July 16, 2025

AGENDA

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July 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, July 10, 2025, at 11:00 a.m. at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)
- III. Approval of the Consent AgendaA. Minutes of the June 18, 2025 Meeting
 - B. Financial Statements as of May 31, 2025
 - C. Check Register
- IV. Staff Reports A. Landscape Maintenance - Report
 - B. District Engineer
 - C. District Counsel Consideration of New Rates for Fiscal Years 2026 and 2027
 - D. District Manager
 - E. General Manager Monthly Amenity, Field Operations and Pond Reports
- V. Consideration of Cost Share Requests A. Gardens South Alleyway Repairs
 - B. Keystone Corners Golf Cart Signage
- VI. Discussion of Facility Use

- VII. Discussion of the Fiscal Year 2026 Budget
- VIII. Review of District's Goals and Objectives for Fiscal Year 2025
 - IX. Continued Discussion of Events Sponsorship Policy
 - X. Discussion of Joint Meeting in September
 - XI. Other Business
- XII. Supervisor Requests
- XIII. Audience Comments
- XIV. Next Scheduled Meeting August 20, 2025, at 5:00 p.m. at the RiverTown Amenity Center
- XV. Adjournment

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

THIRD ORDER OF BUSINESS

A.

Minutes of Meeting Rivers Edge Community Development District

The regular meeting of the Board of Supervisors of the Rivers Edge Community Development District was held Wednesday, June 18, 2025 at 11:00 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Mac McIntyre	Chairman
Scott Maynard	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor
Christopher White	Supervisor
Also present were:	
Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Jason Davidson	General Manager, Vesta
Richard Losco	General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Mike Scuncio	Yellowstone Landscape
Several Residents	

The following is a summary of the discussions and actions taken at the June 18, 2025 meeting.

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Audience Comments

Mr. Steele stated you will be looking at two expenses, fixing or replacing the existing lap pool heater and the ongoing maintenance cost. Ongoing maintenance can be deferred if you plan accordingly, bring in a qualified instructor who can run a year-round program because the pool is heated, brings income that would pay the monthly maintenance. All you are talking about is the additional heating cost.

THIRD ORDER OF BUSINESSApproval of the Consent Agenda

- A. Minutes of the May 9, 2025 Special Meeting and May 21, 2025 Board of Supervisors Meeting
- B. Financial Statements as of April 30, 2025
- C. Check Register

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

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance - Report

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

B. District Engineer

There being none, the next item followed.

C. District Counsel

Ms. Gentry stated just a reminder that your form 1 financial disclosure is due by July 1st. As an update on the status of our fee agreement, we do anticipate putting that on the July agenda.

D. District Manager

There being none, the next item followed.

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

Mr. Losco stated we submitted the monthly amenity, field operations and pond report. I had one other item that was already discussed with a resident, with regard to the lap pool heater, we are seeking estimates for repair/replacement from Crown Pools. We are also trying to estimate the cost of natural gas, electricity to heat the pool. We are also looking at the estimated additional cost of the chemicals with the heat dissipating all the chemicals. There will be an additional cost

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for chemicals. We are also looking at incorporating that into or around the pool renovation. We will have more information at the next meeting.

FIFTH ORDER OF BUSINESS Discussion of Events Sponsorship Policy

Ms. Gentry stated after the discussion at the last meeting we did some supplemental research based on the questions the Board raised. There was some discussion about how much discretion Vesta would have to choose the sponsors that are accepted for different events. Vesta would have discretion to identify the events they want to accept sponsorships for, how they want to structure those sponsorship opportunities, how much they want to charge for those sponsorship opportunities. When it comes to which applications to accept or reject on the basis of which entities you like better or find more desirable, we don't recommend giving discretion to Vesta in that sense because we are a government entity, we have to worry about free speech claims and commercial speech is considered protected speech under the constitution. How this would ideally function is if an application came in that met all the criteria that didn't have any prohibited content, it would be accepted on a first-come, first-served basis. I know that is different than what the board discussed last time. If this changes your position you could move to revoke this policy, talk about what you are comfortable with, but I don't recommend having discretion, just pick and choose based on which messages you like or don't like.

Mr. Baron stated we can let Kim come in with a proposal as to how the recommendation should go.

Ms. Gentry stated we talked to Kim about it, and we asked her not to advertise sponsorships under the sponsorship policy until we can get feedback from the board understanding that if this policy is in place, Kim will not be able to pick and choose.

Mr. Baron stated it is still companies within Rivertown. It is not companies outside Rivertown.

Ms. Gentry stated there was no restriction on it being companies only within Rivertown. I haven't talked to Ms. Fatuch and did not know she was planning on limiting that to Rivertown businesses, but I wouldn't recommend putting that limitation on it. If the board wants to do that, that is fine, but I want you to be aware there are legal risks with giving Vesta the discretion to pick and choose which vendors to accept.

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Mr. Baron stated it was not a matter of pick and choose. If you were a vendor within the Rivertown community that we live within, want to promote your business that is what we were looking to have in the policy. Businesses that are not associated with Rivertown they are cut out of the picture for the participation.

Ms. Gentry stated an owner residing in Rivertown? My understanding is at the last meeting the board directed that you were in favor of this policy if Vesta had the authority to filter through the applications and choose which vendors to accept.

Mr. Baron stated by choosing the vendors we were saying residents within Rivertown or not residents within Rivertown. You are hearing our understanding of what we thought we approved for Kim to move forward was if she vetted the application that came in and found out that a vendor was outside and had nothing to do with our community it was going to be denied and rejected for the proposal. We were looking at the policy here to make sure it was structured within the community of Rivertown for the businesses with the residents here in this community that she could work within an easy policy that said this is our policy, it says you have to be a resident if you are not a resident I can't take your application.

Ms. Gentry stated if that is what the board's concern was, I think it is more defensible to incorporate a geographic limitation than a pick and choose limitation. If I misunderstood what the board's discussion was at the last meeting I apologize and I'm glad I can clear that up today and we would want to update the policy to put that in writing for Kim to rely on.

What we need to do to affect the board's intent that it is that only companies with an owner who resides in Rivertown can sponsor an event.

