OUTDOOR OPEN BODY SLIDE					
				SLIDERENU SERVICE LLC			576.00 006793
2/14/25	00282	2/05/25 16898	202502 320-57200-60000		*	2,100.00	
		RPLC DOG PARK GATE					
				STERLING SPECIALTIES, INC			2,100.00 006794
				REDG RIVERS EDGE OKUZMUK			

AP300R
*** CHECK NOS. 006759-006817

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

RUN 4/09/25

PAGE 5

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/14/25	00326	1/15/25 5344	202501 320-57200-46500	STREET SIGN	*	2,275.00	
				SUNDANCER SIGN GRAPHICS			2,275.00 006795
2/14/25	00340	2/06/25 1115	202502 320-57200-46500	ROUNDAABOUT STREETLIGHT	*	1,346.00	
				TMT ELECTRIC LLC			1,346.00 006796
2/14/25	00340	2/06/25 1116	202502 320-57200-46500	SECURITY CAMERAS	*	1,675.00	
				TMT ELECTRIC LLC			1,675.00 006797
2/14/25	00340	2/11/25 1117	202502 320-57200-46500	LAP POOL PUMP RIVERHOUSE	*	2,250.00	
				TMT ELECTRIC LLC			2,250.00 006798
2/14/25	00155	1/31/25 424648	202501 330-57200-34000	BILLABLE MILEAGE SEPT 1/3	*	144.74	
				VESTA PROPERTY SERVICES, INC.			144.74 006799
2/14/25	00389	2/05/25 25215566	202502 330-57200-45700	JANITORIAL SERVICES	*	23.80	
				W B MASON CO INC			23.80 006800
2/14/25	00389	2/05/25 25216534	202502 330-57200-45700	JANITORIAL SUPPLY	*	87.11	
				W B MASON CO INC			87.11 006801
2/14/25	00389	2/06/25 25219143	202502 330-57200-45700	JANITORIAL SUPPLY	*	71.98	
				W B MASON CO INC			71.98 006802
2/20/25	00388	2/18/25 04122025	202502 320-57200-49400	3/12 EASTER EVENT	*	1,490.00	
				BOUNCE IT OUT PARTY RENTALS INC			1,490.00 006803
2/20/25	00322	1/13/25 6930929	202501 310-51300-48000	1/13 POOL RPR #10931482	*	206.00	
				GANNETT MEDIA CORP DBA			206.00 006804
2/20/25	00396	1/14/25 041225B	202501 320-57200-49400	4/12 SPRING FLING 3HR	*	450.00	
				ERICA-ANN G PETERS			450.00 006805
2/20/25	00305	2/12/25 3558	202502 330-57200-45700	SURVEILLANCE CAM SYSTEM	*	1,161.35	
				INTEGRATED ACCESS SOLUTIONS			1,161.35 006806
				REDG RIVERS EDGE OKUZMUK			

ACCOUNTS PAYABLE PREPAID/
RIVERS EDGE - GENERAL
BANK A RIVERS EDGE GENERAL

REDG RIVERS EDGE OKUZMUK

AP300R
*** CHECK NOS. 006759-006817

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

RUN 4/09/25

PAGE 7

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
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TOTAL FOR REGISTER						218,890.97	
--------------------	--	--	--	--	--	------------	--

REDG RIVERS EDGE OKUZMUK



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

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

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

INVOICE

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

INVOICE # 4219083409
INVOICE DATE 01/27/2025
SERVICE TICKET # 4219083409
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 019

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

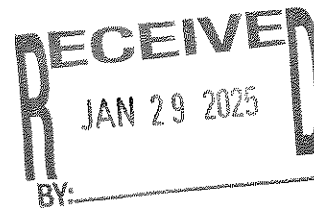
Signature :

Cust. Name: RIVERS EDGE CDD
Kim , 10:46 AM 01/27/25
SoldTo# 0021060308 SO# 4219083409
Invoice Total Payment on Account
\$115.88 \$0.00

HTS
MT

Approved RECDD 1
Submitted to A/P 01-29-25
By Richard Losco

Richard Losco



Upcoming Delivery Dates

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

Crystal
SPRINGS

Bottled Water * Filtration * Coffee

New year, fresh start. Stay hydrated and
ready to conquer your goals with on-the-go
sparkling or still bottled water. Stock up
by ordering now at water.com/myaccount.

Customer Account#: 662311414845635

RIVERTOWN FITNESS CENTER

See Account Summary Details

Invoice Date:

01-26-25

Invoice #:

14845635 012625

Purchase Order #:

See Details Below

Date	Transaction #	Details	Qt y.	Each	Amount
		Previous Balance			643.48
		Summary continued on next page...			

RECEIVED
JAN 29 2025
BY: _____

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
\$643.48

Payment
\$289.76

Total New Charges
\$311.76

Pay This Amount
\$665.48

30355-P-0040

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

Crystal
SPRINGS

200 Eagles Landing Blvd
Lakeland, FL 33810

Customer Account#: 662311414845635

Due By:

Upon Receipt

Late Fees May Apply After:

02-18-25

Total Amount Due:

\$665.48

☐ Check here and see reverse for
address and phone corrections.

Approved RECDD 1
Submitted to A/P 01-29-25
By Richard Losco

Richard Losco

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

Mail Remittance With Payment To: 0

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

Customer Account#:662311414845635

Invoice #:14845635 012625

Date	Détails	Qty.	Each	Amount
01-17-25	Payment - Thank You			-9.98
01-17-25	Payment - Thank You			-130.90
01-17-25	Payment - Thank You			-4.99
01-17-25	Payment - Thank You			-143.89
	Remaining Balance			353.72
	Products and Other Charges			
	Ship To Reference # 14845634			0.00
	Ship To Reference # 15261387			284.79
	Total Products and Other Charges			284.79
	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			12.00
	Total Deposits			12.00
	Total New Charges:			311.76

Invoice #:14845635 012625

Page 3 of 5

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
12-31-24	T243666970005			
	CRYSTAL SPRINGS 5G SPRING WATER	11	12.99	142.89
	5.0 GALLON BOTTLE DEPOSIT	11	6.00	66.00
	5.0 GALLON BOTTLE RETURN	-9	6.00	-54.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	Total			168.88
	Rec'd By:			
	R2500621545799			
	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	9.98	9.98
	Sales Tax			0.00
	Total			9.98
	Rec'd By:			
01-14-25	T250146970019			
	CRYSTAL SPRINGS 5G SPRING WATER	8	12.99	103.92
	5.0 GALLON BOTTLE DEPOSIT	8	6.00	48.00
	5.0 GALLON BOTTLE RETURN	-8	6.00	-48.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	Total			117.91
	Rec'd By:			
01-24-25	46645720			
	LATE CHARGE	1	10.00	10.00
	Sales Tax			0.00
	Total			10.00
	Rec'd By:			
	R2502421545799			
	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			311.76

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

Upcoming Delivery Dates		Capitol Water	
March 20	April 20	May 20	June 20
Thursday	Thursday	Thursday	Thursday

Customer Account: 123456789012		Service Date: 03-01-20	
JOHN SMITH 123456789012 123456789012		Bottle Deposits: 0.00	
Previous Balance: 0.00		Payments: 0.00	
New Charges:		Total New Charges: 0.00	
Total Due: 0.00		Total Due: 0.00	

Summary	
Previous Balance	0.00
Payments	0.00
New Charges	0.00
Total Due	0.00

Important Monthly Message

Capitol Water is committed to providing you with the highest quality water. We are currently experiencing a shortage of water in the Dallas area. We are working to resolve this as quickly as possible. We apologize for any inconvenience this may cause.

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 addresses 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	2/3/2025
INVOICE #	23500
CUSTOMER ID	J19302
DUE DATE	3/5/2025

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 5/12 - Feb Treatments	\$4,470.00
<div>Approved RECDD I Submitted to AP on 2.3.2025 by Jason Davidson <i>Jason Davidson</i></div> <div>RECEIVED FEB 03 2025 BY: _____</div>	

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!

G & G Excavation & Construction, Inc.

Invoice

6500 SR 16
St. Augustine, FL 32092
Phone- 904-737-5555
Fax- 904-737-6050

Date	Invoice #
1/31/2025	3838

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

Job
Rivertown Orange Branch CDD 1

Job #	Terms

Item	Description	Amount
Quote	G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following: Job: Orange Branch CDD 1 Reference: Concrete Work Scope of Work: 1/29 - 1/30 1. Demo raised concrete sidewalks and remove roots 2. Form and pour back concrete sidewalks 3. Wreck form and saw cut 4. Haul off debris and clean up Total cost for the above work	2,640.00

Thank you for your business!

RECEIVED
JAN 31 2025
BY: _____

Total	\$2,640.00
Payments/Credits	\$0.00
Balance Due	\$2,640.00

Phone #	Fax #
(904) 737-5555	(904) 737-6050

Approved RECDD
Submitted to AP 1.31.25
By Kevin McKendree
Kevin McKendree



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

INVOICE NO.	23472899
DATE	01/21/25

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 01/06/2025-01/19/2025				
Security Officer	112.00	Hours	22.97	2,572.64
Mileage	461.00	Per	0.655	301.96
<div>RECEIVED JAN 23 2025 BY: _____</div>		<div>Approved RECDD 1 Submitted to A/P 01-23-25 By Richard Losco <i>Richard Losco</i></div>		
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205				
Sub-Total			2,874.60	
Sales Tax				
TOTAL(\$)			\$2,874.60	

REMITTANCECLOSING DATE : 1/31/25
DUE DATE: 2/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID**\$199.99**

NEW BAL: 557.65

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.

STATEMENTHAGAN ACE MANAGEMENT CORP
1022 BLANDING BLVD.
ORANGE PARK, FLORIDA 32065
(904) 773-0011CLOSING DATE: 1/31/25
DUE DATE : 2/15/25
ACCT: 365050RIVERS EDGE CDD
475 WEST TOWN PLACE
SUITE 114
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE
QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount	
1/2/25	425331	3	I	PO # A	199.99		199.99	
1/22/25	425438	3	I	PO # 01-22	73.50		73.50	
1/27/25	425459	3	I	PO # 12725	147.66		147.66	
1/29/25	425471	3	I	PO # 12925	77.55		77.55	
1/31/25	425495	3	I	PO # 131	58.95		58.95	
PAYMENT	SUMMARY			CHECK 6705 1/14/25		94.96		
				CHECK 6706 1/14/25		48.55		
				CHECK 6707 1/14/25		14.97		
				CHECK 6708 1/14/25		11.99		
				CHECK 6709 1/14/25		81.97		
CURRENT 557.65	1-30 DAYS 0.00		31-60 DAYS 0.00		61-90 DAYS 0.00		OVER 90 DAYS 0.00	NEW BAL: 557.65

TERMS: NET 15TH

365050

A - Adjustment
B - Balance ForwardTransaction Codes
C - Credit
F - Finance ChargeI - 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.

RECEIVED
FEB 03 2025
BY: _____

Approved RECDD
Submitted to AP 2.3.25
By Kevin McKendree
Kevin McKendree

REMITTANCECLOSING DATE : 1/31/25
DUE DATE: 2/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID**\$73.50**

NEW BAL: 557.65

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.

STATEMENTHAGAN ACE MANAGEMENT CORP
1022 BLANDING BLVD.
ORANGE PARK, FLORIDA 32065
(904) 773-0011CLOSING DATE: 1/31/25
DUE DATE : 2/15/25
ACCT: 365050RIVERS EDGE CDD
475 WEST TOWN PLACE
SUITE 114
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE
QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount
1/ 2/25	425331	3	I	PO # A	199.99		199.99
1/22/25	425438	3	I	PO # 01-22	73.50		73.50
1/27/25	425459	3	I	PO # 12725	147.66		147.66
1/29/25	425471	3	I	PO # 12925	77.55		77.55
1/31/25	425495	3	I	PO # 131	58.95		58.95
PAYMENT	SUMMARY			CHECK 6705 1/14/25		94.96	
				CHECK 6706 1/14/25		48.55	
				CHECK 6707 1/14/25		14.97	
				CHECK 6708 1/14/25		11.99	
				CHECK 6709 1/14/25		81.97	

CURRENT 557.65	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 557.65
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

TERMS: NET 15TH

365050

A - Adjustment
B - Balance ForwardTransaction Codes
C - Credit
F - Finance ChargeI - 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.

RECEIVED
FEB 03 2025
BY: _____

Approved RECDD
Submitted to AP 2.3.25
By Kevin McKendree
Kevin McKendree

REMITTANCECLOSING DATE : 1/31/25
DUE DATE: 2/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID**\$147.66**

NEW BAL: 557.65

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.

STATEMENTHAGAN ACE MANAGEMENT CORP
1022 BLANDING BLVD.
ORANGE PARK, FLORIDA 32065
(904) 773-0011CLOSING DATE: 1/31/25
DUE DATE : 2/15/25
ACCT: 365050RIVERS EDGE CDD
475 WEST TOWN PLACE
SUITE 114
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE
QUESTIONS? PHONE 904-773-0011 EXT 206

Date	Ref	ST	C	Description	Debit	Credit	Amount
1/ 2/25	425331	3	I	PO # A	199.99		199.99
1/22/25	425438	3	I	PO # 01-22	73.50		73.50
1/27/25	425459	3	I	PO # 12725	147.66		147.66
1/29/25	425471	3	I	PO # 12925	77.55		77.55
1/31/25	425495	3	I	PO # 131	58.95		58.95
PAYMENT	SUMMARY			CHECK 6705 1/14/25		94.96	
				CHECK 6706 1/14/25		48.55	
				CHECK 6707 1/14/25		14.97	
				CHECK 6708 1/14/25		11.99	
				CHECK 6709 1/14/25		81.97	

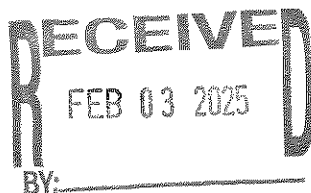
CURRENT 557.65	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 557.65
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

TERMS: NET 15TH

365050

A - Adjustment
B - Balance ForwardTransaction Codes
C - Credit
F - Finance ChargeI - 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 2.3.25
By Kevin McKendree
Kevin McKendree

REMITTANCE

CLOSING DATE : 1/31/25
DUE DATE: 2/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$77.55

NEW BAL: 557.65

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: 1/31/25
DUE DATE : 2/15/25
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
1/2/25	425331	3	I	PO # A	199.99		199.99
1/22/25	425438	3	I	PO # 01-22	73.50		73.50
1/27/25	425459	3	I	PO # 12725	147.66		147.66
1/29/25	425471	3	I	PO # 12925	77.55		77.55
1/31/25	425495	3	I	PO # 131	58.95		58.95
PAYMENT	SUMMARY			CHECK 6705 1/14/25		94.96	
				CHECK 6706 1/14/25		48.55	
				CHECK 6707 1/14/25		14.97	
				CHECK 6708 1/14/25		11.99	
				CHECK 6709 1/14/25		81.97	

CURRENT 557.65	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 557.65
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

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.

RECEIVED
FEB 03 2025
BY: _____

Approved RECDD
Submitted to AP 2.3.25
By Kevin McKendree
Kevin McKendree

REMITTANCE

CLOSING DATE : 1/31/25
DUE DATE: 2/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$58.95

NEW BAL: 557.65

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: 1/31/25
DUE DATE : 2/15/25
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
1/2/25	425331	3	I	PO # A	199.99		199.99
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1/27/25	425459	3	I	PO # 12725	147.66		147.66
1/29/25	425471	3	I	PO # 12925	77.55		77.55
1/31/25	425495	3	I	PO # 131	58.95		58.95
PAYMENT	SUMMARY			CHECK 6705 1/14/25		94.96	
				CHECK 6706 1/14/25		48.55	
				CHECK 6707 1/14/25		14.97	
				CHECK 6708 1/14/25		11.99	
				CHECK 6709 1/14/25		81.97	

CURRENT 557.65	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 557.65
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

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.

RECEIVED
FEB 03 2025
BY: _____

Approved RECDD
Submitted to AP 2.3.25
By Kevin McKendree
Kevin McKendree



INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

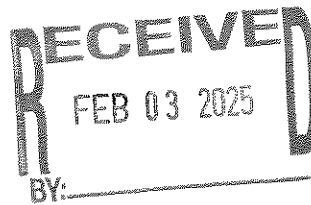
Attention: Rivers Edge CDD I
Address: 475 West Town Place Suite 114, St. Augustine FL 32092

Invoice Number: 3984893

Description	Date	Time	Price
DJ for Spring Fling 2025	4/12/2025	11am - 2pm	\$ 450.00

\$ 450.00

Please make all checks out to Live Entertainment Solutions. Thank you!



Approved CDD I
Submitted to AP on 2.3.25
by Kimberly Fatuch

Kimberly Fatuch



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

Invoice

Date
Invoice#

2/1/2025
131295626937

Terms	Net 20
Due Date	2/21/2025
PO #	

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

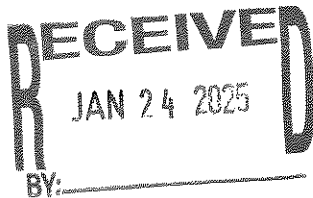
Ship To
Rivers Edge CDD 140 Landing Street Saint Johns FL 32259

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

Item	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	\$1,562.19
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$50.00

Approved RECDD
Submitted to AP 1.24.25
By Kevin McKendree
Kevin McKendree

Subtotal	\$1,612.19
Tax	\$0.00
Total	\$1,612.19
Amount Paid/Credit Applied	\$0.00
Balance Due	\$1,612.19



131295626937

Invoice #5271

 SONITROL OF NORTH CENTRAL FLORIDA

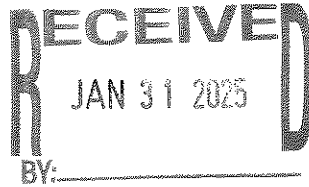


RIVERTOWN

Access Code



059QT282UMJW



Due Date: Feb 1st 2025

Balance (USD): \$208.67

SELECT YOUR PAYMENT METHOD:

Pay with card



Return Policy:

MERCHANT DISCRETION

THE SHERWIN WILLIAMS CO.
12514 SAN JOSE BLVD # A
JACKSONVILLE FL 32223 8619



SHERWIN-WILLIAMS.

Visit www.sherwin-williams.com

Store 702422

(904) 886-3399

Fax: (904) 886-4755

JOB 1 RIVERS EDGE COMMUNITY DEVLPMT

**CHARGE
INVOICE**

No. 1503-5

TRC# 827426

PAGE 1 OF 1

PO# 1/31/25

ORDER: OE0384864A702422

DATE: 01/31/2025

TIME: 10:11 AM

2-S106

E49/18414

ACCOUNT: 7879-1630-3

RIVERS EDGE COMMUNITY DEVLPMT
475 WEST TOWN PL
ST. AUGUSTINE FL 32092

TERMS: NET PAYMENT DUE ON FEB. 20th

SALES NUMBER	SIZE	PRODUCT	DESCRIPTION	QTY	PRICE	VALUE
6512-36770	GALLON	A89T3154	SPR EXT SA ULTRA Color: SW2846 ROYCROFT BRONZE GREEN CCE*Color Cast	1	45.95	45.95N
			OZ 32 64 128			
			W1 White - 61 - 1			
			B1 Black 4 30 - -			
			R2 Maroon - 4 1 -			
			Y3 Deep Gold 2 32 - -			
			Sher-Color Formula			
6512-36754	GALLON	A89W3153	ROYCROFT BRONZE GREEN SPR EXT SA DEEP Color: B010 HC-101 HAMPSHIRE GRAY CCE*Color Cast	1	45.95	45.95N
			OZ 32 64 128			
			W1 White - 4 1 -			
			B1 Black - 51 1 1			
			R2 Maroon - 2 - 1			
			Y3 Deep Gold 2 5 1 -			
			Custom Sher-Color Match			
			HAMPSHIRE GRAY			

Thank You
receipt required for refund

SUBTOTAL BEFORE TAX 91.90
7.500% SALES TAX: 1-103222300 0.00
CHARGE \$91.90

MERCHANDISE RECEIVED IN GOOD ORDER BY:

STEVE

STORE HOURS

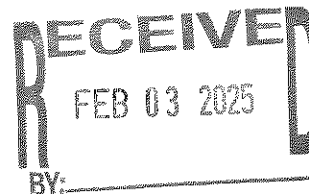
SUNDAY: 10:00 AM - 4:00 PM

MONDAY - FRIDAY: 7:00 AM - 6:00 PM

SATURDAY: 8:00 AM - 5:00 PM

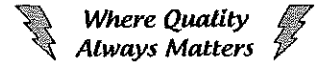
Approved RECDD
Submitted to AP 2.3.25
By Kevin McKendree

Kevin McKendree



TMT Electric, LLC

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

TMT ELECTRIC**904-789-0193***Veteran Owned***INVOICE**

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

INVOICE 1114
DATE 02/03/2025
TERMS Net 30
DUE DATE 03/05/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Crosswalk not working at roundabout on Rt.13 and Rivertown Blvd. Replaced defective circuit board, batteries and associated accessories. Verified correct operation upon completion.	1	1,945.00	1,945.00

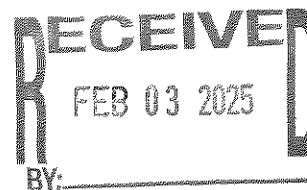
Please make check payable to TMT Electric LLC.

SUBTOTAL	1,945.00
TAX	0.00
TOTAL	1,945.00

BALANCE DUE **\$1,945.00**

Approved RECDD
Submitted to AP 2.3.2025
By Kevin McKendree

Kevin McKendree





Turner Pest Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
804-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 620177226
DATE: 01/29/2025
ORDER: 620177226

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

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

Work Date	Time	Target Pest	Technician	Time In
01/29/2025	12:45 PM			12:45 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/29/2025		01:11 PM

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

CPCM	Commercial Pest Control - Monthly Service	\$225.16
------	---	----------

SUBTOTAL	\$225.16
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$225.16

AMOUNT DUE \$225.16

Approved RECDD 1
Submitted to A/P 01-30-25
By Richard Losco
Richard Losco

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

RECEIVED
JAN 30 2025
BY: _____

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

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

PLEASE PAY FROM THIS INVOICE



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952603 • Atlanta, Georgia 31192-2603
904-355-6300 • Fax: 904-353-1499 • Toll Free: 800-225-6305 • turnerpest.com

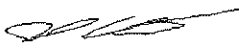
Service Slip/Invoice

INVOICE: 620177332
DATE: 01/29/2025
ORDER: 620177332

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

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

Work Date	Time	Target Pest	Technician	Time In
01/29/2025	12:45 PM			12:45 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/29/2025		12:45 PM

Service	Description	Price
CPCM	Commercial Pest - Flea/Tick Monthly Service	\$385.98
		SUBTOTAL \$385.98
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$385.98
		AMOUNT DUE \$385.98
Approved RECDD 1 Submitted to A/P 01-30-25 By Richard Losco <i>Richard Losco</i>		
RECEIVED JAN 30 2025 BY: _____		
		TECHNICIAN SIGNATURE
_____		CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



Invoice

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

Invoice # 424284
Date 02/01/2025
Terms Net 30
Due Date 03/03/2025
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

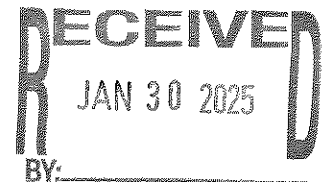
Description	Quantity	Rate	Amount
General manager services	1	3,899.42	3,899.42
Field Ops	1	3,286.50	3,286.50
Lifestyle services	1	3,610.67	3,610.67
Facility Attendant	1	6,095.83	6,095.83
Maintenance services	1	8,784.75	8,784.75
Janitorial services	1	2,739.58	2,739.58
Amenity Manager	1	2,469.33	2,469.33

Thank you for your business.

Total 30,886.08

Corbin deNagy

01/30/2025





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

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

(Page 1)

PM(P)

Invoice Number	251845157
Customer Number	C3178876
Invoice Date	01/22/2025
Due Date	02/21/2025
Order Date	01/21/2025
Order Number	S149966398
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
RCP631100WE	TOILET BOWL BRUSH HOLDER, WHITE	5	EA	3.28	16.40
RCP631000WE	BRUSH,TOILET BOWL,14.5"	5	EA	3.39	16.95
RAC98015	TOILET BOWL CLEANER CLING,COUNTRY SCENT,24OZ,2/PACK,4PK/CT	2	PK	4.97	9.94

SUBTOTAL: 79.28
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 79.28
Total Due: 79.28

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

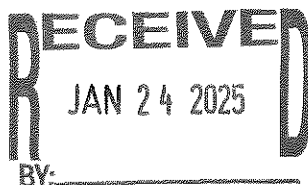


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 1
Submitted to A/P 01-24-25
By Richard Losco

Richard Losco

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

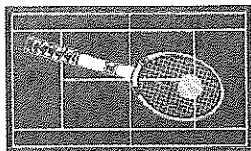


Remittance Section	
Customer Number	C3178876
Invoice Number	251845157
Invoice Date	01/22/2025
Terms	Net 30
Total Due	79.28

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

C31788762518451572518451570000000079281



Invoice

Welch Tennis Courts, Inc.
Welch Sport Surfaces
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787

Date	Invoice #
1/24/2025	79386

Bill To
Rivers Edge CDD 475 West Town Place Suite 114 World Golf Village St Augustine FL 32092

Ship To
RiverTown Amenity Center 140 Landing St St Johns FL 32259

Terms	PO #	Due Date
Net 30	Kevin McKendree	2/23/2025
Sales Rep	Ship Via	Ship Date
Kimberly Valencia		1/24/2025

Notes

Quantity	Units	Description	Options	Unit Price	Amount
1		5'ft Front Roller Brush Replacement w/Bolts		252.50	252.50
1		5'ft Back Roller Brush Replacement w/Bolts		252.50	252.50
1		Shipping & Handling		75.74	75.74

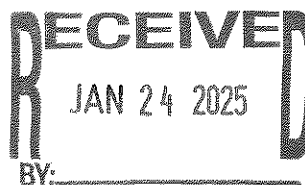
Thank you for your business.

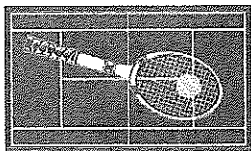
Total

\$580.74

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.

Approved RECDD
Submitted to AP 1.24.25
By Kevin McKendree
Kevin McKendree





Invoice

Welch Tennis Courts, Inc.
Welch Sport Surfaces
P.O. Box 7770
Sun City, FL 33586
Phone: 813-641-7787

Date	Invoice #
1/24/2025	79387

Bill To
Rivers Edge CDD 475 West Town Place Suite 114 World Golf Village St Augustine FL 32092

Ship To
RiverTown Amenity Center 140 Landing St St Johns FL 32259

Terms	PO #	Due Date
Net 30	Kevin McKendree	2/23/2025
Sales Rep	Ship Via	Ship Date
Kimberly Valencia		1/24/2025

Notes

2 Replacement Scraper Blades

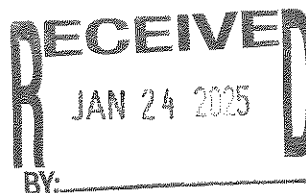
Quantity	Units	Description	Options	Unit Price	Amount
1		Set of 2 Replacement Scraper Blades for 5'ft Tow Roller		125.99	125.99
1		Shipping & Handling		17.58	17.58

Thank you for your business.	Total	\$143.57
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ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH
THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL
REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE
SUBJECT TO A RESTOCKING FEE.

Approved RECDD
Submitted to AP 1.24.25
By Kevin McKendree

Kevin McKendree





YELLOWSTONE

LANDSCAPE

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

INVOICE

INVOICE #	INVOICE DATE
838390	1/16/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

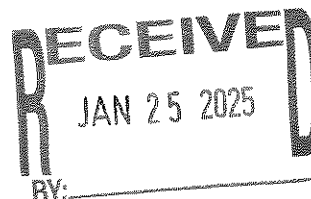
Invoice Due Date: February 15, 2025

Invoice Amount: \$307.00

Description	Current Amount
Mainline repair*****Orange Branch Trail***** Irrigation Repairs	\$307.00

Invoice Total **\$307.00**

FOR COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 1.25.2025
by Jason Davidson

Jason Davidson

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



W. O. #	NAME	ADDRESS	DATE
---------	------	---------	------

1/6/2025 PG OF

CLIENT



INVOICE

INVOICE #	INVOICE DATE
839958	1/20/2025
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

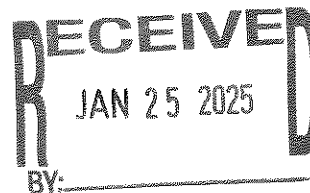
Invoice Due Date: February 19, 2025

Invoice Amount: \$2,172.55

Description	Current Amount
November Irrigation Repairs The Arbors	
Irrigation	\$2,172.55

Invoice Total **\$2,172.55**

COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 1.25.2025
by Jason Davidson

Jason Davidson

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



W. O. #
NAME
ADDRESS
DATE

12/5/2024

PG OF

Please stamp here

LABOR & RENTAL TOTAL

Not Approved

PROPOSED WORK

Earl

CLIENT



YELLOWSTONE LANDSCAPE

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

INVOICE

INVOICE #	INVOICE DATE
847103	1/31/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 2, 2025

Invoice Amount: \$310.00

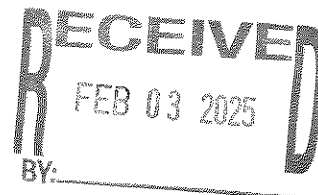
Description	Current Amount
January irrigation repairs-2025*****686 Narrow Leaf***** Irrigation Repairs	\$310.00

Invoice Total **\$310.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 2.3.2025
By Jason Davidson

Jason Davidson



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

**COMPLETED
WORK**

W. O. #	north lake cdd1
NAME	RIVER TOWN
ADDRESS	686 narrow leaf
DATE	1/27/2025

#			EXTENTION
10	clog and broken nozzles	\$ 3.00	\$ 30.00
4	6" spray heads + nozzles	\$ 17.00	\$ 68.00
1	non turning rotor	\$ 26.00	\$ 26.00
2	straightened sprays no charge		\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 124.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
1/27/2025	tech	2	\$ 93.00	\$ 186.00
				\$ -
				\$ -
				\$ -
				\$ 186.00

COMMENTS :

	MATERIALS	\$	124.00
	LABOR & RENTAL	\$	186.00
	TOTAL	\$	310.00

DATE COMPLETED 1/27/25

TECHNICIAN davon albert

CLIENT



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
847563	2/1/2025
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

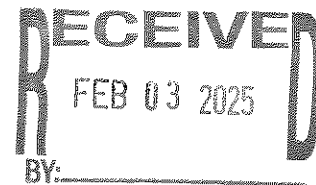
Invoice Due Date: March 3, 2025

Invoice Amount: \$89,803.68

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

Invoice Total **\$89,803.68**

IN COMMERCIAL LANDSCAPING



Approved RECDD I
Submitted to AP on 2.3.2025
by Jason Davidson

Jason Davidson

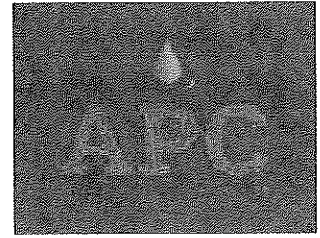
Should you have any questions or inquiries please call (386) 437-6211.