On MOTION by Mr. White seconded by Mr. Cameron with four in favor and Mr. Maynard opposed the two updates to the sponsorship policy, sponsorship applications are only accepted from businesses or organizations with at least one owner residing in Rivertown and advertising content can only relate to the entities submitting the application.

Ms. Gentry asked just to clarify, so we want to limit it to owner or officer of the entity?

Mr. Cameron stated owner. Ms. Gentry responded ok.

Ms. Gentry stated as information only, the Rivers Edge II Board did ask about being willing to pull the plug on this if it causes a ruckus, can we pull the plug before the event? The answer is

yes, we will include the information in the application form that gives us the right to refund the money and cancel the sponsorship if we need to.

SIXTH ORDER OF BUSINES Consideration of Aged Yellowstone Invoice

Mr. deNagy stated a meeting or two ago we had a number of aged invoices from Yellowstone, and they sent us 22 invoices for all three districts that had not been paid. A number of them were in the process but there were a couple invoices that we were waiting on Yellowstone to adjust the district based on where the service was done. This is one that took longer to get the invoice corrected. It was included with the big package you saw a couple months ago but we just had to get this one updated.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor invoice JAX 740540 in the amount of \$1,537.60 was approved.

SEVENTH ORDER OF BUSINESS Consideration of Yellowstone Hurricane Pre-Approval Authorization

Mr. deNagy stated this is consideration of Yellowstone hurricane preapproval authorization. This is a planning document and gives Yellowstone preauthorization in the case of any sort of storm, cleanup that needs to be done, it gives Yellowstone that authorization and it has prices listed.

Mr. Baron stated I know that there are prices listed in the contract for hurricane cleanup.

Mr. Scuncio stated we will honor the contract price.

On MOTION by Mr. Barom seconded by Mr. Cameron with all in favor the Yellowstone hurricane cleanup plan was approved with the rates listed in the contract.

EIGHTH ORDER OF BUSINESS Consideration of Proposal for Permanent Holiday Lighting

Mr. Losco stated this is to review holiday cost options. There was a presentation by First Coast Trimlight for the product and it is utilized at Watersong and Residence of RiverTown. The lighting would be for the exterior of your buildings and the product has a lifetime warranty. The total linear feet for the amenity center is 1,235 that they would put on the building.

Per the work sheet you will see the permanent lighting initial investment is \$78,296, your cost share would be \$24,835. The actual invoices for these buildings is \$46,900 for the Rivers Edge CDD. We brought in RiverTown Lighting Company and they did a proposal based on the holiday lighting and also all the accessories which includes the wreaths, garland, Christmas lighting décor, oak tree, the Christmas tree at the River Club and Chris asked about decorating the neighborhood monuments and the cost of doing that per year is \$43,086.

If you put the permanent lighting in for the first year plus the accessories that would cost about \$95,000. We backed into that, your cost to break even on that investment would be 2.2 years. Thereafter this district alone would be saving \$5,644 per year in cost savings with the lighting.

Mr. Cameron stated we would still have someone come in and put the wreaths up.

Mr. Losco stated correct and also the wreaths, etc. are a variable cost and can be determined such as the 29 monument signs that Supervisor White had requested a cost on, that is over \$8,000. All three districts per year after the break even would be saving over \$18,000 per year.

Mr. Baron stated we asked last time if there was any painting to be done prior to installation.

Mr. Davidson stated we would make sure it is done.

On MOTION by Mr. Baron seconded by Mr. White with all in favor the proposal for permanent holiday lighting in the amount of \$78,296 was approved with Rivers Edge's share being \$24,835.49.

NINTH ORDER OF BUSINESS Discussion of Alleyway Cost Share Request

Mr. deNagy stated two meetings ago there was a discussion about an alleyway in the Gardens. The question was whether the alleyway would be cost shared.

Ms. Gentry stated the cost share agreement does include certain expenses related to roadways, but the alleyways are not classified as roadways under the cost sharing. Nothing prohibits the district from submitting a cost share request to the other districts, it is just not an item we automatically cost share.

Mr. Baron asked does anyone know if Rivers Edge II or III have alleyways in their development?

Mr. Davidson stated only in the original plat.

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Mr. McKendree stated the ones in the Meadows are not CDD owned.

Mr. Baron stated this gets added to the seven roads the county hasn't taken over as part of the Rivers Edge CDD, it now becomes CDD and we just ask for supplemental when it comes time for paving.

Ms. Gentry stated that is how you would treat it.

Mr. deNagy stated the alleyways are included in your capital reserve study.

Mr. Baron asked can we put that in for a Rivers Edge I, II, III cost share?

Mr. deNagy stated assuming you would like to make the request of II and III for supplemental cost share, subject to their approval.

Mr. Baron stated correct.

TENTH ORDER OF BUSINESS Ratification of Splash Pad Invoices

Mr. deNagy stated this is the splash pad at the welcome center. This was a discussion item at the last meeting. Staff discussed to move forward with this repair because historically the District has done the repairs and maintenance. We are bringing these invoices before the Board for ratification because it's above Vesta and my spending threshold.

Mr. Baron stated this is where I disagree with Corbin's statement. In the past when we had splash pad repairs, we were back billing Mattamy. That was billed as an accessory, it is on property owned by Mattamy and is not a Rivers Edge I plot. It was built and designed as parents was touring through houses, it was not part of an amenity. I have always pushed to back bill Mattamy because at any time they can sell that property to a commercial asset. It is not part of Rivertown which is a discussion I asked legal to start with them about their intent with the welcome center. They own it, they repair it.

Ms. Gentry stated if I could frame our discussion, we had several calls about this. We discussed dividing this into two issues: past repairs and future repairs. You can look at what was done about past repairs versus how we proceed in the future. Expenditures have been made. We know the District has been performing this maintenance for years, but I don't know what has been back billed to Mattamy. The Health Department permits are in the District's name, so it is my understanding that if something were to go wrong the Health Department is coming after us. We have maintained it in the past, there was a new issue, and staff maintained it this time as well. But, recognizing that if it is still owned by Mattamy it is not unusual for a CDD to maintain community

amenities even if they are still in the name of the developer. If you are asking is it illegal for us to spend money on this, not if it serves a public purpose. If the public is using this as an amenity you can spend money on it. Do you have to? That is how we get to the second question, how do you want to treat it going forward. Because we have dug and don't see any maintenance agreements or anything like that that obligate the CDD to continue maintaining this into the future. In performing this repair staff was following the procedure of maintaining things that we are on the hook for in the normal course of business. The board has an opportunity today and the second part of our discussion to say how you want us to treat this going forward. If you are willing to continue maintaining the splash pad I recommend documenting that with a maintenance agreement so that everything is papered, staff knows exactly what they are authorized to do, Mattamy has officially given us permission to come on their land and do that.