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

INVOICE

Affordable Plumbing Company
4565 Saint Augustine Road
Jacksonville, FL 32207

tracey@affordableplumbingjacksonville.com
+1 (904) 288-9003
CFC057228



Bill to

Vesta Property Services
Rivers Edge CDD
475 West Town Place Suite 114
St Augustine, Florida 32092

Ship to

Vesta Property Services
Fitness Center
140 Landing
St Augustine, Florida 32092

Invoice details

Sales Rep: Robby

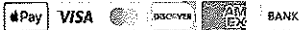
Invoice no.: APC-19338
Terms: Net 30
Invoice date: 02/04/2025
Due date: 03/06/2025

#	Product or service	Description	Qty	Rate	Amount
1.	1.1 Commercial Plumbing Repair/s	Plumbing Services	1	\$135.00	\$135.00
2.	Sloan Sensor Flushometer Parts	Sloan Handle kit	1	\$42.00	\$42.00
3.	01 Plumbing Services	Work Description: toilet having an issue	1	\$0.00	\$0.00
4.	01 Plumbing Services	Work Resolution: placed bad handle on flush valve	1	\$0.00	\$0.00

Total

\$177.00

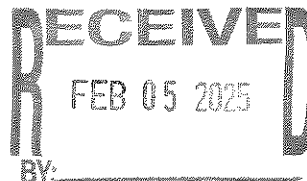
Ways to pay



View and pay

Approved RECDD
Submitted to AP 2.5.2025
By Kevin McKendree

Kevin McKendree





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 # 4220554191
INVOICE DATE 02/10/2025
SERVICE TICKET # 4220554191
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 019

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	

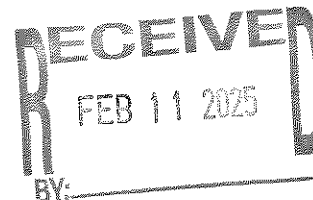
Approved RECDD 1
Submitted to A/P 02-11-25
By Richard Losco

Richard Losco

Signature :

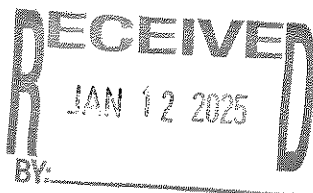
Cust. Name: RIVERS EDGE CDD
Kim . 10:46 AM 02/10/25
SoldTo# 0021060308 SO# 4220554191
Invoice Total Payment on Account
\$115.88 \$0.00

*UTS
MTI*



GetLitJax LLC**CDD 1 INVOICE**INVOICE # 1039
DATE: 10/07/2024712 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

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
Service	RiverHouse	1	\$9,100
	430' Roofline LED WW C9 200' Bedline Led ww C9 1-60' Wreath w/RB 4-36' Wreaths w/RB RIVERHOUSE ENTRANCE 4-9ft Garland WW 8mm Led w/RB 2-36' Wreaths w/RB RIVERHOUSE EXIT 4-9ft Garland 8mm WW led w/RB 2-36' Wreaths w/RB RIVERHOUSE CENTER ISLAND 6-9ft Garland WW 8mm led w/RB 2-36' Wreaths w/RB		
	-----GETLITJAX----- WILL PROVIDE ALL MATERAILS Ext.Cord ,Timers, installtion, Equipment ,takedown and Storage and Bins . -----COMPLETE TURN KEY-----		
SUBTOTAL			\$9,100
SALES TAX			0
SHIPPING & HANDLING			0
TOTAL DUE			\$9,100

Make all checks payable to GetLitJax LLC
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.	23472963
DATE	02/04/25

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 01/20/2025-02/02/2025				
Security Officer	104.00	Hours	22.97	2,388.88
Mileage	436.00	Per	0.655	285.58
<div>RECEIVED FEB 09 2025 BY: _____</div> <div>Approved RECDD 1 Submitted to A/P 02-09-25 By Richard Losco <i>Richard Losco</i></div>				
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205				
Sub-Total			2,674.46	
Sales Tax				
TOTAL(\$)			\$2,674.46	

Governmental Management Services, LLC

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

Invoice**Invoice #:** 274**Invoice Date:** 2/1/25**Due Date:** 2/1/25**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 - February 2025		4,670.00	4,670.00
Website Administration - February 2025		139.25	139.25
Information Technology - February 2025		270.33	270.33
Dissemination Agent Services - February 2025		571.17	571.17
Office Supplies		1.29	1.29
Postage		102.84	102.84
Copies		23.70	23.70
Telephone		20.87	20.87
<div data-bbox="446 1039 755 1218">RECEIVED FEB 06 2025 BY: _____</div>			
Total			\$5,799.45
Payments/Credits			\$0.00
Balance Due			\$5,799.45

MUNICIPAL ASSET MANAGEMENT, INC.

25288 FOOTHILLS DRIVE NORTH
GOLDEN, CO 80401
PHONE: 303-273-9494
FAX: 303-273-9505
EMAIL: PECOLLINGS@MAMGT.COM

INVOICE

INVOICE NO: 02242023M3
DATE: February 6, 2025

To: Rivers Edge Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

TERMS
Due 04/10/2025

DESCRIPTION	AMOUNT
Lease Payment (3) for Tax Exempt Lease Purchase Agreement dated as of January 11, 2023 between Municipal Asset Management, Inc., Lessor and Rivers Edge Community Development District, Lessee.	\$27,921.00

SUBTOTAL	\$27,921.00
TOTAL DUE	\$27,921.00

Please make check payable to **American Bank and Trust** and mail it to the following address:

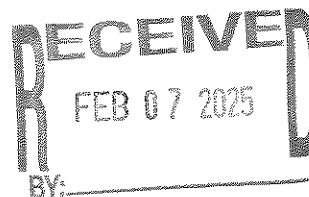
**P.O. Box 99
Iroquois, SD 57353-0099**

If you have any questions concerning this invoice, call: Municipal Asset Management, Paul Collings, 303-273-9494

THANK YOU FOR YOUR BUSINESS!

Approved RECDD I
Submitted to AP on 2.7.2025
by Jason Davidson

Jason Davidson





February 03, 2025

Project No: P0113094.60

Invoice No: 54036

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 December CDD meeting.

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

Professional Personnel

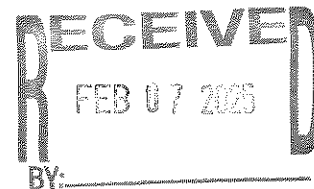
	Hours	Rate	Amount	
Vice President	2.00	250.00	500.00	
Totals	2.00		500.00	
Total Labor				500.00

Reimbursable Expenses

Travel - Reimbursable - Mileage			13.35	
Travel - Reimbursable- Mileage Client OV			6.75	
Total Reimbursables	1.15 times		20.10	23.12
Total this Invoice				\$523.12

Corbin deNagy

02/05/2025





February 03, 2025

Project No: P0113094.90

Invoice No: 54038

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 December 01, 2024 to December 31, 2024

Fee and Expense Billing

Fee

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

Reimbursable Expenses

Printing - Reimbursable				5.50	
Total Reimbursables			1.15 times	5.50	6.33
Total this Task					\$6.33

Task 4B: Services During Construction

Professional Personnel

	Hours	Rate	Amount	
Engineer	.50	150.00	75.00	
Vice President	1.50	250.00	375.00	
Totals	2.00		450.00	
Total Labor				450.00
Total this Task				\$450.00
Total this Invoice				\$456.33

Corbin deNagy
RECEIVED
FEB 07 2025
BY: _____

02/05/2025



SlideRenu Service LLC

12703 Spectrum Dr.
San Antonio, TX 78249 USA
(210) 284-4550
admin@sliderenuservice.com
<https://sliderenuservice.com/>

INVOICE

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

INVOICE 1095
DATE 01/23/2025
TERMS Net 30
DUE DATE 02/22/2025

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	(1 Year) Restoration of waterslide maintenance program - copy	[OUTDOOR OPEN BODY SLIDE] - Inspection: Inspect interior ride path, exterior surface and water slide tower, stairs, platforms, etc. - Interior: Pressure wash clean, descale, remove heavy oxidation and professionally wax interior ride path with high speed buffer. - Interior: Re-caulk leaking seams with industry standard caulk. - Exterior: Pressure wash clean to remove dirt, grime and other contaminants from the exterior surface / remove spot oxidation / liquid wax	4,404.00

PLEASE NOTE:

- A. STANDARD PRODUCT TERMS OF SALE: Net 30 days upon project completion, unless otherwise specified by customer's terms.
- B. STANDARD SERVICE TERMS OF SALE: 50% Deposit, balance due upon completion of the work.
- C. CREDIT CARD PAYMENTS: are subject to a convenience fee up to 3%.
- D. CHECK PAYMENTS: Please remit payment to SlideRenu Service, LLC, 12703 Spectrum Dr., San Antonio, TX 78249

Please Contact Us at (210) 284-4550 or Admin@sliderenuservices.com if you have any questions.

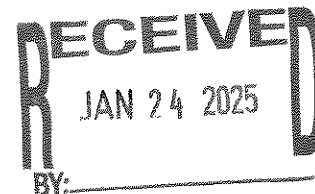
Ivy - Customer Service
Robert - Service General Manager

Estimates and invoices are based on the information provided at the time of issuance. Prices may change onsite if unforeseen issues arise. No changes will be made without client approval

SUBTOTAL	4,404.00
TAX	0.00
TOTAL	4,404.00
BALANCE DUE	\$4,404.00

Approved RECDD
Submitted to AP 1.24.25
By Kevin McKendree

Kevin McKendree



SlideRenu Service, LLC provides a 2-year workmanship warranty from project completion, covering delamination, blistering, and cracking of coatings per the scope of work above. If issues arise, affected areas will be repaired per Proposal Exhibit A at no cost. Claims must be submitted in writing within the warranty period and will be addressed promptly.



SlideRenu Service LLC

12703 Spectrum Dr.
San Antonio, TX 78249 USA
(210) 284-4550
admin@sliderenuservice.com
<https://sliderenuservice.com/>

INVOICE

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

INVOICE 1099
DATE 02/07/2025
TERMS Net 30
DUE DATE 03/09/2025

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	(1 Year) Restoration of waterslide maintenance program - copy	*Additional scope of work performed onsite - Inv 1097 [OUTDOOR OPEN BODY SLIDE] - Extensive cutting compound	576.00

PLEASE NOTE:

A. STANDARD PRODUCT TERMS OF SALE: Net 30 days upon project completion, unless otherwise specified by customer's terms.

B. STANDARD SERVICE TERMS OF SALE: 50% Deposit, balance due upon completion of the work.

C. CREDIT CARD PAYMENTS: are subject to a convenience fee up to 3%.

D. CHECK PAYMENTS: Please remit payment to SlideRenu Service, LLC, 12703 Spectrum Dr., San Antonio, TX 78249

Please Contact Us at (210) 284-4550 or Admin@sliderenuservices.com if you have any questions.

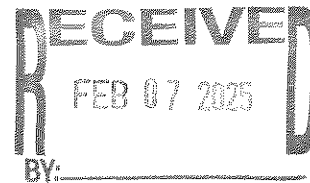
Ivy - Customer Service
Robert - Service General Manager

"Estimates and invoices are based on the information provided at the time of issuance. Prices may change onsite if unforeseen issues arise. No changes will be made without client approval"

SUBTOTAL	576.00
TAX	0.00
TOTAL	576.00
BALANCE DUE	\$576.00

Approved RECDD
Submitted to AP 2.7.2025
By Kevin McKendree

Kevin McKendree



BY: _____

SlideRenu Service, LLC provides a 2-year workmanship warranty from project completion, covering delamination, blistering, and cracking of coatings per the scope of work above. If issues arise, affected areas will be repaired per Proposal Exhibit A at no cost. Claims must be submitted in writing within the warranty period and will be addressed promptly.

Sterling Specialties, Inc

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

P.O. Number	Date	Invoice #
	2/5/2025	16898

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
Gate Replacement to the Rivertown "Northlake" Dog Park Location at 101 Sanderson Dr. Fabricate, Powder Coat & Install One New Gate w/ Hydraulic Hinge Set & New Code Lock Includes: -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	2,100.00
<div>RECEIVED FEB 12 2025 BY: _____</div>	

Approved RECDD
Submitted to AP 2.12.25
By Kevin McKendree

Kevin McKendree

E-mail
terri@sterlingspecialtiesinc.com

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



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

INVOICE

BILL TO

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

SHIP TO

Rivers Edge CDD
140 Landing St
St Johns, FL 32259

INVOICE # 5344**DATE 01/15/2025****DUE DATE 02/14/2025****TERMS Net 30**

ACTIVITY	QTY	RATE	AMOUNT
Street Sign Rivertown style post, no base, for YIELD SIGN.	1	650.00	650.00T
Street Sign Rivertown style post, no base for island right sign	1	650.00	650.00T
Services Repair Stop Combo Kendall Crossing and Rafter Tail	1	350.00	350.00
Street Blades Aluminum Post powder Coated Gloss black	1	250.00	250.00T
Install - Sign Installation of Street Sign per specs	3	125.00	375.00

SUBTOTAL 2,275.00

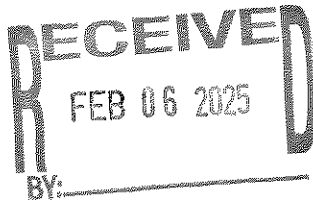
TAX 0.00

TOTAL 2,275.00

BALANCE DUE \$2,275.00

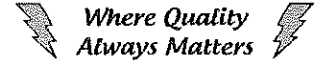
Approved RECDD
Submitted to AP 2.6.2025
By Kevin McKendree

Kevin McKendree



TMT Electric, LLC

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

TMT ELECTRIC**904-789-0193***Veteran Owned***INVOICE**

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

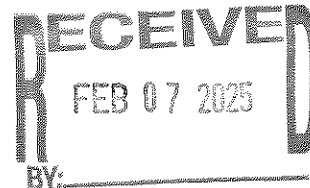
INVOICE 1115
DATE 02/06/2025
TERMS Net 30
DUE DATE 03/08/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Roundabout streetlight on Rt.13 and Riverclub entrance knocked off pole. Relocated streetlight head and arm from unused pole to roundabout pole. Replaced photoeye and verified correct operation upon completion.	1	1,346.00	1,346.00

Please make check payable to TMT Electric LLC.

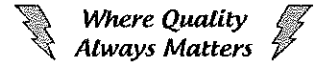
SUBTOTAL	1,346.00
TAX	0.00
TOTAL	1,346.00
BALANCE DUE	\$1,346.00

Approved RECDD
Submitted to AP 2.7.2025
By Kevin McKendree
Kevin McKendree



TMT Electric, LLC

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

TMT ELECTRIC**904-789-0193***Veteran Owned***INVOICE**

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

INVOICE 1116
DATE 02/06/2025
TERMS Net 30
DUE DATE 03/08/2025

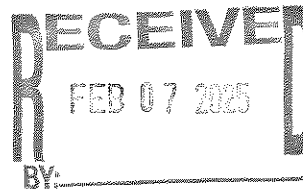
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Security cameras need electric power at Riverhouse waterslide tower. Provided and installed new conduit, wire, and components for cameras. Replaced existing corroded electrical parts under the slide. Verified correct operation upon completion.	1	1,675.00	1,675.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,675.00
TAX	0.00
TOTAL	1,675.00
BALANCE DUE	\$1,675.00

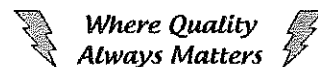
Approved RECDD
Submitted to AP 2.7.2025
By Kevin McKendree

Kevin McKendree



TMT Electric, LLC

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

TMT ELECTRIC**904-789-0193***Veteran Owned***INVOICE**

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

INVOICE 1117
DATE 02/11/2025
TERMS Net 30
DUE DATE 03/13/2025

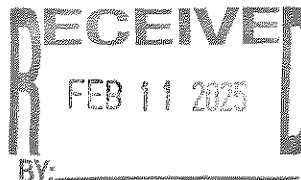
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Lap pool pump at the Riverhouse not working. Replaced wire, connectors, and associated components that were damaged due to water infiltration into electrical cabinet in the pump pit. Verified correct operation upon completion.	1	2,250.00	2,250.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	2,250.00
TAX	0.00
TOTAL	2,250.00
BALANCE DUE	\$2,250.00

Approved RECDD
Submitted to AP 2.11.25
By Kevin McKendree

Kevin McKendree





Invoice

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

Invoice # 424648
Date 01/31/2025

Terms Net 30
Due Date 03/02/2025
Memo Billable Mileage split

Bill To

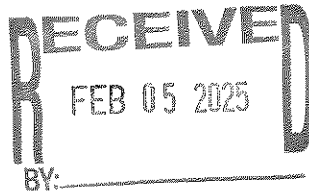
Rivers Edge C.D.D.
c/o GMS, LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Billable Mileage Sept split in 3	1	144.74	144.74