Mr. Cameron stated we need a maintenance agreement. The other thing is the agreement that it is always a cost share. If we are going to maintain it, it is for the entire three CDDs.

Mr. Baron asked can you see what Mattamy is willing to pay for the maintenance repair of that if we put it under a maintenance agreement? If they don't we will pick it up under a cost share with Rivers Edge I, II and III. Realize we are going to have some legal charges because we don't own the land when they sell it, we don't want to be responsible at that point. We need some verbiage in the agreement that says if the property gets sold to a third party we have to be notified and the maintenance agreement is then null and void with 60-day notice prior to cancellation.

Ms. Gentry stated if they sell to a third party when that sale is final.

Mr. White stated it is not listed on any document as an amenity of this community. It is not our property or our amenity, why are we taking care of it to begin with. I feel that it should all be on the Mattamy side.

Mr. Cameron stated residents use this splash pad.

Mr. McIntyre stated if it doesn't belong to us we should not be bearing the burden and if it is going to be kept and a feel-good thing to have and needs to be maintained, then the costs need to be shared also. Maybe we can claw back the full amount or at least a portion that is probably where we should start.

Mr. White stated it is part of the welcome center; we should push the entire burden of cost to them.

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Mr. Baron stated that is what we have done in the past. We have said we are not paying for it and Mattamy footed the bill and did the repair. These bills should go back to Mattamy, explain to them the situation, they own it. If you want the board to continue with the Health Department you have to pick up the expense. The first step is, this is their bill, they own the property.

Ms. Gentry stated what I'm hearing from the board is that you want to first ask Mattamy to pay that cost before we discuss any other motion.

Mr. Baron stated pay the invoices and back bill Mattamy.

Ms. Gentry stated you want Mattamy to pay the cost of the repair of the splash pad in exchange for the District managing the maintenance and being listed as responsible in the Health Department permit with the preference being Mattamy be responsible for the health department permit, correct?

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor staff was authorized to pay the invoices and back bill Mattamy.

ELEVENTH ORDER OF BUSINESS Discussion of Fiscal Year 2026 Budget

Mr. deNagy stated you have the approved budget in the agenda package. There are no changes from what you saw at the last meeting. You are still looking at a 10% increase, but this is an opportunity to discuss the budget and make revisions.

TWELFTH ORDER OF BUSINESSOther Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests

Mr. Cameron asked look into what our rules are going to be for when schools ask for the use of our fields. Rivers Edge II and III feel that they built the baseball fields and soccer field for the county and they said these fields were not built to take care of football and things like that and not willing to share the cost of the repair of these fields. If we approve the schools to use these fields in the future, Rivers Edge II and III will not pay for the repair.

Mr. McIntyre stated it is not designed for that kind of traffic; the board needs to come up with some rules or just shut it down before it becomes an issue. He requested this item be on the next agenda.

Mr. deNagy stated the agreement with the football team was temporary and has expired.

FOURTEENTH ORDER OF BUSINESS Audience Comments

Mr. Winter stated I have a background in software development and operations. I'm aware of how easy it is for individuals to knowingly or unknowingly release data to the wrong people and cause serious privacy and unsafe conditions. The flock system captures public data that is easily accessed by certain people. I am concerned about the motives and driving forces that cause the community to invest in the flock system. The sacrifice of privacy and security may not be worth it to me and other residents. Residents deserve to know specific reasons for the system. If we have real security threats, we deserve to know specifically what those are on a case by case basis. I'm concerned with the quality of communication from Vesta leadership; they were unwilling to meet with me to address my concerns about the system. I have had conversations with the St. Johns County Sheriff's Office about my concerns. They have a well-organized data process in place to ensure data security is maintained. I'm concerned about who has access to the data within Vesta or the CDD and other parties. I do not think anyone is doing anything wrong with our data, but they could easily do something that could harm our residents. I'm concerned what Flock can do with transportation data especially being able to sell it now or in the future, it is currently illegal for them to sell license plate data but if the law changes, they will already have the data and can access it quickly. I feel that much has been overlooked and my family's privacy and wellbeing is on the line. I would like a copy of all access to the flock system that shows who has entered the administrative portal at any time since its inception in our community including Vesta, flock personnel, IT technicians and St. Johns Sheriff's Office personnel and anyone else.

Mr. McIntyre stated if you will email the request we can process it.

Ms. Gentry stated for a public records request if you could send this to GMS and they will get you the public records that you request.

Ms. Nyman stated I have questions about the Rivertown app on my phone. For everything I see, people are asking questions and don't know you exist. We get a monthly or weekly

newsletter in our email, could that be updated to say we have this free app so you can find out everything you need. Is there an update coming on the parks and trails?

Mr. Losco stated the Rivertown application we put in an email that was sent twice weekly, and we will be glad to update that for you. Ms. Fatuch is in charge of the application. They had some bugs in the system, and they continue to try to work those kinks out. I will notify her that we need to put that in the eblast to the residents concerning the awareness that the application is available.

FIFTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – July 16, 2025 at 11:00 a.m. at the RiverTown Amenity Center

Mr. deNagy sated the next meeting is scheduled for July 16, 2025 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the meeting adjourned at 12:10 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Community Development District

Unaudited Financial Reporting

May 31, 2025



Rivers Edge Community Development District Combined Balance Sheet

May 31, 2025

	General	I	Debt Service	Car	pital Reserve	Canit	tal Project		Totals
	Fund	L	Fund	our	Fund		Fund	Gove	rnmental Funds
Assets:									
Cash:									
Operating Account	\$ 286,688	\$	-	\$	80,470	\$	-	\$	367,15
Assessments Receivable	7,486		4,824		-		-		12,31
Due from Rivers Edge II	5,674		-		-		-		5,67
Due from Mattamy - Utilities	20,899		-		-		-		20,89
Due from Other	10		-		-		-		1
Investments:									
State Board of Administration (SBA)	7,824		-		823,996		-		831,82
US Bank Custody Account	1,800,424		-		-		-		1,800,42
<u>Series 2016</u>									
Reserve	-		244,959		-		-		244,95
Revenue	-		346,375		-		-		346,37
Prepayment	-		1		-		-		
Series 2018									
Reserve	-		116,539		-		-		116,53
Revenue	-		207,665		-		_		207,66
Series 2018A-1/2018A-2			207,000						207,00
			100.150						100.15
Revenue	-		103,450		-		-		103,45
Excess Revenue	-		407		-		-		40
Reserve 2018A-1	-		68,919		-		-		68,91
Reserve 2018A-2	-		87,438		-		-		87,43
Prepaid Expenses	338		-		-		-		33
Deposits	7,241		-		-		-		7,24
Total Assets	\$ 2,136,582	\$	1,180,575	\$	904,466	\$	-	\$	4,221,62
Liabilities:									
Accounts Payable	\$ 84,509	\$	-	\$	-	\$	-	\$	84,50
Accrued Expenses	45,446		-		-		-		45,44
Fica Payable	92		-		-		-		9
Total Liabilites	\$ 130,047	\$	-	\$	-	\$	-	\$	130,04
Fund Balance:									
Nonspendable:									
Prepaid Items	\$ 338	\$	-	\$	-	\$	-	\$	33
Deposits	7,241		-		-		-		7,24
Restricted for:									
Debt Service	-		1,180,575		-		-		1,180,57
Assigned for:									
Capital Reserve Fund	-		-		904,466		-		904,46
Unassigned	1,998,957		-		-		-		1,998,9
Total Fund Balances	\$ 2,006,536	\$	1,180,575	\$	904,466	\$	-	\$	4,091,57
Total Liabilitias & Fund Dalance	\$ 2126502	¢	1 100 575	\$	004 466	¢		¢	1 221-01
Гоtal Liabilities & Fund Balance	\$ 2,136,582	\$	1,180,575	3	904,466	\$	-	\$	4,221,6

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	 Adopted	Pro	rated Budget		Actual			
	Budget	Thr	ru 05/31/25	Th	ru 05/31/25		Variance	
Revenues:								
Special Assessments - Tax Roll	\$ 2,498,348	\$	2,498,348	\$	2,495,861	\$	(2,487)	
Misc Income/Interest	30,000		20,000		29,389		9,389	
Rental Revenue	30,000		20,000		11,655		(8,345)	
Cost Share Landscaping Rivers Edge II	801,623		534,415		534,415		0	
Cost Share Landscaping Rivers Edge III	103,480		68,987		68,987		(0)	
Cost Share Amenity Rivers Edge II	88,478		58,985		58,985		0	
Cost Share Amenity Rivers Edge III	155,848		103,899		103,899		(0)	
Community Garden	1,500		1,500		1,775		275	
Tennis Revenue	1,000		667		353		(314)	
Special Events	15,000		15,000		21,969		6,969	
Total Revenues	\$ 3,725,277	\$	3,321,801	\$	3,327,288	\$	5,487	
Expenditures:								
<u>General & Administrative:</u>								
Supervisor Fees	\$ 12,000	\$	8,000	\$	10,600	\$	(2,600)	
FICA Expense	918		612		811		(199)	
District Engineer	25,000		16,667		9,424		7,243	
District Counsel	55,000		36,667		22,011		14,656	
District Management	56,040		37,360		37,360		(0)	
Assessment Roll Administration	5,618		5,618		5,618		-	
Dissemination Agent	6,854		4,569		5,469		(900)	
Information Technology	3,244		2,163		2,163		0	
Website Maintenance	1,671		1,114		1,114		0	
Annual Audit	5,200		-		-		-	
Trustee Fees	12,500		12,500		10,867		1,633	
Arbitrage	1,800		1,200		1,200		-	
Telephone	500		333		159		175	
Postage	1,500		1,000		1,343		(343)	
Printing & Binding	3,000		2,000		191		1,809	
Insurance	11,126		11,126		10,300		826	
Legal Advertising	2,500		1,667		328		1,339	
Other Current Charges	500		333		20		313	
Office Supplies	100		67		10		57	
Dues, Licenses & Subscriptions	175		175		175		-	
Total General & Administrative	\$ 205,246	\$	143,171	\$	119,162	\$	24,008	

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual	
	Budget	Thi	ru 05/31/25	Th	ru 05/31/25	Variance
<u>Operations & Maintenance</u>						
Ground Maintenance						
Field Operations Management (Vesta)	\$ 39,438	\$	26,292	\$	26,292	\$
Landscape Maintenance	1,347,729		898,486		718,429	180,057
Landscape Contingency	61,200		40,800		34,377	6,423
rrigation Repairs and Maintenance	45,000		45,000		67,492	(22,492
Lake Maintenance	56,340		37,560		40,365	(2,805
rrigation Water Use	245,000		163,333		147,495	15,838
Electric	158,000		105,333		143,567	(38,234
Street Lighting & Signage Repairs and Replacements	20,000		20,000		50,261	(30,261
Street and Drainage Maintenance	5,000		3,333		-	3,333
Repairs and Maintenance	18,530		18,530		71,394	(52,864
Subtotal Ground Maintenance	\$ 1,996,237	\$	1,358,668	\$	1,299,672	\$ 58,996
Amenity Center - River House						
General Manager (Vesta)	\$ 46,793	\$	31,195	\$	32,099	\$ (904
Amenity Manager (Vesta)	29,632		19,755		19,755	(
Maintenance Service (Vesta)	105,417		70,278		70,278	
Lifestyle Director (Vesta)	43,328		28,885		28,885	((
Lifeguards (Vesta)	43,563		10,209		10,209	
Facility Attendant (Vesta)	73,150		48,767		48,767	(
Security Monitoring	3,500		2,333		1,669	664
Security Guards	100,000		66,666		62,835	3,832
Гelephone & Internet	38,000		25,333		13,176	12,158
nsurance	106,238		106,238		99,742	6,496
Fitness Equipment Lease	27,921		27,921		27,921	
anitorial Services & Supplies (Vesta)	32,875		21,917		21,917	(
Pressure Washing	20,000		13,333		-	13,333
Pool Chemicals (Poolsure)	20,420		13,613		14,757	(1,144
Natural Gas	410		273		351	(78
Electric	37,000		24,667		24,334	333
Water & Sewer	45,000		30,000		36,102	(6,102
Repair and Replacements	110,000		73,369		73,369	
Refuse	50,000		33,333		31,992	1,341
Pest Control	12,000		8,000		4,673	3,327
Fire Alarm System Maintenance	2,000		2,000		4,271	(2,271
Access Cards	3,250		3,250		3,250	
License & Permits	1,800		1,800		1,780	20
Other Current	8,000		8,000		7,953	47
Special Events	50,000		50,000		52,774	(2,774
Holiday Decorations	20,150		16,800		16,800	
Office Supplies & Postage	3,500		3,500		3,417	83
Community Garden	500		500		9,000	(8,500
Subtotal Amenity Center - River House	\$ 1,034,447	\$	741,936	\$	722,075	\$ 19,861
Fotal Operations & Maintenance	\$ 3,030,684	\$	2,100,605	\$	2,021,748	\$ 78,853

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budget		Actual			
	Budget	Thi	Thru 05/31/25		ru 05/31/25	Variance		
Reserves								
General Reserve - Grounds Maintenance	\$ 100,000	\$	-	\$	-	\$	-	
General Reserve - Amenity Center	180,000		-		-		-	
Additional Reserves	231,000		-		-		-	
Subtotal Reserves	\$ 511,000	\$	-	\$	-	\$	-	
Total Expenditures	\$ 3,746,930	\$	2,243,775	\$	2,140,910	\$	102,865	
Excess (Deficiency) of Revenues over Expenditures	\$ (21,653)	\$	1,078,026	\$	1,186,378	\$	(97,378)	
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-	
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-	
Net Change in Fund Balance	\$ (21,653)	\$	1,078,026	\$	1,186,378	\$	(97,378)	
Fund Balance - Beginning	\$ 21,653			\$	820,158			
Fund Balance - Ending	\$ (0)			\$	2,006,536			

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	170,231 \$	2,140,714 \$	- \$	125,089 \$	- \$	52,341 \$	7,486 \$	- \$	- \$	- \$	- \$	2,495,861
Misc Income/Interest	2,567	281	633	627	6,477	5,747	6,880	6,176	-	-	-		29,389
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-		
Rental Revenue	2,854	375	2,250	2,355	306	1,300	1,025	1,190	-	-	-		11,655
Cost Share Landscaping Rivers Edge II	66,802	66,802	66,802	66,802	66,802	66,802	66,802	66,802	-	-	-		534,415
Cost Share Landscaping Rivers Edge III	8,623	8,623	-	17,247	8,623	8,623	8,623	8,623	-	-	-		68,987
Cost Share Amenity Rivers Edge II	7,373	7,373	7,373	7,373	7,373	7,373	7,373	7,373	-	-	-		58,985
Cost Share Amenity Rivers Edge III	12,987	12,987	12,987	12,987	12,987	12,987	12,987	12,987	-	-	-	-	103,899
Community Garden	-	-	-	-	1,275	425	75	-	-	-	-		1,775
Tennis Revenue	353	-	-	-	-	-	-	-	-	-	-		353
Special Events	1,404	1,837	2,151	1,594	8,688	1,636	2,623	2,035	-	-		-	21,969
Total Revenues	\$ 102,964 \$	268,510 \$	2,232,910 \$	108,986 \$	237,621 \$	104,894 \$	158,730 \$	112,673 \$	- \$	- \$	- \$	- \$	3,327,288
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 2,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,800 \$	1,000 \$	1,800 \$	- \$	- \$	- \$	- \$	10,600
FICA Expense	153	77	77	77	77	138	77	138	-		- '	-	811
District Engineer	414	1,445	3,238	928	688	814	444	1,455	-	-	-		9,424
District Counsel	5,102	1,722	1,965	1,631	3,567	2,624	3,164	2,236	-	-	-		22,011
District Management	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	-	-	-		37,360
Assessment Roll Administration	5,618	-	-,		-,	-	-	-	-	-	-		5,618
Dissemination Agent	871	571	571	571	571	571	1,171	571	-	-	-		5,469
Information Technology	270	270	270	270	270	270	270	270	-		-		2,163
Website Maintenance	139	139	139	139	139	139	139	139	-		-		1,114
Annual Audit	-	-	-	-	-	-	-	-	-		-		
Trustee Fees	4,341	2,500	4,026	-	-	-	-	-	-		-		10,867
Arbitrage	600	600	1,020	-	-	-	-	-	-		-		1,200
Telephone	11	-	6	17	21	26	66	12					1,200
Postage	92	453	186	111	103	53	164	183					1,343
Printing & Binding	28	37	30	15	24	28	18	105				-	1,545
Insurance	10,300	37	30	15	24	20	10	12	-	-	-		10,300
Legal Advertising	10,300	-	-	206	90	-	-	32	-	-	-		328
	-	-	20	200	50	-	-	32	-	-	-		20
Other Current Charges	-			-	-	-	-	-	-	-	-		20 10
Office Supplies	1 175	2	1	1	1	1	1	1	-	-	-		10
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	1/5
Total General & Administrative	\$ 34,784 \$	13,486 \$	16,200 \$	9,635 \$	11,221 \$	11,135 \$	11,183 \$	11,518 \$	- \$	- \$	- \$	- \$	119,162
<u>Operations & Maintenance</u>													
Ground Maintenance													
Field Operations Management (Vesta)	\$ 3,287 \$	3,287 \$	3,287 \$	3,287 \$	3,287 \$	3,287 \$	3,287 \$	3,287 \$	- \$	- \$	- \$	- \$	26,292
Landscape Maintenance	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	-	-	-	-	718,429
Landscape Contingency	4,785	2,077	4,640	7,900	1,340	4,900	7,475	1,260	-	-	-	-	34,377
Irrigation Repairs and Maintenance	9,653	3,253	4,937	10,380	12,694	5,722	12,718	8,135	-	-	-	-	67,492
Lake Maintenance	6,195	4,470	4,470	4,470	4,470	5,430	5,430	5,430	-	-	-	-	40,365
Irrigation Water Use	19,238	27,010	27,061	18,263	11,764	14,427	15,272	14,460	-	-	-	-	147,495
Electric	16,427	17,044	16,831	17,756	17,643	17,307	22,018	18,542	-	-	-	-	143,567
Street Lighting & Signage Repairs and Replacements	4,295	1,625	5,340	6,355	7,216	10,280	1,835	13,315	-	-	-	-	50,261
Street and Drainage Maintenance	-	-	-	-	-	-	-		-	-	-	-	-
Repairs and Maintenance	3,387	1,450	3,946	6,564	4,894	2,249	2,533	46,370	-	-	-	-	71,394
Subtotal Ground Maintenance	\$ 157,071 \$	150,019 \$	160,315 \$	164,778 \$	153,111 \$	153,405 \$	160,371 \$	200,602 \$	- \$	- \$	- \$	- \$	1,299,672