Total 144.74

Corbin deNagy

2/5/2025



Vesta Mileage Report

Name: Kevin McKendree

Month

Jan-25

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
1/2	Daily mileage	Rivertown	Rivertown	23.5	Riversedge CDD		23.5
1/3	Daily mileage	Rivertown	Rivertown	27.4	iversedge CDD		27.4
1/6	Daily mileage	Rivertown	Rivertown	58.3	iversedge CDD		58.3
1/7	Daily mileage	Rivertown	Rivertown	44.9	Riversedge CDD		44.9
1/8	Daily mileage	Rivertown	Rivertown	48.5	iversedge CDD		48.5
1/9	Daily mileage	Rivertown	Rivertown	40	iversedge CDD		40
1/10	Daily mileage	Rivertown	Rivertown	33.1	iversedge CDD		33.1
1/13	Daily mileage	Rivertown	Rivertown	49.8	iversedge CDD		49.8
1/14	Daily mileage	Rivertown	Rivertown	50.2	iversedge CDD		50.2
1/15	Daily mileage	Rivertown	Rivertown	20.7	iversedge CDD		20.7
1/16	Daily mileage	Rivertown	Rivertown	37.8	iversedge CDD		37.8
1/17	Daily mileage	Rivertown	Rivertown	12.5	iversedge CDD		12.5
1/20	Daily mileage	Rivertown	Rivertown	59	iversedge CDD		59
1/21	Daily mileage	Rivertown	Rivertown	38.6	iversedge CDD		38.6
1/22	Daily mileage	Rivertown	Rivertown	44.4	iversedge CDD		44.4
1/23	Daily mileage	Rivertown	Rivertown	18.4	iversedge CDD		18.4
1/24	Daily mileage	Rivertown	Rivertown	19.2	iversedge CDD		19.2
1/27	Daily mileage	Rivertown	Rivertown	49.7	iversedge CDD		49.7
1/28	Daily mileage	Rivertown	Rivertown	53.2	iversedge CDD		53.2
1/29	Daily mileage	Rivertown	Rivertown	19.2	iversedge CDD		19.2
1/30	Daily mileage	Rivertown	Rivertown	29.7	iversedge CDD		29.7
1/31	Daily mileage	Rivertown	Rivertown	11.4	iversedge CDD		11.4
Total Mileage							790
Reimbursement Rate							\$0.550
Total Reimbursement							\$434.23
Date Submitted in Paycom							2/3/25

\$144.74



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

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

(Page 1)

PM(P)

Invoice Number	252155669
Customer Number	C3178876
Invoice Date	02/05/2025
Due Date	03/07/2025
Order Date	01/30/2025
Order Number	S150222553
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HOS02901BX	RIMCAGE, TOILET, NON-PARA, CHY, 12/BX	1	BX	23.80	23.80

SUBTOTAL: 23.80
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 23.80
Total Due: 23.80

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

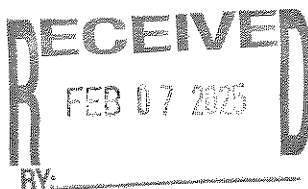


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 1
Submitted to A/P 02-07-25
By Richard Losco

Richard Losco

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



Remittance Section	
Customer Number	C3178876
Invoice Number	252155669
Invoice Date	02/05/2025
Terms	Net 30
Total Due	23.80

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

C31788762521556692521556690000000023803



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

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

(Page 1)

PM(P)

Invoice Number	252165342
Customer Number	C3178876
Invoice Date	02/05/2025
Due Date	03/07/2025
Order Date	02/04/2025
Order Number	S150348493
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

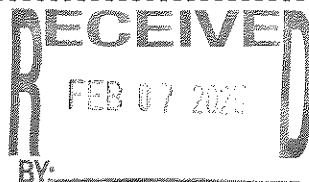
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
GPC16620	ANGEL SOFT BATH TISSUE, 2PLY, 450 SH, 20/CT	1	CT	35.05	35.05
RACT91112	REFILL, AIRWICK, TWN, SUMDEL, 6PK/CT	1	CT	37.09	37.09
NWLENGAPFM	NITRILE EXAM POWDER FREE GLOVES - BLUE-MEDIUM	3	BX	4.99	14.97

SUBTOTAL: 87.11
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 87.11
Total Due: 87.11

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 02-07-25
By Richard Losco

Richard Losco

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

Remittance Section

Customer Number	C3178876
Invoice Number	252165342
Invoice Date	02/05/2025
Terms	Net 30
Total Due	87.11

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

C31788762521653422521653420000000087116



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

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

PM(P)

Invoice Number	252191435
Customer Number	C3178876
Invoice Date	02/06/2025
Due Date	03/08/2025
Order Date	02/04/2025
Order Number	S150348493
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
GPC21000	TOWEL,MLTFLD 2PLY,125PKWE(2053635)	2	CT	35.99	71.98

SUBTOTAL: 71.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 71.98
Total Due: 71.98

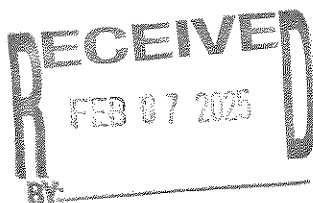
To ensure proper credit, please detach and return below portion with your payment



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

Approved RECDD 1
Submitted to A/P 02-07-25
By Richard Losco
Richard Losco

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



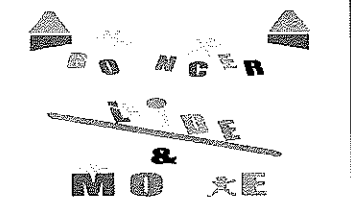
Remittance Section

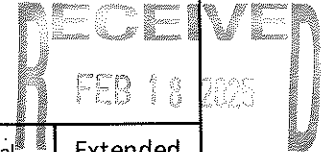
Customer Number	C3178876
Invoice Number	252191435
Invoice Date	02/06/2025
Terms	Net 30
Total Due	71.98

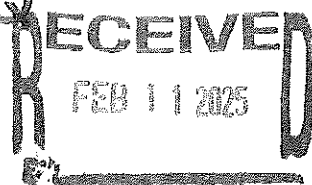
PLEASE REFERENCE INVOICE NUMBER WHEN
MAKING PAYMENT. PAY ON OUR WEBSITE OR
SEND PAYMENT TO:

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


C31788762521914352521914350000000071984

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: March 12th, 2025 Invoice Number: 04122025.14		
<u>Name / Address</u> Attn: Kim Fatuch River's Edge CDD 1 475 West Town Place Suite 114 St. Augustine, FL 32092		Additional Details: 11a-2p @ Riverhouse soccer fields Approved CDD I Submitted to AP on 2.18.25 by Kimberly Fatuch <i>Kimberly Fatuch</i>				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	55' Double Lane Obstacle Course	1	\$350.00		\$315.00	\$315.00
2	Toddler Combination Inflatable	1	\$250.00		\$225.00	\$225.00
3	80' Dual Hamster Ball Track	1	\$650.00		\$550.00	\$550.00
4	Easter Bunny (3hrs)	1	\$400.00		\$325.00	\$325.00
5	Generator	1	\$125.00		\$75.00	\$75.00
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$1,490.00
		Sales Tax (0.0%)				n/a
		Total				\$1,490.00





ACCOUNT NAME Rivers Edge Cdd		ACCOUNT # 764134	INV DATE 01/31/25
INVOICE # 0006930929	INVOICE PERIOD Jan 1- Jan 31, 2025	CURRENT INVOICE TOTAL \$206.00	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$206.00	

BILLING ACCOUNT NAME AND ADDRESS Rivers Edge Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 		PAYMENT DUE DATE: FEBRUARY 28, 2025 Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.	
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com			FEDERAL ID 47-2390983
Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.			

Date	Description	Amount			
1/1/25	Balance Forward	\$0.00			
Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/13/25	10931482	SAG St Augustine Record	Rivers Edge CDD Pool Repair RFP	Pool Repair RFP	\$206.00

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$206.00
Service Fee 3.99%	\$8.22
*Cash/Check/ACH Discount	-\$8.22
*Payment Amount by Cash/Check/ACH	\$206.00
Payment Amount by Credit Card	\$214.22

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Rivers Edge Cdd		ACCOUNT NUMBER 764134		INVOICE NUMBER 0006930929		AMOUNT PAID \$206.00
CURRENT DUE \$206.00	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$206.00
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$214.22
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000764134000000000000069309290002060067173

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge Rivers Edge Cdd
Rivers Edge Cdd c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Bids & Proposals, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

01/13/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/13/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$206.00

Tax Amount: \$0.00

Payment Cost: \$206.00

Order No: 10931482

Customer No: 764134

PO #: Pool Repair RFP

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR POOL REPAIR SERVICES PROJECT

Notice is hereby given that the Rivers Edge Community Development District ("District") will receive proposals from vendors interested in providing one-time maintenance/repair services for the Family Pool and Lap Pool located at the River House, 156 Landing Street, St. Johns, Florida 32259 ("Project"), as more particularly described in the Project Manual and in accordance with applicable Project plans and specifications.

The Project Manual, consisting of the proposal package, contract, proposal form, plans, and other materials, will be available and may be obtained beginning January 13, 2025, at 9:00 a.m. by e-mailing cdengay@gmsnf.com, with the subject line "RFP for Pool Repair Services Project." Specifications will be distributed electronically.

There will be a mandatory pre-bid proposal conference, on January 20, 2025, at 10:00 a.m., at the River House, 156 Landing Street, St. Johns, Florida 32259.

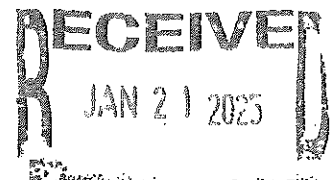
Proposals will be evaluated in accordance with the criteria included in the Project Manual. The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so. Any protest of the Project Manual, including the terms and specifications, must be filed with the District within 72 hours of pickup of the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of \$10,000.00. In the event the protest is successful, the protest bond shall be refunded to the protester. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law.

Firms desiring to provide construction services for the referenced Project must submit one (1) original hard copy and one (1) electronic copy stored on a USB thumb drive of the required proposal no later than 12:00 p.m. on February 10, 2025 at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Attn: District Manager. The District Manager will conduct a special public meeting at that place and time to publicly open the proposals. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 190, Florida Statutes. A copy of the agenda for the meeting may be obtained from the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or by email at cdengay@gmsnf.com. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least three (3) business days before the meeting by contacting the District Manager, at (904) 940-5850, or at cdengay@gmsnf.com. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope pursuant to the Instructions to Proposers. Hard copies of the proposals may be either mailed or hand-delivered. Proposals received after the time and date stipulated above will not be considered. The District reserves the right to return unopened to the Proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of sixty (60) days after the proposal opening. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The District shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this RFP shall be borne by the proposer.

In order to submit a bid, each bidder must: (1) be authorized to do business in Florida, and hold all required state federal, and local licenses, including those with St. Johns County, in good standing; (2) have at least three (3) years' experience with projects of similar size and scope; (3) comply with Florida's E-verify requirements; and (4) attend the mandatory pre-bid meeting.

All questions regarding the Project Manual or this project shall be directed in writing via mail or email to the District Manager, Corbin deNagy, at cdengay@gmsnf.com, with an email copy to District Counsel, Lauren Gentry, at lauren@cddlawyers.com. No phone inquiries please.



MARIAH VERHAGEN
Notary Public
State of Wisconsin

ERICA PETERS
(904) 625-2535
stuckonyoubodyart@gmail.com



INVOICE #: 041225B
Quote Date: 01/14/2025
Event Date: 04/12/2024

EVENT NAME	EVENT DATE	EVENT TIME	# OF ATTENDEES
Rivertown Spring Fling	04/12/25 (Sat)	11:00-2:00 PM	TBD

DESCRIPTION OF SERVICE(S)	
Mileage	15 miles
Travel/Unloading/Setup/Breakdown/Loading	1.5 hours
Service Hours	3 hours
Setup Materials Required (10x10 canopy/weights, 6ft table, 6ft menu, two chairs, lights as needed)	Included
Materials Required (Hygienic one-time use stencils, non-toxic/latex free glue, & cosmetic glitter)	Included
Number of Artists (Estimated 20-30 designs can be applied by 1 artist per hour.)	2 Artists
QUOTE TOTAL	\$500 -10% for limited menu = \$450

50% deposit required to secure event date. Remaining balance due the day of the event.
All payments are non-refundable.

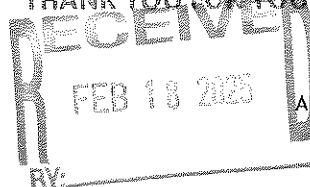
To accept this quote, please fill out and return the below sections.

EVENT INFORMATION		
Client Name: Rivers Edge CDD 1	How did you hear about us?:	
Day of Event Contact Name: Kim Fatuch	Day of Event Contact #: 720-285-6311	
Date: 04/12/2025	Day of Week: Saturday	Event Timeframe: 11AM - 2PM
Event Address: 475 West Town Pl #114 St. Augustine, FL 32092		Indoor or Outdoor?: Outdoor
Is there space for vendor to setup 6ft table and chairs? If no, please describe workplace setup. Yes		
Type of Event/Theme: Spring Fling	Dress Code?:	
Any Special Designs, Color Preferences, or Requests?:		
Age range of attendees at event:		Estimated # of Attendees:
Guest of Honor Name:		Guest of Honor Age:

Approved CDD I
Submitted to AP on 2.18.25
by Kimberly Fatuch

Kimberly Fatuch

THANK YOU FOR YOUR BUSINESS!



DEPOSIT PAYMENT: \$ _____ PAID: ____/____/____
ADDITIONAL PAYMENT: \$ _____ PAID: ____/____/____
REMAINING BALANCE: \$ _____

Integrated Access Solutions, LLC

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

**INVOICE**

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

INVOICE 3558
DATE 02/12/2025
TERMS Due on receipt
DUE DATE 02/12/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
01/30/2025	Notes	<p>This estimate is to provide an outdoor NEMA device enclosure to amenity pool slide structure, install a POE network switch, and reconfigure existing network wire connections to slide structure cameras.</p> <p>Power over ethernet cannot transmit or transfer over the current extended wire length to each camera that will allow each camera to function at the pool slide from the NVR within the amenity IDF closet. POE will be introduced to each pool slide camera midway with a network POE switch. This will allow power and video data to be transferred for each camera.</p> <p>Enclosure will be provided to property maintenance. Electrician will install enclosure and provide high voltage power outlet within enclosure.</p>	1	0.00	0.00T
02/07/2025	Technicians Notes	<p>Return to replace front driveway bullet camera and to get pool slide tower cams online.</p> <p>Replaced front driveway bullet camera with new one. Configured and connected new camera to existing NVR and ensured it is online, recording, and functioning as it should.</p> <p>Added an industrial 8 port PoE switch with power supply to previously installed ArmorLogix outdoor enclosure. This enclosure was installed by another contractor. Enclosure is mounted on exterior of pool slide tower.</p> <p>Terminated and tested cat6 wires fed</p>	1	0.00	0.00T

from closet to use as network feed into switch. None of the wires passed a net cable test. A new wire must be pulled from amenity network room to outdoor enclosure. Wire to be pulled should be direct burial cat6.

3x Cat6 couplers should be added to wires inside of enclosure to have them extended. Once wires are extended, PoE switch and power supply should be mounted to dim rail inside of enclosure.