Rivers Edge Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center - River House													
General Manager (Vesta)	\$ 3,899 \$	4,019 \$	4,010 \$	4,044 \$	4,030 \$	4,027 \$	4,039 \$	4,030 \$	- \$	- \$	- \$	- \$	32,099
Amenity Manager (Vesta)	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	-	-	-	-	19,755
Maintenance Service (Vesta)	8,785	8,785	8,785	8,785	8,785	8,785	8,785	8,785	-	-	-	-	70,278
Lifestyle Director (Vesta)	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	-	-	-	-	28,885
Lifeguards (Vesta)	-	-	-	-	-	3,984	2,720	3,504	-	-	-	-	10,209
Facility Attendant (Vesta)	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	-	-	-	-	48,767
Security Monitoring	209	209	209	209	209	209	209	209	-	-	-	-	1,669
Security Guards	7,483	10,029	6,999	7,397	7,155	5,152	10,990	7,630	-	-	-	-	62,835
Telephone & Internet	1,892	2,276	2,035	2,034	1,235	1,235	1,235	1,234	-	-	-	-	13,176
Insurance	99,414	-	-	-	328	-	-	-	-	-	-	-	99,742
Fitness Equipment Lease	-	-	-	-	27,921	-	-	-	-	-	-	-	27,921
Janitorial Services & Supplies (Vesta)	2,740	2,740	2,740	2,740	2,740	2,740	2,740	2,740	-	-	-	-	21,917
Pressure Washing			-				-					-	-
Pool Chemicals (Poolsure)	1,538	1,538	1,538	1,612	1,612	1,612	2,654	2,654	-	-	-	-	14,757
Natural Gas	43	45	46	42	43	45	43	45	-	-	-		351
Electric	3,003	2,816	3,011	3,471	3,465	2,685	2,825	3,058	-	-	-		24,334
Water & Sewer	3,308	4,475	4,064	4,795	4,601	4,470	5,194	5,194		-	-		36,102
Repair and Replacements	11,434	9,170	12,749	10,608	8,419	6,507	9,899	4,583		-	-		73,369
Refuse	4,628	4,628	5,357	5,175	5,124	5,340	-	1,741					31,992
Pest Control	593	593	593	611	611	611	449	611	_			_	4,673
Fire Alarm System Maintenance		575	595	011	011	625		3,646					4,073
Access Cards	3,250	-	-	-	-	023	-	3,040	-	-	-	-	3,250
License & Permits	101	-	-	754	-	-	-	925	-	-	-	-	3,230 1,780
Other Current	329	354	290	312	1,425	630	4,235	379	-	-	-	-	7,953
Special Events	329 11,641	2,533	290 3,198	8,323	3,937	8,599	4,235 5,594	8,949	-	-	-		52,774
-	11,641	2,535	3,198		3,937	8,399	5,594	8,949	-	-	-		
Holiday Decorations				16,800		-		-	-	-	-		16,800
Office Supplies & Postage	379	413	505	550	557	22	551	440	-	-	-	-	3,417
Community Garden	-	-	-	9,000	-	-	-	-	-	-	-	-	9,000
Subtotal Amenity Center - River House	\$ 176,845 \$	66,798 \$	68,304 \$	99,437 \$	94,372 \$	69,453 \$	74,336 \$	72,532 \$	- \$	- \$	- \$	- \$	722,075
Total Operations & Maintenance	\$ 333,916 \$	216,816 \$	228,618 \$	264,215 \$	247,483 \$	222,858 \$	234,707 \$	273,134 \$	- \$	- \$	- \$	- \$	2,021,748
_													
Reserves													
General Reserve - Grounds Maintenance	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
General Reserve - Amenity Center	-	-	-	-	-	-	-	-	-	-	-	-	-
Additional Reserves	-	-	-					-		-			
Subtotal Reserves	\$-\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Expenditures	\$ 368,699 \$	230,302 \$	244,818 \$	273,850 \$	258,705 \$	233,993 \$	245,891 \$	284,652 \$	- \$	- \$	- \$	- \$	2,140,910
Excess (Deficiency) of Revenues over Expenditures	\$ (265,735) \$	38,208 \$	1,988,092 \$	(164,864) \$	(21,084) \$	(129,098) \$	(87,161) \$	(171,979) \$	- \$	- \$	- \$	- \$	1,186,378
Other Financing Sources/Uses:													
	\$-\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Transfer In/(Out)			•										
Total Other Financing Sources/Uses	\$-\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Net Change in Fund Balance	\$ (265,735) \$	38,208 \$	1,988,092 \$	(164,864) \$	(21,084) \$	(129,098) \$	(87,161) \$	(171,979) \$	- \$	- \$	- \$	- \$	1,186,378