02/07/2025	AL121211N3-FT	ArmorLogix 12x12x11 NEMA 3 Device enclosure w/ Fan & Thermostat	1	447.00	447.00T
02/07/2025	5 Port PoE Switch		1	124.35	124.35T
02/07/2025	Service Call		1	250.00	250.00T
02/07/2025	Labor	Additional labor to troubleshoot driveway bullet & tennis court cameras being offline and without video transmission or recording to NVR.	2	170.00	340.00T

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

SUBTOTAL 1,161.35

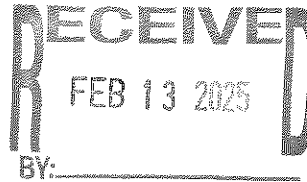
TAX 0.00

TOTAL 1,161.35

BALANCE DUE **\$1,161.35**

Approved RECDD 1
Submitted to A/P 02-13-25
By Richard Losco

Richard Losco



Integrated Access Solutions, LLC

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

**INVOICE**

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

INVOICE 3559
DATE 02/12/2025
TERMS Due on receipt
DUE DATE 02/12/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
02/03/2025	Technicians Notes	Delivery of outdoor enclosure and service call for cameras offline. Delivered ArmorLogix 12" x 12" x 11" NEMA 3 outdoor enclosure to electrician Ted performing labor to bring power to pool slide. On arrival, NVR P2P was offline and tennis court cameras were offline. Existing network switch with NVR network feed was powered off. Located power cord for switch, connected power, and ensured tennis cameras reconnected and NVR P2P function is online. 1x driveway bullet camera is offline. Tested camera for function and it will not power up. Camera will need to be replaced. Can be replaced with Optiview VMX series 5MP VF bullet camera w/ back box. Tested existing cat6 wire ok. Need to return once electrician has finished installing outdoor enclosure and power outlet for slide cameras. Also will need to return to replace 1x bullet camera.	1	0.00	0.00T
02/07/2025	8MP Bullet Varifocal	2.7mm-13.5mm 196' IR	1	446.36	446.36T
02/07/2025	Service Call		1	250.00	250.00T
02/07/2025	Labor		1	170.00	170.00T

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

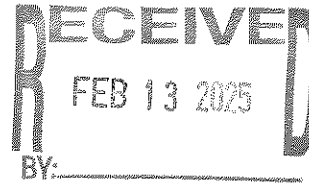
SUBTOTAL	866.36
TAX	0.00
TOTAL	866.36


BALANCE DUE

\$866.36

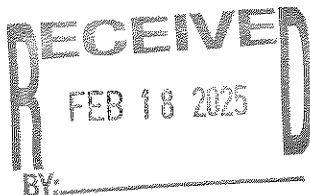
Approved RECDD 1
Submitted to A/P 02-13-25
By Richard Losco


Richard Losco



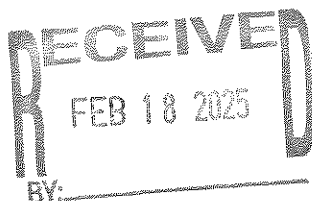
		The Jacksonville Party Company 115 Industrial Loop N. Orange Park, FL 32073		Invoice		
				Date: 02/21/2025		
				Invoice No.: 02212025B1		
<u>Name / Address</u>		Additional Details: Set up/ drop off February				
Attn:		21st				
Rivertown						
Kim Fatuch 904.679.5523						
475 West Town Pl #114						
St. Augustine, FL 32092						
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	4 Whiskey Barrels	4	\$75.00	-\$25	\$50.00	\$200.00
2	roping horse/ Bull	1	\$150.00	50%	\$75.00	\$75.00
3	wooden Back drop rental	1	\$150.00	-\$100	\$50.00	\$50.00
4	Wagon wheel rental	2	\$25.00		\$50.00	\$50.00
5	Wooden crates	3	free		free	\$0.00
6	Obstacle course	1	\$300.00		\$300.00	\$300.00
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Signature & Date</u> Approved CDD I Submitted to AP on 2.18.25 by Kimberly Fatuch		Subtotal				\$675.00
		7.50%				
		Total				\$675.00

Kimberly Fatuch



		The Jacksonville Party Company 115 Industrial Loop N. Orange Park, FL 32073		Invoice	
				Date: 02/28/2025	
				Invoice No.: 02282025B1	
<u>Name / Address</u>		Additional Details: Set up/ drop off February 28th			
Attn:					
Rivertown					
Kim Fatuch 904.679.5523					
475 West Town Pl #114					
St. Augustine, FL 32092					
<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1 4 Whiskey Barrels	4	\$75.00	-\$25	\$50.00	\$200.00
2 roping horse/ Bull	1	\$125.00	50%	\$75.00	\$75.00
3 wooden Back drop rental	1	\$150.00	100	\$50.00	\$50.00
4 Wagon wheel rental	2	\$25.00		\$50.00	\$50.00
5 Wooden crates	3	free		free	\$0.00
6 Obstacle course	1	\$300.00		\$300.00	\$300.00
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
<u>Signature & Date</u>		Subtotal			\$675.00
Approved CDD I Submitted to AP on 2.18.25 by Kimberly Fatuch		7.50%			
		Total			\$675.00

Kimberly Fatuch



Wipes LLC

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



INVOICE

BILL TO	SHIP TO	SHIP DATE	02/14/2025	INVOICE	19930
Rivers Edge CDD	Rivertown - St Johns FL	SHIP VIA	UPS	DATE	02/14/2025
475 West Town Place,	140 Landing St			TERMS	Net 30
Suite 114	St Johns, FL 32259			DUE DATE	03/16/2025
St. Augustine, FL 32092					

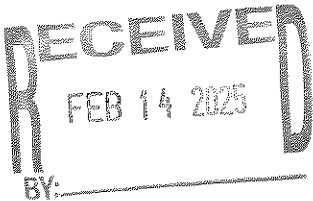
	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92T
Shipping	Freight Cost	2	16.11	32.22
Sales Tax	Sales Tax calculated by AvaTax on Fri Feb 14 04:43:19 UTC 2025	1	0.00	0.00T

SUBTOTAL	230.14
TAX	0.00
TOTAL	230.14
BALANCE DUE	\$230.14

Pay Invoice

Approved RECDD 1
Submitted to A/P 02-14-25
By Richard Losco

Richard Losco





INVOICE #	INVOICE DATE
857851	2/14/2025
TERMS	PO NUMBER
Net 30	

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

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

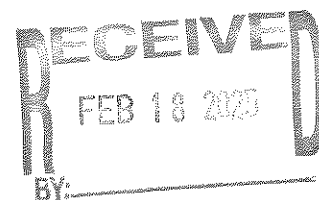
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Amount: \$1,346.00

Invoice Total	\$1,346.00
---------------	------------

Approved RECDD I
Submitted to AP on 2.18.2025
by Jason Davidson

Jason Davidson



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

COMPLETED WORK

W. O. #	the arbors cdd1
NAME	RIVER TOWN
ADDRESS	41 oak shadow pl
DATE	1/29/2025

#			EXTENTION
4	clog and broken nozzles	\$ 3.00	\$ 12.00
2	6" spray heads + nozzles	\$ 17.00	\$ 34.00
1	mpr nozzle	\$ 15.00	\$ 15.00
1	zone 5 was not working replace bad decoder was 28482 now 24700	\$ 503.00	\$ 503.00
1	zone 8 was not working replace bad decoder was 28519 now 24697	\$ 503.00	\$ 503.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 1,067.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
1/29/2025	tech	3	\$ 93.00	\$ 279.00
				\$ -
				\$ -
				\$ -
				\$ 279.00

COMMENTS :

	MATERIALS	\$	1,067.00
	LABOR & RENTAL	\$	279.00
	TOTAL	\$	1,346.00

DATE COMPLETED 1/29/25

TECHNICIAN davon albert

CLIENT



INVOICE

INVOICE #	INVOICE DATE
857852	2/14/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 16, 2025

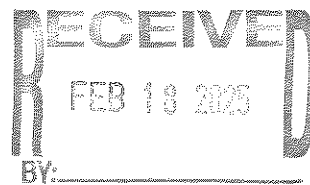
Invoice Amount: \$2,476.00

Description	Current Amount
January irrigation repairs-2025*****405 Shadow Pl.*****	
Irrigation Repairs	\$2,476.00

Invoice Total **\$2,476.00**

Approved RECDD I
Submitted to AP on 2.18.2025
by Jason Davidson

Jason Davidson



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

CLIENT



INVOICE

INVOICE #	INVOICE DATE
853087	2/5/2025
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: March 7, 2025

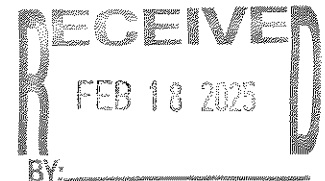
Invoice Amount: \$2,512.00

Description	Current Amount
Replace sports turf rotors at tennis court	
Irrigation Repairs	\$2,512.00

Invoice Total **\$2,512.00**

Approved RECDD I
Submitted to AP on 2.18.2025
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
859614	2/17/2025
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: March 19, 2025

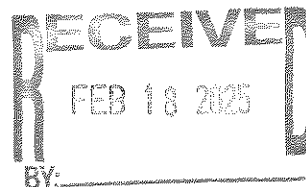
Invoice Amount: \$283.00

Description	Current Amount
Irrigation repairs at The Riverhouse	
Irrigation Repairs	\$283.00

Invoice Total **\$283.00**

Approved RECDD I
Submitted to AP on 2.18.2025
by Jason Davidson

Jason Davidson



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

**COMPLETED
WORK**

W. O. #	CDD1
NAME	RIVERTOWN
ADDRESS	riverhouse
DATE	1/25/2025

#			EXTENTION
1	broken 11/2 line misc fittings pipe ,slip flex an coupling	\$ 29.00	\$ 29.00
4	broken 6" spray head + nozzle	\$ 17.00	\$ 68.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 97.00

DATE	DESCRIPTION	HOURS	RATE	TOTAL
10/25/2024	tech	2	\$ 93.00	\$ 186.00
				\$ -
				\$ -
				\$ -
				\$ 186.00

COMMENTS :broken spray head and pipe next to tennis court

	MATERIALS	\$	97.00
	LABOR & RENTAL	\$	186.00
	TOTAL	\$	283.00

DATE COMPLETED 1/25/25

TECHNICIAN davon albert

CLIENT



INVOICE

INVOICE #	INVOICE DATE
859615	2/17/2025
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: March 19, 2025

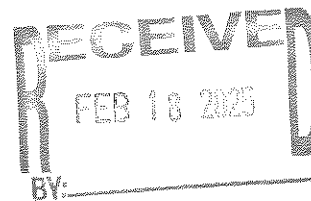
Invoice Amount: \$1,106.00

Description	Current Amount
Lateral repairs, add heads for coverage, and cap lines at Northlake	
Irrigation Repairs	\$1,106.00

Invoice Total **\$1,106.00**

Approved RECDD I
Submitted to AP on 2.18.2025
by Jason Davidson

Jason Davidson



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



INVOICE

INVOICE #	INVOICE DATE
860120	2/18/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 20, 2025

Invoice Amount: \$2,321.50

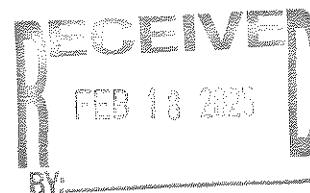
Description	Current Amount
February irrigation repairs-2025*****Main St. round about***** Irrigation Repairs	\$2,321.50

Invoice Total **\$2,321.50**

THIS INVOICE IS NON-NEGOTIABLE. ALL DISPUTES MUST BE FILED WITHIN 90 DAYS OF INVOICE DATE.

Approved RECDD I
Submitted to AP on 2.18.2025
by Jason Davidson

Jason Davidson



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

COMPLETED WORK

W. O. #

NAME _____

RIVER TOWN

ADDRESS

main st round about

DATE _____

2/3/2025

cdd1

#			EXTENTION
3	broken 12" spray + nozzles	\$ 24.00	\$ 72.00
8	broken 6" spray + nozzles	\$ 18.00	\$ 144.00
5	rotor	\$ 26.00	\$ 130.00
41	broken an clog nozzles	\$ 2.50	\$ 102.50
1	zone 6 broken 1/2 pipe	\$ 8.00	\$ 8.00
1	zone 19 replace bad decoder was 28173 now 24717	\$ 503.00	\$ 503.00
1	zone 47 replace bad solenoid	\$ 58.00	\$ 58.00
1	zone 48 replace bad decoder was 26210 now 24698	\$ 508.00	\$ 508.00
6	dby	\$ 4.00	\$ 24.00
4	dby/y	\$ 7.00	\$ 28.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
		PARTS TOTAL	\$ 1,577.50

DATE	DESCRIPTION	HOURS	RATE	TOTAL
2/3/2025	tech	8	\$ 93.00	\$ 744.00
				\$ -
				\$ -
				\$ -
Total				\$ 744.00

COMMENTS :

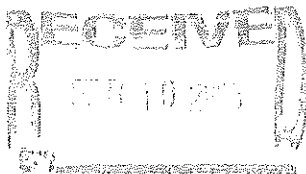
APR 18 4 08 PM '60

	MATERIALS		\$ 1,577.50
	LABOR & RENTAL		\$ 744.00
TOTAL			\$ 2,321.50

DATE COMPLETED 2/3/25

TECHNICIAN davon albert

CLIENT



Invoice 13462496

Page 1

101 Commerce St
PO Box 320
Oshkosh, WI 54901

www.4imprint.com

877-446-7746
800-355-5043KIM FATUCH
RIVERS EDGE COMMUNITY
475 WEST TOWN PL
SUITE 114
SAINT AUGUSTINE FL 32092**Shipping Address**Kim Fatuch
Vesta Property Services
160 Riverglade Run
Saint Johns, FL 32259
USA
Tel: (720) 285-6311

Invoice Number 13462496

Account No. 6173451

Invoice Date January 30, 2025

Account Rep. Samantha Henkel

Reference No

Our Order No. 28643452

Item		Java Beach Towel		Colors	(Towel, Trim): White, White	
Qty	Item #	Description	Unit \$	Price \$	Total \$	
100	138358	Java Beach Towel	10.6500	1,065.00	1,065.00	
1	Set-Up Charge	Set-Up Charge	65.0000	65.00	65.00	
		Freight		70.06	70.06	
					1,200.06	

Total Net 1,200.06

Total Tax 0.00

Grand Total 1,200.06

Total Due 1,200.06

*Please ensure that payment is received by Mar 01 2025.***Thank You! We appreciate your business.**

Any overruns you may have received are yours with our compliments.

- To ensure proper credit to your account, please quote "13462496/6173451" on your check or remittance.
- If you are not satisfied with your order, please call 1-800-300-0764. All claims must be made within 5 days of receipt.
- Any questions regarding your invoice? Please call 1-800-982-8979. Our terms are Net 30.
- Please make checks payable to 4imprint, Inc.

4imprint Federal ID #39-1837105, GSA Contract # GS-07F-9626S. A Late Payment Charge based on maximum annual percentage allowed by your state law will be applied to this balance owed under this invoice when the invoice becomes past due. The purchaser agrees to pay all of the company's reasonable attorney's fees and any collection agency fees incurred in the collection of any amount owed hereunder and not paid when due. Purchaser agrees to pay any sales or use tax. No credit will be issued for returned merchandise without our consent. This invoice is a conditional acceptance by the seller of the buyer's offer to purchase seller's goods. It may contain terms which differ from or add to those contained in the buyer's purchase order, and to the extent that this is the case, the seller hereby expressly conditions its acceptance of the buyer's offer on the buyer's assent to the additional or different terms. The buyer's receipt and retention of the goods covered by this invoice constitutes acceptance of any such additional or different terms. The buyer and seller agree that any contract hereby entered into has been made and is to be construed according to our State Law.

To Pay Your Invoice Online Please Visit:**www.4imprint.com/payinvoice****To Remit By Check:****4imprint, Inc.****25303 Network Place****Chicago, IL 60673-1253**Approved CDD I
Submitted to AP on 2.18.25
by Kimberly Fatuch*Kimberly Fatuch*

FOURTH ORDER OF BUSINESS

A.



Rivers Edge CDD – I, II, and III

Landscape Update for April 2025

- **General Maintenance**

- We have detailed and cleaned up the RiverHouse and RiverClub. This week the team will trim all the shrubs to the proper level.
- Team is spraying for weeds throughout the community and trimming shrubs.
- Teams are working on full maintenance every week.
- 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 the status of concerned areas and the overall appearance of the community.
- Annual flowers will be installed on April 17 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.

- Mulch installation start, straw is complete from the main street entrance to the roundabout and from the Kingston Corner entrance to Indian grass corner. I will provide weekly update for the installation progress.

- **Irrigation**

- Techs have been running through the system and making repairs as we go.
- All clocks are set to run 3 times a week due to the amount of rain we have had
- Lead tech is working with an 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.
 - 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 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.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 04/16/2025

Submitted by: Kevin McKendree & Richard Losco

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 is scheduled to be applied 4/9/25.

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 commenced on 4/3/25. This will be a hard hat area during the demolition phase of this project. No unforeseen issues were discovered during the demolition of the upper deck.

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 commenced on 4/3/25. This will be a hard hat area during the demolition phase of this project.

Filter Equipment for RiverHouse Pools:

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

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

RiverHouse Pool:

Crown Pools has ordered the pavers, and the project has been ordered to start right after Labor Day per the board's direction.

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. We have also ordered new tables and chairs for the top deck area.

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. The District Engineer will present quotes for this during April's meeting.

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. This is now completed.

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 are still waiting for the hatchery to produce enough Gambusia and we are likely a couple weeks away still.

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. CDD 2 and 3 have agreed to this, and we will await CDD 1's decision in April's meeting.

Cabana Grill:

The rental cabanas grill can no longer be repaired as the lid now comes apart along with the inside needing new parts again. We will be replacing the grill in its entirety.

RECDD II**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. The interior is completed, and the exterior is underway.

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.

Settlement Green Space:

The grass in the green space as you drive into the Settlement is looking rough. This is due to the large amount of use by neighborhood children, specifically during the dormant season when the rhizomes in the grass cannot regenerate. We have tried to top-dress this area but did not find it successful as we have in other areas. We are exploring options now to resod the area and would recommend shifting to Bermuda from Zoysia. We also are exploring ways to keep golf carts and bikes off the turf and blocking drainage grates so that the kids do not trip in them.

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. This is ongoing as trees have begun new growth with it being spring and are encroaching again on signs we have already fixed.

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.

(Continued)

RIVERTOWN

RECDD's Lifestyle Report

Date of report 04/16/25

Submitted by: Kim Fatuch

Ongoing Projects

- We are exploring the idea of certain events being sponsored by local businesses.
- Exploring different companies for bids for holiday lighting as well as permanent lighting vendors

March Events

3.7.25 – Vann Hardin at the Café

- The café had over \$6k in sales. This guy was great.

3.8.25 – Blood Drive Truck at RiverHouse

3.13.25 – Music Bingo

- Always a great turnout at Music Bingo.

3.15.25 – Scavenger Hunt at RiverLodge

- We had 168 people via 38 teams participate in the Scavenger Hunt. Everyone said they loved the tasks.



3.15.25 – DJ at RiverClub for Spring Break Kickoff

- Great reviews from residents saying they appreciated the laid back feel at the RiverClub with music.

3.20.25 – Star Wars Trivia Night

- Residents loved the themed Trivia. It was a packed house in the café.
- Dj was very engaged with the residents
- Will definitely invite back

3.22.25 – Bubble Bash at RiverLodge

- Residents are invited to play with all things bubble. We will have a foam zone, step in a bubble, chill in a bubble, bubble and shaved ice hut and a DJ with amazing music.
- Roughly 300 residents showed up to this event. Received rave reviews from residents



3.22.25 – DJ at RiverClub closing out Spring Break

- Residents enjoyed the laid-back nature this DJ brought to the club

3.27.25 – Trivia with a special Florida Gators round

April Events

4.4.25 – BIZA Quintet

- The Bartram Jazz Quintet will be regaling us with their music before heading off to Carnegie Hall.

4.6.25 – Rockabilly on the River

- We have partnered with Resident Patrick Kline to host a 1950's themed car show and concert day at the RiverClub Amphitheater.
- There will be roughly 20 cars, Sunset Slush, Mike's Yum Yum food truck, a bounce house and live music by resident Favorite Davis Cook opening for Beau and the Burners.

4.12.25 – Spring Fling Vendor Market

- We have 43 vendors signed up for the vendor portion.
- We have solidified bounce houses, obstacle courses, an easter egg hunt and pictures with the Easter Bunny for the kids.

4.18.25 – Build-A-Bunny Event

- Resident kids are invited to stuff their own bunny. This is Rivertown's version of the Build-A-Bear franchise.
- This is a limited quantity event with 200 bunnies available.
- This is limited to one bunny per child.

4.26.25 – Community Garage Sale

- One person's trash is another person's treasure. It is time to clean out those winter bins and make a little cash
- All residents are welcome to contribute or sell at the community garage sale
- A registration link was sent out in the eblasts as well as April Newsletter going out on April 1st.

RIVERTOWN

RECDD's Café Report

Date of report: 04/16/2025

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

Square POS Net Sales were up 18.5% for the month of February \$49,274 compared to \$41,580 prior year. Events at the facility included Music Bingo, Trivia, Friday Night Music, and Dinner Around the World. Hopefully, we can achieve an overall net sales increase of approximately 20% for the calendar year 2025!

Cost of Goods Sold (Food and Beverage) was 41.4% in the month of February, compared to 54.2% prior year. There was a tremendous improvement and cost-savings from prior year, but overall food prices are predicted to increase in the range of 3.0 – 3.5% in 2025. Menu design and pricing will be reviewed for cost containment and affordability for the residents.

Food & Beverage as % of Revenue:

Target	12-Month	% Rate – 40%
Optimal	12-Month	% Rate – 35%
Actual	February '25	% Rate – 41%

Gross Wages as % of net sales were 35.6% in the month of February, compared to 41.5% prior year, a decrease of <14.2%>. We achieved our 12-month "Target Rate" of 35% and will continue to monitor throughout the year.

Gross Wages as % of Revenue:

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

Our spring break operation was extremely successful with Net Sales of \$30,830.36 for the stated period. We have also seen a significant increase in foot traffic at the RiverClub facility and use of the pool over the past several months. Revenue projections are positive and controlling costs will be our focus for the rest of the calendar year. Continued success will be achieved with execution and delivery of food and beverages with price points that can be absorbed by the residents.

We have maximized the capacity of our current space/facility and are contemplating ways to improve workflows and services without compromising on quality of product and delivery times. Will keep you updated on our progress.

RIVERTOWN

RECDD's Monthly Amenity Manager Report

Date of report: 04/16/2025

Submitted by: Richard Losco & Ken Council

RiverLodge Lazy River Hours:

10am – 9pm (Sun, Mon, Tues, & Thurs) *Closed Wednesdays*

10am – 10pm (Fri & Sat)

RiverLodge Lifeguard/WAP Hours:

Open Sat & Sun only until Summer Break

10am – 8pm (Saturday – Sunday)

RiverLodge GS Hours:

10am - 9pm (Sun – Tues, & Thurs) *Closed Wednesdays*

10am – 10pm (Fri/Sat)

RiverHouse GS Hours:

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

11am – 9pm (Fri & Sat)

RiverHouse LG Hours: 11am – 7pm Saturday & Sunday only until Summer Break.

Family Pool: *Closed until the Slide Tower is repaired due to construction*

Slide Hours: *Closed until repaired*

RiverClub GS Hours:

10am - 9pm (Sun, Mon, Wed, & Thurs) *Closed Tuesdays*

10am – 10pm (Fri/Sat)

- RiverHouse: The slide will not be open until the main support girder is repaired. Slide support girder repairs started April 3rd. The Family Pool will be closed until the slide tower repairs are complete. Lifeguards are on duty Saturdays and Sundays only until Summer Break. Pools/Facilities will be open on Memorial Day. The pool project will not begin until November 2nd. Pickleball Court Usage Sign and decals for the correction of the existing court rules sign have been put up. Commercial Fitness Rep came out on 3/27/2025 to service our elliptical cardio

machines as we have had reports of squeaking and excess noise. They are currently ordering parts to properly repair the machines. Ordered new starting block covers to prevent unauthorized use.

- RiverClub: The facility painting is still underway. Both firepits are functional. Access control system and Control 4 media system are both functional. Successful Comcast Fiber Pre-wire Survey: Wednesday 03.26.25. RiverClub EDI Install completed Thursday 04.03.25. Secure SI has ensured the firewalls are connected to the fiber network. Mr. Steamlux was out Tuesday 4.1.2025 to steam clean the patio furniture.

- RiverLodge: Amenity hours will end when Guest Service Staff are scheduled to leave as deck lighting has been approved. Lifeguards are on duty Saturdays and Sundays only until Summer Break. The Water Activity Pool will be open on Saturday/Sunday only until Summer Break begins on 5.31.2025. Successful Comcast Fiber Pre-wire Survey: Wednesday 3.26.2025. Comcast completed EDI Install on Wednesday 4.2.2025. Secure SI has ensured the firewalls are connected to the fiber network. Requested quotes to install rubber flooring in the Dumbbell area of the RiverLodge Fitness Center. 1st consultation visit scheduled for Wednesday April 9th, 2025.



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
	SJSO25CAD056647			5

ACTIVITY / COMMENTS:

Total Contacts:4 Citations: 1 Warnings:3 Top speed measured by radar was; , **42MPH onKeystone Corners**

Responded to Business alarm in Shores at Rivertown of SR 13



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
	SJSO25CAD060534			4

ACTIVITY / COMMENTS:

SJSO25CAD060545, SJSO25CAD060563, SJSO25CAD060589, SJSO25CAD060608, SJSO25CAD060622, SJSO25CAD060630, SJSO25CAD060693, SJSO25CAD060690, SJSO25CAD060724

6 traffic stops resulting in 3 written warnings and 3 verbal warnings all for excessive speed. (Highest was 37mph in a 25mph zone.) Handled 2 different 911 hangups - made contact with with the caller both times who advised it was accidental. Received an apple iPhone notification for a severe crash, located the cell phone laying in the roadway with no sign of a crash. Was able to locate the phone owner and phone was returned.

RollKall Invoice#: 4642677



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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

NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD065487			6

ACTIVITY / COMMENTS:

Total Contacts:12 Citations:5 Warnings:7 Top speed measured by Radar was, **40 MPH on Orange Branch Trail.

Spoke to a resident who was operating a dirtbike on the golf cart path. Advised of the Florida State Statute and requested he take the bike back to the residence. Stopped a juvenile wwho was operating an illegal electric dirtbike on the golf cart path. Parents were also contacted and were advised of the statute.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 4763667



ST JOHNS COUNTY SHERIFF'S OFFICE
Statistic Sheet

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



NAME / ID:				
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD069555			4.25

ACTIVITY / COMMENTS:

Total Contacts:3 Citations:3 Warnings:2 Top speed measured by Radar was, **39 MPH on Orange Branch Trail.

Arrest made for No Driver's License. Assisted with a juvenile problems as well.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 4800500

Customer Service Report

Customer: Rivertown 1
 Customer ID: _____
 Field Biologist: Steven P

Date of Visit: 3/31/2025
 Weather: 80 °F High
5% ☁

Waterway and Ditch Treatments

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

Comments: Ponds treated as listed above for the month of March 2025. Thank you for choosing Florida Waterways INC.

Carp Program

- ☐ Carp Observed
☐ Barriers Inspected

Flow

- ☒ None
☐ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☒ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

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

Native/Beneficial Vegetation Noted

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

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

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 Customer ID: _____
 Field Biologist: Steven P

Date of Visit: 3/31/2025
 Weather: 80 °F High
5% ☁

Waterway and Ditch Treatments

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

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|--|---|---|---|---|
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| <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

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

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5% ☁

Waterway and Ditch Treatments

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

Comments: Ponds treated as listed above for the month of March 2025. Thank you for choosing Florida Waterways INC.

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Fish/Wildlife Observations

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|--|---|---|---|---|
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| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | _____ |
| <input checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | _____ |

Native/Beneficial Vegetation Noted

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| <input checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input checked="" type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

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CR5



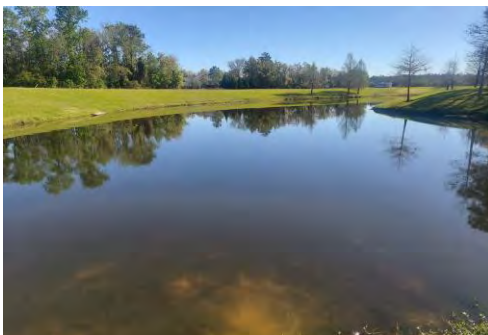
P1110052



Pond A



Pond AA



Pond B



Pond BB

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5% ☁



Pond C



Pond CC



Pond CR1



Pond CR2



Pond CR4



Pond CR6

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Weather: 80 °F High
5% ☁



Pond CR7



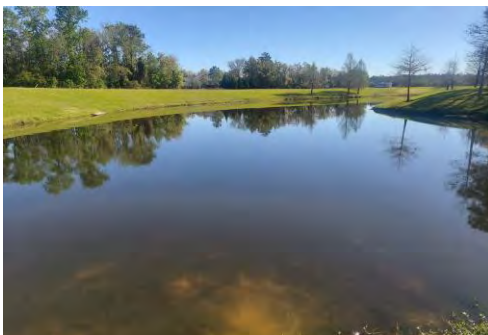
Pond CR8



Pond D



Pond DD



Pond E



Pond EE

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Weather: 80 °F High
5% ☁



Pond FF



Pond G



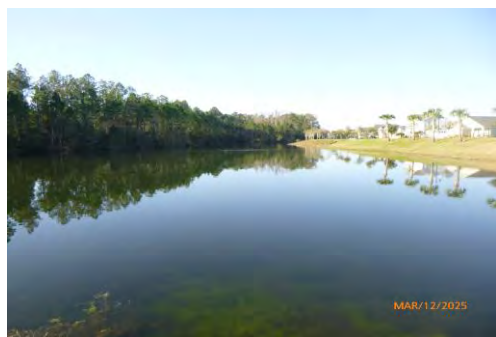
Pond GG



Pond H



Pond HH



Pond I

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Field Biologist: Steven P

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5% ☁



Pond J



Pond K



Pond L



Pond LL



Pond M



Pond MM (2)

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5% ☁



Pond MM



Pond OO



Pond Q



Pond R



Pond S



Pond T

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Pond U



Pond V



Pond W



Pond WW



Pond X



Pond XX

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Pond Y



Pond Z

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FIFTH ORDER OF BUSINESS

Prepared By and Return to:

Lauren Gentry, Esq.
KILINSKI | VAN WYK PLLC
517 East College Avenue
Tallahassee, Florida 32301

**TERMINATION OF COST SHARE AGREEMENT FOR
ROADWAY AND SURFACE WATER MANAGEMENT SYSTEM MAINTENANCE SERVICES**

THIS TERMINATION (this "Termination") is made as of March 5, 2025, by **RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("District"), and **MATTAMY JACKSONVILLE LLC**, a Delaware limited liability company (as successor by merger to Mattamy Rivertown LLC, a Delaware limited liability company), whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 ("Landowner").

WHEREAS, Landowner and District are parties to that certain *Cost Share Agreement for Roadway and Surface Water Management System Maintenance Services*, recorded at Book 4291, Pages 1378 et seq., of the Official Records of St. Johns County, Florida ("Agreement"); and

WHEREAS, the Agreement provides that certain amounts shall be due from the Landowner to the District until such time as the Landowner establishes a homeowner's association or a community development district to manage and maintain its property; and

WHEREAS, the Agreement was rendered moot by the execution of the *Tri-Party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities*, recorded at Book 4832, Pages 854 et seq., of the Official Records of St. Johns County, Florida, by and between the District, Rivers Edge II Community Development District, and Rivers Edge III Community Development District (as successor in interest to Mattamy Jacksonville LLC); and

WHEREAS, Landowner and District accordingly desire to terminate the Agreement.

NOW, THEREFORE, for and in consideration of the agreements herein set forth, the receipt and sufficiency of which are hereby acknowledged, the parties declare as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference. Capitalized terms that are not otherwise defined herein shall have the meanings ascribed thereto in the Agreement.
2. The Agreement is hereby terminated and is of no further force or effect.
3. This Termination shall be recorded in the Public Records of St. Johns County, Florida, by the District.

[Signature pages follow]

IN WITNESS WHEREOF, the parties have executed this Termination as of the day and year first above written.

RIVERS EDGE COMMUNITY

DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

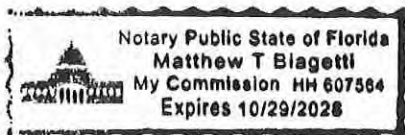
Katelyn Beach
Witness Signature
Katelyn Beach
Witness Name Printed

By: James Oliver, Secretary
Ahmed "Mac" McIntyre
Chairperson, Board of Supervisors

Todd R. Polvere
Witness Signature
Todd R. Polvere
Witness Name Printed

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me ☒ physical presence or ☐ online notarization this 1 day of April, 2025, by Ahmed "Mac" McIntyre, as Chairperson of the Board of Supervisors of the Rivers Edge Community Development District. James Oliver, Secretary



[notary seal]

Matthew T. Biagetti
(Official Notary Signature)
Name: Matthew T. Biagetti
Personally Known ☒
OR Produced Identification ☐
Type of Identification _____

Claire Middle

Witness Signature

Claire Riddle

Witness Name Printed

MATTAMY JACKSONVILLE LLC, a
Delaware limited liability company

By: [Signature]

Cliff Nelson, its Vice President

John Turansky

Witness Signature

JOHN TURANSKY

Witness Name Printed

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me ☒ physical presence or ☐ online
notarization this 5TH day of MARCH, 2025, by Cliff Nelson, as Vice President for
MATTAMY JACKSONVILLE LLC, a Delaware limited liability company.