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 05/31/25	Thr	ru 05/31/25	Variance	
Revenues:							
Special Assessments - Tax Roll	\$ 709,452	\$	709,452	\$	708,713	\$	(739
Interest Income	5,000		5,000		21,448		16,448
Total Revenues	\$ 714,452	\$	714,452	\$	730,161	\$	15,709
Expenditures:							
Interest - 11/1	\$ 238,910	\$	238,910	\$	238,910	\$	-
Interest - 5/1	238,910		238,910		238,910		-
Principal - 5/1	230,000		230,000		230,000		-
Principal Prepayment - 5/1	-		-		5,000		(5,000
Total Expenditures	\$ 707,820	\$	707,820	\$	712,820	\$	(5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,632	\$	6,632	\$	17,341	\$	20,709
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 6,632	\$	6,632	\$	17,341	\$	20,709
Fund Balance - Beginning	\$ 327,591			\$	576,120		
Fund Balance - Ending	\$ 334,222			\$	593,460		

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 05/31/25	Thr	u 05/31/25	I	/arian <i>c</i> e
Revenues:							
Special Assessments - Tax Roll	\$ 456,295	\$	456,295	\$	455,850	\$	(445)
Special Assessments - Prepayment	-		-		34,247		34,247
Interest Income	5,000		5,000		12,768		7,768
Total Revenues	\$ 461,295	\$	461,295	\$	502,865	\$	41,570
Expenditures:							
Interest - 11/1	\$ 168,955	\$	168,955	\$	168,955	\$	-
Principal Prepayment - 11/1	-		-		5,000		(5,000)
Interest - 5/1	168,955		168,835		168,835		-
Principal - 5/1	130,000		130,000		130,000		-
Principal Prepayment - 5/1	-		-		40,000		(40,000)
Total Expenditures	\$ 467,910	\$	467,790	\$	512,790	\$	(45,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (6,615)	\$	(6,495)	\$	(9,925)	\$	86,570
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)	\$	(6,495)	\$	(5,747)	\$	90,748
Fund Balance - Beginning	\$ 203,962			\$	331,318		
Fund Balance - Ending	\$ 197,348			\$	325,571		

Community Development District

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

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	Prorated Budget		Actual		
		Budget	Thr	u 05/31/25	Thr	u 05/31/25	I	/ariance
Revenues:								
Special Assessments - Tax Roll	\$	444,246	\$	444,246	\$	443,586	\$	(659)
Interest Income		5,000		5,000		13,071		8,071
Total Revenues	\$	449,246	\$	449,246	\$	456,658	\$	7,412
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		50,021		50,021		-
Principal - 5/1		165,000		165,000		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		42,422		42,422		-
Principal - 5/1		90,000		90,000		90,000		-
Principal Prepayment - 5/1		-		-		60,000		(60,000)
Total Expenditures	\$	440,291	\$	440,088	\$	510,088	\$	(70,000)
Excess (Deficiency) of Revenues over Expenditures	\$	8,955	\$	9,158	\$	(53,430)	\$	77,412
Other Financing Sources/(Uses):	· · ·							
Transfer In/(Out)	\$		\$		\$	-	\$	
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	8,955	\$	9,158	\$	(53,430)	\$	77,412
Fund Balance - Beginning	\$	152,151			\$	314,974		
Fund Balance - Ending	¢	161 106			\$	261 544		
Fund Balance - Ending	\$	161,106			\$	261,544		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual	
	Budget	Thru	u 05/31/25	Th	ru 05/31/25	Variance
Revenues						
Interest	\$ 10,000	\$	10,000	\$	25,736	\$ 15,736
General Reserve - Grounds Maintenance	100,000		-		-	-
General Reserve - Amenity Center	180,000		-		-	-
Additional Reserves	231,000		-		-	-
Total Revenues	\$ 521,000	\$	10,000	\$	25,736	\$ 15,736
Expenditures:						
Repair and Replacements	\$ 100,000	\$	66,667	\$	62,453	\$ 4,213
Capital Outlay	150,000		150,000		288,456	(138,456)
Other Current Charges	1,000		667		-	667
Total Expenditures	\$ 251,000	\$	217,333	\$	350,909	\$ (133,576)
Excess (Deficiency) of Revenues over Expenditures	\$ 270,000			\$	(325,173)	
Other Financing Sources/(Uses)						
Transfer In/(Out)	\$ -	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$ 270,000			\$	(325,173)	
Fund Balance - Beginning	\$ 1,202,089			\$	1,229,639	
Fund Balance - Ending	\$ 1,472,089			\$	904,466	

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Actual
	Thru	05/31/25
Revenues		
Interest Income	\$	85
Total Revenues	\$	85
Expenditures:		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	85
Other Financing Sources/(Uses)		
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	\$	-

Community Development District Long Term Debt Report

Series 2016, Capital Improv	ement 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	\$ 244,959
Reserve Fund Balance	244,959
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
Less: May 1, 2025 (Mandatory)	(230,000
Less: May 1, 2025 (Optional)	(5,000
Comment Davida Orchator din -	¢ 0.015.00
Current Bonds Outstanding	\$ 8,915,000

Series 2018, Cap	ital Improvement Revenue Bon	ıds		
Interest Rate:	4.1	% - 5.3%		
Maturity Date:	5/	1/2049		
Reserve Fund Definition	25% of Maximum	Annual Debt	t at Issu	ance
Reserve Fund Requirement	\$	116,539		
Reserve Fund Balance		116,539		
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
Less: May 1, 2025 (Mandatory)				(130,000
Less: May 1, 2025 (Optional)				(40,000
Current Bonds Outstanding			\$	6,255,000

Series 2018A-1, Capital Improvement Revenue Refunding Bonds

Interest Rate:	2.99	%-3.75%		
Maturity Date:	5/1/2038			
Reserve Fund Definition	25% of Maximum	Annual Deb	t at Issu	ance
Reserve Fund Requirement	\$	68,919		
Reserve Fund Balance		68,919		
Bonds outstanding - 9/30/2018			\$	3,940,000
Less: May 1, 2019 (Mandatory)			Ψ	(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)
Less: May 1, 2025 (Mandatory)				(165,000)
Current Bonds Outstanding			\$	2,710,000