[Signature]
(Official Notary Signature)

Name: JARRETT O'LEARY

Personally Known ☒

OR Produced Identification ☐

Type of Identification _____



JARRETT O'LEARY

Notary Public
State of Florida

Comm# HH423526

Expires 7/19/2027

SEVENTH ORDER OF BUSINESS

To: Rivers Edge EDD
C/O Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Contact: Ryan Stilwell

Address:

Phone:
Fax:

Project Name:
Project Location:
Item #
001 General Conditions
100

Gardens South Alleys Final Lift
Rivertown, St. Johns, FL
Item Description

Bid Number:
Bid Date:

Estimated Quantity	Unit	Unit Price	Total Price
1	LS	\$5,655.23	\$5,655.23
Total Price for above 001 General Conditions Items:			\$5,655.23

007 Maintenance Of Traffic
700

Maintenance Of Traffic

1	LS	\$8,036.04	\$8,036.04
Total Price for above 007 Maintenance Of Traffic Items:			\$8,036.04

008 Demolition
814

Remove And Haul Off

2,300.00	SY	\$10.52	\$24,196.00
Total Price for above 008 Demolition Items:			\$24,196.00

011 Earthwork
1110

Earthwork Density Testing

1	LS	\$1,221.51	\$1,221.51
Total Price for above 011 Earthwork Items:			\$1,221.51

014 Base
1411

Rework/ Cleanup Existing Base

2,300.00	SY	\$11.84	\$27,232.00
Total Price for above 014 Base Items:			\$27,232.00

015 Asphalt Paving
1505
1518

1.25 " Asphalt Pavement
Tack Coat

2,300.00	SY	\$21.55	\$49,565.00
2,300.00	SY	\$0.68	\$1,564.00
Total Price for above 015 Asphalt Paving Items:			\$51,129.00

017 Striping & Signs
1700

Stripes

1	LS	\$3,393.07	\$3,393.07
Total Price for above 017 Striping & Signs Items:			\$3,393.07

Total Bid Price: \$120,862.85

Notes:
The above price excludes Landscaping & Irrigation
The above price excludes Sunday Work
The above price is based on the owner providing horizontal and vertical site control
4/7/2025 1:27:14 PM
Payment Terms:
Payment due within 30 days of date of invoice, regardless of when payment is made by Owner.

Page 1 of 2

ACCEPTED:
The above prices, specifications and conditions are satisfactory
and hereby accepted.
Buyer:
Signature:
Date of Acceptance:

CONFIRMED:
Vallencourt Construction Company, Inc.

Authorized Signature:
Estimator:

Mike Vallencourt, II
(904) 291-9330 mike2@vallencourt.com

BCI

Burnham Construction, Inc.
11413 Enterprise East Blvd
Macclenny, FL 32063

Office: (904) 259-5360
Fax: (904) 259-5380
CUC#1224415

"Building the Road to Excellence"

Proposal

April 9, 2025

ATTN: Ryan Stilwell

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

Burnham Construction, Inc. is pleased to provide a proposal, to supply all labor, equipment, and material needed to complete Rivertown Gardens South Asphalt repairs. Per plans dated 7/16/17. See SOV attached.

❖ **Total \$118,753.99**

Qualifications:

- The quoted price is contingent upon receipt of fully executed contract within **30 days**.
- If County requirements are different than specified in plans provided, a new quote may be required.
- Any revisions to quantities agreed on, may result in additional per UOM rates.
- Total LF of curb and sidewalk removed and replaced will be determined after all work is complete.

Exclusions:

- Removal/Relocation of any existing overhead power line and poles
- Removing or replacing any landscaping, electrical piping, or wiring not in civil plan set

Feel free to contact me anytime if you have any questions.

Sincerely,

Tyler Mobley
Project Manager
C – 904-524-4840
O – 904-259-5360

X

Approved By:

Rivertown Gardens Topout South

BURNHAM CONSTRUCTION

Division Code	Account Code	Description	Pay Quantity	UOM	Unit Price (current)	Total Price (current)
001000 (General Conditions)						\$3,532.38
001000	001000	General Conditions	1.00	Lump Sum	\$3,532.38	\$3,532.38
007000 (Construction Materials Testing)						\$1,308.29
007000	007000	Construction Materials Testing	1.00	Lump Sum	\$1,308.29	\$1,308.29
008000 (Maintenance of Traffic)						\$1,046.63
008000	008000	Maintenance of Traffic	1.00	Lump Sum	\$1,046.63	\$1,046.63
014000 (Sanitary Sewer)						\$9,637.12
014000	014159	Adjust Ex. Manhole	4.00	Each	\$2,409.28	\$9,637.12
015000 (Storm Drain)						\$2,725.30
015000	015079	Adjust Existing Inlet	1.00	Each	\$2,725.30	\$2,725.30
016000 (Potable Water Main)						\$1,170.08
016000	016014	Adjust Ex. Valve Jacket	1.00	Each	\$1,170.08	\$1,170.08
022000 (Asphalt Paving)						\$92,858.15
022000	022000	Mill Ex Asphalt	3,115.00	Square Yard	\$2.82	\$8,784.30
022000	022000	1" Asphalt Pavement 1st lift	3,115.00	Square Yard	\$13.40	\$41,741.00
022000	022000	1" Asphalt Pavement 2nd lift	3,115.00	Square Yard	\$13.59	\$42,332.85
023000 (Striping & Signs)						\$6,476.04
023000	023000	Striping & Signs	1.00	Lump Sum	\$6,476.04	\$6,476.04
						\$118,753.99

EIGHTH ORDER OF BUSINESS

A.

COST-SHARE STATUS COVER SHEET

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

Proposal: Pond Maintenance Addendum - Pond 96 - RECDD III

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

☒ Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge III CDD

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

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

Adding additional pond services for Ponds 96

(Solitude Lake)

Total Proposed
Compensation: \$ 852.00

Cost Share		
Calculation:	<u>\$270.25</u>	<u>Rivers Edge</u>
	<u>\$282.95</u>	<u>Rivers Edge II</u>
	<u>\$298.80</u>	<u>Rivers Edge III</u>

Methodology
Consultant Approval:

(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval:

(Signature)

(Date)

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

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

AMENDMENT TO ANNUAL SERVICES AGREEMENT

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

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

SERVICE DESCRIPTION: **Monthly Maintenance of One (1) Additional Pond (Pond 96) at Rivers Edge III CDD in St. Johns, FL 32259.**

EFFECTIVE DATE: **The 1st of the month following acceptance by the Customer**

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

SUBMITTED BY: **David Cottrell, North Florida Business Development Consultant**

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

1. SERVICES. The Services to remain the same.
2. PAYMENT TERMS. The Amendment Price is **\$852.00**. SOLitude shall invoice Customer **\$71.00 per month** for the Services to be provided under this Amendment. The price indicated in this Amendment shall be billed in addition to the regular monthly contract invoice amount.
3. MISCELLANEOUS.
 - a. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Services Agreement.
 - b. The remainder of the Services Agreement shall be and remain in full force and effect and unmodified, except as the same is specifically modified or amended hereby. All covenants, terms, obligations and conditions of the Agreement which are not modified or amended herein are hereby ratified and confirmed.
 - c. This Amendment may be executed in multiple counterparts by the parties, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
 - d. The parties acknowledge and agree that this Amendment may be executed or accepted using electronic or facsimile signatures, and that such a signature shall be legally binding to the same extent as a written cursive signature by a party's authorized representative.

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



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature:

Name:

Title:

Date:

Please Remit All Payments to:

SOLITUDE Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202

Please Mail All Notices and Agreements to:

SOLITUDE Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

Rivers Edge III CDD (20143)

Signature:

Name:

Title:

Date:

Customer's Address for Notice Purposes:



SCHEDULE A - SERVICES
ANNUAL POND MANAGEMENT SERVICES

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

Monitoring: Pond 96

1. A SOLitude Biologist will visit the site and inspect the pond at a ***minimum of two (2) times per month basis***, with additional monthly visits as needed to control weeds and algae at the discretion of the Biologist and company.
 2. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.
- Aquatic Weed Control: Pond 96**
1. Pond will be inspected at a ***minimum of two (2) times per month basis***, with additional monthly visits as needed to control weeds at the discretion of the Biologist and company.
 2. Any growth of undesirable aquatic weeds and vegetation found in the pond with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond at the time of application.
 3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control: Pond 96

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

Pond Algae Control: Pond 96

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



Trash Removal: Pond 96

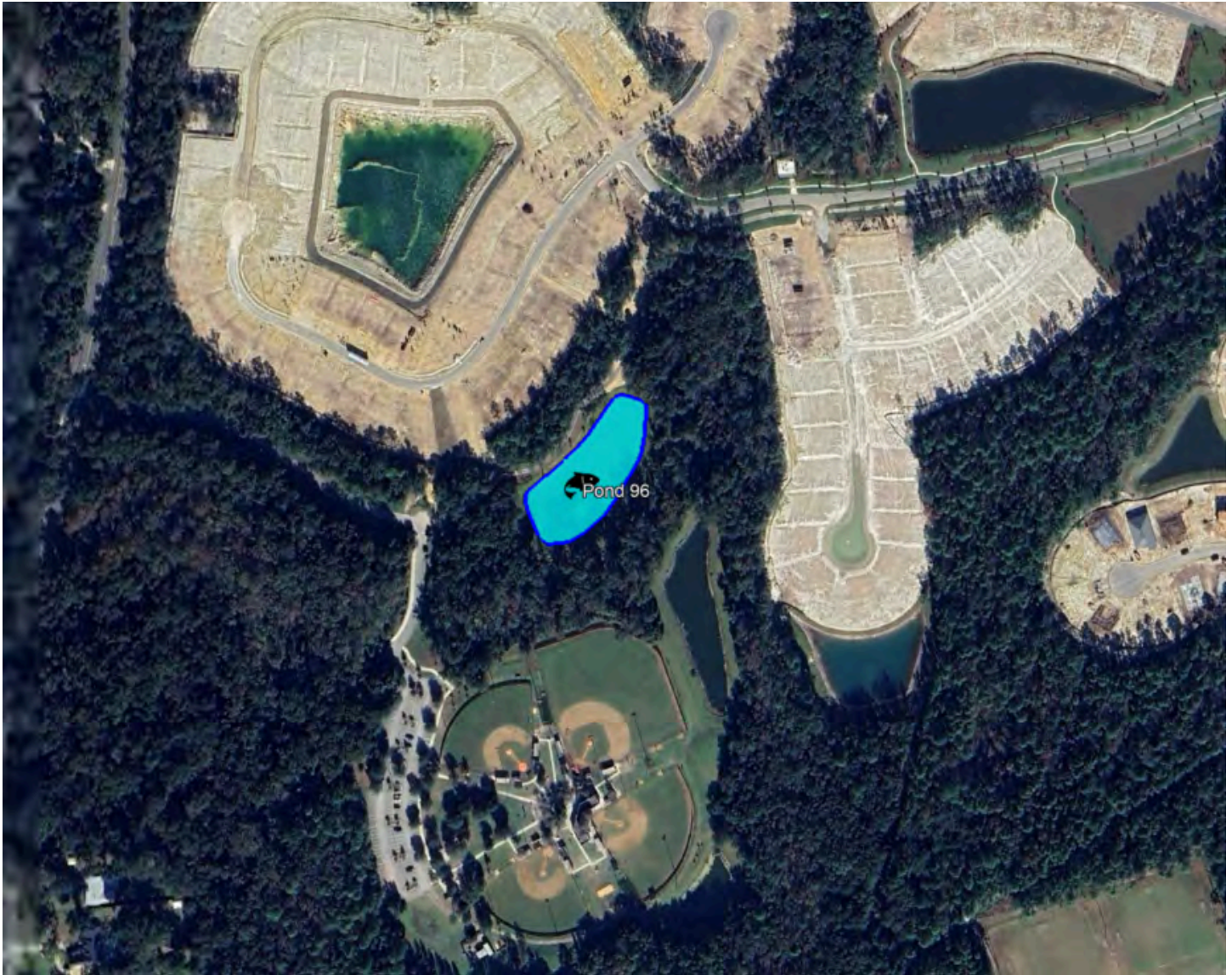
1. Trash and light debris will be removed from the pond with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal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

Service Reporting:

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

General Qualifications:

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



Rivers Edge III CDD - Pond 96

B.

COST-SHARE STATUS COVER SHEET

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

Proposal: Replacement of Umbrellas & Bases - RiverClub Pool

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

☒ Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge II CDD

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

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

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

Replacement of 15 Umbrellas and Bases at the RiverClub Pool for the upcoming 2025 Summer Season.

Total Proposed Compensation:

\$

Cost Share
Calculation:

Rivers Edge

Rivers Edge II

Rivers Edge III

Methodology

Consultant Approval:

(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval:

(Signature)

(Date)

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

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERTOWN

Request for Funds

Date of request: 04/16/25

Submitted by: Kevin McKendree

Umbrella and Base Replacements – RiverClub Pool:

The umbrellas and bases at the RiverClub pool (15) need replacing for the upcoming 2025 summer season. The umbrellas have faded and are not functioning due to wear and tear with the outdoor conditions. The replacements are the same Sunbrella Fabric and color of the originals and aluminum umbrella bases for matching and aesthetic purposes.

Vendor	Warranty	Job Scope	Cost
Fiberbuilt	7 year – Fabric 3 year - Frame 3 year - Finish	15 - 9 ft Umbrellas & Aluminum bases. Lead time 3 – 4 weeks	\$14,895.92
Southern Breeze	7 year – Fabric 3 year - Frame 3 year - Finish	15 - 9 ft Umbrellas & Aluminum bases. Lead time 3 – 4 weeks	\$14,540.00

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





Shipping and Receiving
FiberBuilt Umbrellas and Cushions, Inc.
(954) 484-9139
2201 W. Atlantic Blvd.
Pompano Beach FL 33069
(954) 484-9139
www.fiberbuiltumbrellas.com

Bill To

Kevin McKendree
Rivers Edge CDD 2
904 679 5523
475 West Town Place
Suite 114
Saint Augustine FL 32092

Ship To

Kevin McKendree
RiverTown
904 679 5523
160 Riverglade Run
Saint Johns FL 32259

Quote

Date 3/31/2025
Estimate # 16853Q

Expires 4/30/2025
Sales Manager Knapp, Paul
Sales Representative 42 Dawn Menendez
Subsidiary Parent Company
Shipping Instructions
Terms Prepaid
Shipping Instructions

Item	Qty	UOM	Description	Options	Special Instructions	Rate	Amount
9LPUA	15	EA	9Ft Oct Lucaya Umbrella (8) .5"dia Fiberglass Ribs Nylon hubs, joints, finials, & end-tips Manual push-up w/pin lift system 1-pc 1.5"dia Bright Aluminum Pole Single vent market-style canopy Sunbrella Marine Grade B fabric TBD ----			566.30	8,494.50
AB110WSLV-2.0	15	EA	115 lb Aluminum Umbrella Base with wheels FILLED WITH CONCRETE 23" Dia x 18" Overall height Base sleeve with through bolt to secure umbrella Silver finish Fits 1.5" & 2" dia poles			331.10	4,966.50

Subtotal 13,461.00
Shipping & Handling (FD3FRGHT) 1,434.92
Tax (FL_SAINt JOHNS CO 6.5%) 874.97
Total \$15,770.89

Shipping estimate statement

The shipping estimate contained in this quote was made in good faith and is reflecting the ongoing shipping rates at the time of the estimate, however due to the current and volatile circumstances with logistics the actual shipping charges may be different than the above quoted. The final shipping charges on the invoice will reflect accordingly.



1128 Carmona Place, St. Augustine, FL 32092

Telephone: (904) 315-3933; (904) 315-3944

Quote: 2766

Date: 04/04/25

Quote Expires: 04/19/25

PROJECT:

9' - Flat Profile Umbrellas

BILLING ADDRESS:

RiverTown c/o Vesta Property Services
200 Business Park Circle, Ste. 101
St. Augustine, FL 32095

SHIPPING ADDRESS:

RiverTown Amenity Center
Kendall Crossing Drive
St. Johns, FL 32259

PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
9' Flat Profile Umbrella, Octagon, Push Up & Pin Lift	Push Up & Pin	9'	Sunbrella Fabric / TBD	\$535.00	15	\$8,025.00
*These are the same umbrellas currently on your pool deck.						
Umbrella Base with Wheels, 100 lb., Premium Aluminum Shell, Concrete Filled, Aluminum	Premium Aluminum Shell	100 lbs.	Silver Mist	\$337.00	15	\$5,055.00

Freight Includes: Yes/No	Estimated Lead Time: 3 - 4 Weeks. Payment is Required at Time of Order. Lead Time begins once payment has been recieved. Southern Breeze will meet truck for delivery, offload, unwrap, and place all items on pool deck.	Product Total	\$13,080.00
Call Prior to Delivery: Yes		Freight	\$1,460.00
Lift Gate: Yes		Tax Exempt	\$0.00
Limited Access Delivery: No		TOTAL	\$14,540.00

TERMS & CONDITIONS: All sales are final and can not be cancelled, returned, or refunded. **A resale tax certificate or tax exemption certificate must be supplied at time of order.** If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. **Additional freight and/or handling charges** may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions:

Southern Breeze Outdoor Furnishings, LLC

/

Chris Smith

Purchaser's Signature / Printed Name

Date

Chris Smith - VP - Business Development

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

Purchaser's Signature / Printed Name

Date

Fiberbuilt Contempo Umbrella

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944



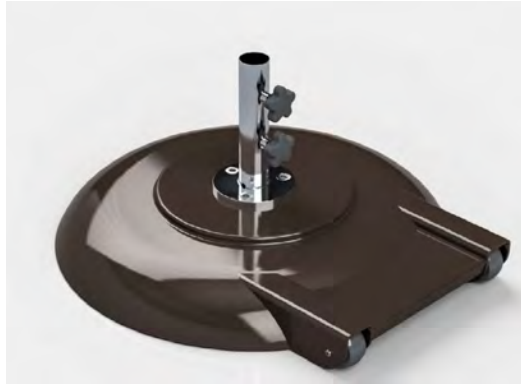
Premium Aluminum Shell Umbrella Bases

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

CONCRETE FILLED PREMIUM ALUMINUM SHELL WITH WHEELS.
 SUITABLE FOR BENEATH A TABLE WITH 8" STEM HEIGHT
 FREE-STANDING BASE WITH 18" STEM HEIGHT



Onyx



Desert Bronze



Carbon



Silver Mist

*Base comes standard in Silver Mist



Alpine White



Golden Oak



Heather Willow

- * IN TABLE USE AND FREE-STANDING USE
- * STEM HEIGHT: 8" (IN TABLE) OR 18" (FREE-STANDING)
- * TOTAL HEIGHT: 11.5" (BASE + 8" STEM) OR 21.5" (BASE + 18" STEM)
- * WARRANTY - 1 YEAR COMMERCIAL
- * BASE DIAMETER: 24"; HEIGHT: 3.5"; WEIGHT: 100 LBS>

100 lb. In-Table Use (8" Stem) OR
 Free-Standing Use (18" Stem)

\$337.00 Silver Mist

\$469.00 (all colors)

C.

COST-SHARE STATUS COVER SHEET

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

Proposal: Installation of Water Fountain - RiverHouse Gym

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

☒ Yes (Please proceed to question 2)

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

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

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

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

[End of Cover Sheet]

COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD



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

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

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

Installation of water fountain and bottle filling station inside the RiverHouse Gym. Significant yearly cost saving to the District.

Total Proposed Compensation:

\$

Cost Share Calculation:

Rivers Edge

Rivers Edge II

Rivers Edge III

Methodology

Consultant Approval:

(Signature)

(Date)

If requesting addition of new improvements:

Engineer
Approval:

(Signature)

(Date)

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

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

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

**RIVERS EDGE II COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERS EDGE III CDD

By: _____
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: _____

RIVERTOWN

Request for Funds

Date of request: 04/16/25

Submitted by: Kevin McKendree

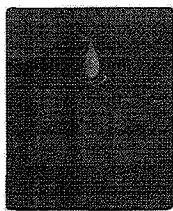
Installation of Water Fountain @ RiverHouse Gym:

For consideration of the installation of a water fountain and bottle filling station inside the RiverHouse Gym for long-term savings to the District. This would eliminate the necessity of Crystal Water providing the service with an average cost of \$631.08 per month for calendar year 2024, a yearly cost savings of approximately \$7,500.00. An 8-month breakeven on investment.

Vendor	Warranty	Job Scope	Cost
Affordable Plumbing	Pricing good for 30 days 5 year Manufacturer warranty 1 year parts & labor	Installation of Elkay Water Fountain & Bottle Filling Station	\$5,200.00
Rolland Reash Plumbing	Pricing good for 30 days 5 year Manufacturer warranty 1 year parts & labor	Installation of Elkay Water Cooler with built-in filter and bottle filler	\$10,175.00

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





Affordable Plumbing Company - CFC057228

4565 SAINT AUGUSTINE RD

Jacksonville, Florida 32207

Phone 9042889003

ESTIMATE

Vesta Property Services

Vesta Property Services

Phone: (904) 607-1038

Estimate #: SMP(e)-10106

Estimate Date: 02/21/2025

Description

Estimate to provide and install a Elkay LZS8WSLK ezH2O Bottle Filling Station & Single ADA Cooler Filtered Refrigerated Light Gray at fitness center. We will remove pavers to install. Vesta to have others reinstall paver base and pavers. We will run water lines and a 2" drain line with studor vent and tie into bathroom sink drain.

Product Name	Description	Qty	Total Price
1.1 Commercial Plumbing Repair/s	Water cooler and installation	1	\$5,200.00
Subtotal :			\$5,200.00
Tax :			\$0.00
Total :			\$5,200.00



RESIDENTIAL & COMMERCIAL

11606 Columbia Park Drive East
Jacksonville, Florida 32258
Phone 904-260-7059
Fax 904-260-0916
CFC057171

Attention: Rivertown c/o Rivers Edge
E-mail: kmckendree@vestapropertyservices.com
Ph. # 607-1038
Location: 140 Landing St., St. Johns, Fl. 32259

March 11, 2025

Rolland Reash Plumbing proposes the following:

Supply labor & material to remove pavers across the breezeway, between the gym and the closest bathroom drainage piping, (behind the lavatory).
Install new drainage line with 2" Sch. 40 PVC pipe and fittings. Install cold water supply line. Both will be routed to the inside wall of the gym for new fountain.
Includes a wall access panel for the studor-vent (air admittance valve).
Patch the wall openings to a paintable finish after testing plumbing rough-in.
All work done per code and tested. Required plumbing permit included.
Supply and install a wall hung, Elkay water cooler with built-in filter and bottle filler. Does not include any electrical work (if needed).

Note: Estimate does not include any finish wall repair, replacing pavers or tile work. If the drain from the lavatory is not deep enough and a pump system is required for the fountain drain, then the cost would increase by \$1,500.00.

Total Price: \$10,175.00 (with all discounts) Pump system would be additional.

Signature of acceptance: _____ Date _____
All Prices are good for 30 days

Joe Pesch /Rolland Reash Plumbing
C # 904-420-9799 / 904-260-7059

NINTH ORDER OF BUSINESS



INVOICE

INVOICE #	INVOICE DATE
801795	11/7/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 7, 2024

Invoice Amount: \$721.00

Description	Current Amount
Mainline repair and ball valve replacement	
Irrigation Repairs	\$721.00

Invoice Total \$721.00

Excellence
IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 3.21.2025
by Jason Davidson

Jason Davidson

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



W. O. #	CDD1
NAME	RIVERTOWN
ADDRESS	LONGLEAF PINE DR
DATE	10/30/2024

DATE	DESCRIPTION	HOURS	RATE	TOTAL
10/30/2024	tech	5	\$ 93.00	\$ 465.00
				\$ -
				\$ -
				\$ -
				\$ 465.00

Agrib # 3813850

DATE COMPLETED 10/30/24 TECHNICIAN davyon albert CLIENT



INVOICE

INVOICE #	INVOICE DATE
801797	11/7/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 7, 2024

Invoice Amount: \$1,998.00

Description	Current Amount
Locate, troubleshoot and repair 2-wire failure*****The Arbors***** Irrigation Repairs	\$1,998.00

Invoice Total \$1,998.00

Excellence
IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 3.21.2025
by Jason Davidson

Jason Davidson

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



INVOICE

INVOICE #	INVOICE DATE
801796	11/7/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 7, 2024

Invoice Amount: \$2,487.00

Description	Current Amount
Locate, troubleshoot and repair 2-wire failure*****2198 Kendall Crossing*****	
Irrigation Repairs	\$2,487.00

Invoice Total \$2,487.00

Excellence
IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 3.21.2025
by Jason Davidson

Jason Davidson

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



W. O. #	CDD1
NAME	RIVER TOWN
ADDRESS	2198 kendall crossing dr
DATE	10/28/2024

DATE	DESCRIPTION	HOURS	RATE	TOTAL
10/28/2024	tech 2	10	\$ 93.00	\$ 930.00
				\$ -
				\$ -
				\$ -
				\$ 930.00

Aspirin # 301 3845

DATE COMPLETED 10/28/24 TECHNICIAN EARL WILLIAMS CLIENT



INVOICE

INVOICE #	INVOICE DATE
797630	11/4/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 4, 2024

Invoice Amount: \$7,475.00

Description	Current Amount
Hurricane Helene Emergency Clean Up	
Hurricane Prep/Clean-up	\$7,475.00

Invoice Total **\$7,475.00**

Excellence

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 3.21.2025
by Jason Davidson

Jason Davidson

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

ELEVENTH ORDER OF BUSINESS

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
Resident Programs – Application

Resident Programs are an enhancement to the residents of the Rivers Edge Community Development District (“***District***”). Clubs at the District are designed to help residents and paid users (together, “***Resident(s)***”, which shall have the same meaning as the term “Patron(s)” as defined in the District’s Policies Regarding District Amenity Facilities (the “***District’s Policies***”)) to pursue common interests in hobby, recreational, social, service and cultural endeavors, while building community spirit and expanding horizons. Programs should encourage their members to fully participate and enjoy the diverse programs and facilities within the District that make life here so enjoyable and rewarding. All Programs are required to complete the following form in order to receive the benefits offered.

Starting a Program is a three-step process:

A. Complete the form below and return it to the General Manager’s Office, as noted below.

B. The District will review the form for completeness and compliance and for availability of District facilities, if applicable.

C. The District will communicate either approval or the reason for denial and next steps.

1. Proposed Program name (see rule #7): The Learning Trio: Art Workshop

2. Name of Program contact: The Learning Trio (Morgan Ussery)

3. Address of Program main contact: 91 Meadow Creek Drive, St. Johns, FL 32259

Phone Number: 904-314-6282

Email Address: Learningtriojax@gmail.com

4. Please tell us about your program. For example, what kind of activities/functions does your program plan to host? (Please attach additional pages as necessary.)

We are a group of educators looking to host a summer art workshop for elementary age students. The program will be a week long, 4 hours each day. We have a list of activities planned that include splatter paint, print making and

Squeegee art (please see attached flyer for full schedule).

PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager. NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

6. When, including how often, will your Program meet? (Date/Time/Frequency)

Tentative date: June 23-27th/ 8-12 or 12-4/ 1 week

7. Where do you anticipate your Program will want to meet? River House

8. The targeted audience for the Program is: Elementary Age students: Grades 3-5

9. Please mark which categories are applicable to the Program or Interest Group:

☒ Arts & Crafts ☐ Community ☐ Culture ☐ Education
☐ Social ☐ Recreation & Leisure ☐ Sports & Athletics ☐ Other

10. If a similar program already exists within the District, what distinguishes your program?

11. How will you recruit members and encourage participation in Program activities?

we will post our flyers on the Rivertown Facebook groups, at Rivertown amenities and local schools.

12. Will you be collecting dues or managing any funds associated with Program activities?

☒ Yes ☐ No
How much? \$225

13. Who will be responsible for the management and protection of the Program's financial funds?

Morgan Ussery

14. Is any person compensated, in any form, for their involvement or leadership of the Program? This includes programs for fitness-related or sports-related activities.

☒ Yes ☐ No

15. How will the Program and its activities be promoted? (Please list):

Posting flyers on Homeschool pages on FB, River Town FB groups, at River Town amenities and local schools.

16. Do you currently have any proposed advertising and/or logo? (If yes, please attach sample.)

☒ Yes ☐ No

17. All programs MUST provide their certificate of insurance prior to start of any program. Insurance must hold a minimum of \$1,000,000 policy. Do you currently have or are you willing to obtain this insurance?

☒ Yes ☐ No

18. All programs are subject to a 10% revenue share with the Rivers Edge Community Development District. Are you willing to submit the 10% revenue share along with a list of attendees?

☒Yes ☐No

19. Please list the contact information of at least one other District resident who may be an alternate leader in your absence or departure.

Name: Erin Whitley

Address: _____

Phone Number: 904-710-0097 Email Address: learningtriojax@gmail.com

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

20. Do you plan to serve or allow consumption of alcohol at Program meetings and/or events? Note that the Program leader must notify the District before serving or allowing consumption of alcohol, and that the District may require special events insurance, other insurance, or other special conditions before allowing alcohol at program functions. Please check all that apply:

Serving alcohol: ☒ No ☐ Yes (on a regular basis) ☐ Yes (at special events)

BYOB: ☐ No ☐ Yes (on a regular basis) ☐ Yes (at special events)

19. Did you read and understand the rules applying to your program, including the District's adopted Amenity Policies, and hereby certify on behalf of yourself and the members of the Program that the Program will follow and abide by such rules and Amenity Policies?

☒Yes ☐No

For District Use Only:


Board Approval Granted: ☐ YES, date: _____ ☐ NO

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager. NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

Authority and Disclaimer

The Rivers Edge Community Development District (“***District***”) reserves the right to grant or reasonably deny a request for a Program. The Program Leader, as well as Program events, activities, programs, etc., should reflect the spirit and values of the District at all times and adhere to adopted District policies and rules. The District reserves the right to cancel a Program at any time, for reasons including but not limited to: inactivity by the leader and/or lack of participation by members, Program Leader(s) lack of standing with the District, unreasonable actions of the program leader, violation of policies or rules, action arising from member(s) concerns, etc. The District reserves the right, but not the obligation, in its sole and absolute discretion, to grant incentives for volunteerism or to Programs - including financial support, material support, facility use privileges, either with or without charge, priority for facility use and administrative and technical support and will do so on an equitable and fair basis. All Programs and their respective members are solely responsible for the financial management of funds, maintenance, repair and safe operation of the Program, the members and the equipment provided or otherwise obtained by the Program, as well as for the safety of members and others participating in Program activities or using the facilities. The District reserves the right, without further approval or compensation, to include Program activities, photographs of activities and members, etc., for marketing, promotional and educational purposes. The Program, its leader and its members hereby agree to defend, indemnify and hold harmless the District and its respective officers, agents, employees and contractors, Mattamy Jacksonville LLC, its manager, Mattamy Florida LLC, its manager, Calben (Florida) Corporations, Vesta Property Services, and all related and affiliated companies, and the officers, directors, supervisors, employees, agents, representatives, successors and assigns of each of the foregoing entities from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity, including all principals, employees, agents and representatives of the program, for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Program’s use of the District’s facilities, services, funds or property whatsoever, including all of its members, guests and invitees, and including litigation or any appellate proceedings with respect thereto. The Program, its leader and its members, its guests and invitees agree that nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

The undersigned hereby agrees to these policies and acknowledges the disclaimer set forth above:

Signature  Print Name: Morgan Ussery
Address: 91 Meadow Creek Drive, St. Johns, FL 32259
Phone #: 904-314-6282

Please return application to:
RiverClub Amenity Center
c/o Kimberly Fatuch, Assistant General Manager
160 RiverGlade Run
St. Johns, FL 32259
Or by email to kfatuch@vestapropertyservices.com



THE LEARNING TRIO PRESENTS:

KIDS ART WORKSHOP

FOR STUDENTS ENTERING

3RD- 5TH GRADE

CREATE FUN 2D AND 3D
MASTERPIECES

ALL MATERIALS INCLUDED!

JUNE 24-27 8AM-12PM

RIVER HOUSE

\$225 PER CHILD

CHECK US OUT ON FB FOR MORE INFO: [THE LEARNING TRIO](#)

EMAIL TO SIGN UP: LEARNINGTRIOJAX@GMAIL.COM

CALL OR TEXT: 904-314-6282

HOSTED BY 3 CERTIFIED RESOURCE TEACHERS
MASTER ART TEACHER: CHRISTINA REY, ERIN HUFFINGHAM
AND MORGAN USSERY



THE LEARNING TRIO

KIDS ART WORKSHOP SCHEDULE

TUESDAY: TYE DIE T-SHIRTS
SQUEEGEE ART

WEDNESDAY: SPLATTER PAINT
PRINTMAKING

THURSDAY: PAINTING WITH A TWIST
PAINT DOUGH

FRIDAY: CRAYON MELT
ROCK PAINTING

TWELFTH ORDER OF BUSINESS

Sterling Specialties, Inc

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

Proposal

Date	Proposal #
4/11/2025	2504107

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

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

Description
Change Order to Add Finished Decking to the Water Slide Tower Deck Framing from Proposal #2412074 Installed Finished Decking: \$8,696.48 Furnish all labor & Materials to Install Finished Decking Surface to the Aluminum Tube Framed Structure Includes: -All Required 1x5 Synthetic Decking Boards in "Island Mist" Color -Pre-Drilling & Sinking #12 Stainless Tek-Screw into 2x Aluminum Tube Framing -Custom Cut Deck Plugs for screw concealment -All Required labor for full installation of decking End of Proposal

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

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

Signature: _____ Date: _____

Total \$8,696.48