Community Development District Long Term Debt Report

Interest Rate:	4.375%-5%			
Maturity Date:		1/2038		
Reserve Fund Definition	50% of Maximum		t at Issu	ance
Reserve Fund Requirement	\$	87,438		
Reserve Fund Balance		87,438		
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
Less: May 1, 2025 (Mandatory)				(90,000
Less: May 1, 2025 (Optional)				(60,000
Current Bonds Outstanding			\$	1,595,000
Total Bonds Outstanding			\$	19,475,000

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT SUMMARY OF FISCAL YEAR 2025 ASSESSMENTS

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

				RECEIVED		
		SERIES 2018A1-	SERIES 2016	SERIES 2018		TOTAL
ST JOHNS COUNT DIST.	DATE	2 DEBT	DEBT	DEBT	O&M	RECEIVED
1	11/5/2024	1,401.69	2,239.47	1,440.45	7,886.69	12,968.30
2	11/15/2024	11,581.01	18,502.84	11,901.19	65,161.12	107,146.16
3	11/20/2024	17,272.27	27,595.70	17,749.79	97,183.25	159,801.00
4	12/6/2024	26,622.67	42,534.72	27,358.71	149,793.75	246,309.85
5	12/19/2024	25,543.76	40,810.96	26,249.97	143,723.20	236,327.88
6	1/9/2025	327,341.84	522,990.16	336,391.85	1,841,804.70	3,028,528.55
INTEREST	1/13/2025	958.38	1,531.20	984.88	5,392.39	8,866.85
7	2/20/2025	22,231.86	35,519.57	22,846.50	125,088.62	205,686.55
8	4/8/2025	8,829.01	14,106.01	9,073.11	49,676.86	81,684.99
INTEREST	4/14/2025	473.45	756.43	486.54	2,663.90	4,380.32
TAX CERTIFICATES	6/13/2025	1,330.51	2,125.74	1,367.29	7,486.18	12,309.72
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
FOTAL TAX ROLL RECEIPTS		443,586.45	708,712.80	455,850.28	2,495,860.66	4,104,010.17

BALANCE DUE	433.09	691.94	445.06	2,436.77	4,006.87
PERCENT COLLECTED	99.90%	99.90%	99.90%	99.90%	99.90%



<u>Check Run Summary</u>

May 31, 2025

Fund	Date	Check No.	Amount	
General Fund				
Payroll	5/14/25	50741-50744	\$	738.80
	5/28/25	50745-50749		923.50
		Sub-Total	\$	1,662.30
Accounts Payable	5/9/25	6945-6964	\$	137,517.02
	5/16/25	6965-6970		10,010.82
	5/27/25	6971-6987		18,882.68
		Sub-Total	\$	166,410.52
Capital Fund				
Accounts Payable	5/16/25	41-42	\$	10,241.68
	5/27/25	43-44		26,747.41
		Sub-Total	\$	36,989.09
Total			\$	205,061.91

PR300R	PAYROLL CHECK REGISTER	RUN	5/14/25 PAGE	1
CHECK EMP # #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50741 18	AHMED M MCINTYRE	184.70	5/14/2025	
50742 24	CHRISTOPHER P WHITE	184.70	5/14/2025	
50743 21	FREDERICK T BARON	184.70	5/14/2025	-
50744 22	ROBERT L CAMERON	184.70	5/14/2025	_

TOTAL FOR REGISTER 738.80

REDG RIVERS EDGE DLAUGHLIN
Attendance Sheet

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

Board Meeting Date: May 9, 2025 Joint Special Meeting

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

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

Approved for Payment:

Corbin de Nagy District Manager Signature

05/13/2025 Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

PR300R	PAYROLL CHECK REGISTER	RUN	5/28/25 PAGE	1
CHECK EMP # #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50745 18	AHMED M MCINTYRE	184.70	5/28/2025	
50746 24	CHRISTOPHER P WHITE	184.70	5/28/2025	
50747 21	FREDERICK T BARON	184.70	5/28/2025	
50748 22	ROBERT L CAMERON	184.70	5/28/2025	
50749 23	SCOTT MAYNARD	184.70	5/28/2025	

TOTAL FOR REGISTER

923.50

REDG RIVERS EDGE DLAUGHLIN

Attendance Sheet

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

Board Meeting Date: May 21, 2025 Meeting

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

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

Approved for Payment: District Manager Signature

<u>5/21/2025</u> Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R *** CHECK NOS.	006945-006987		RIVERS	NTS PAYABLE PREPAID/COMPUTER EDGE – GENERAL RIVERS EDGE GENERAL	CHECK REGISTER	RUN 7/09/25	PAGE 1
CHECK VEND# DATE	DATE INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/09/25 00365	5/01/25 10198		-46800		*	5,430.00	
	MAY LAKE	E MAINTENANCE	FLO:	RIDA WATERWAYS INC			5,430.00 006945
5/09/25 00071	4/29/25 23473770	202504 330-57200	-34510		*	2,572.64	
	SECORITS 4/29/25 23473770 MILEAGE	Y SRV 4/14-4/24/2 202504 330-57200			*	320.30	
			GID	DENS SECURITY CORPORATION			2,892.94 006946
5/09/25 00278	3/07/25 425760 MAINTENA	202503 330-57200 ANCE SUPPLIES	-45700		*	210.08	
			HAG	AN ACE HARDWARE OF MANDARIN			210.08 006947
5/09/25 00278	3/08/25 425766	202503 330-57200 ANCE SUPPLIES	-45700		*	39.98	
	MATNITUA	ANCE SUFFLIES	HAG.	AN ACE HARDWARE OF MANDARIN			39.98 006948
5/09/25 00278	3/22/25 425854	202503 330-57200			*	141.61	
	MAINIENA	ANCE SUPPLIES	HAG.	AN ACE HARDWARE OF MANDARIN			141.61 006949
5/09/25 00278	3/27/25 425884		-45700		*	31.95	
	MAINTENA	ANCE SUPPLIES	HAG.	AN ACE HARDWARE OF MANDARIN			31.95 006950
5/09/25 00278	4/11/25 425989		-45700		*	53.98	
	4/11/25 425989		-45700		*	41.99-	
	INV:4259	997-MARK WAND PRO		AN ACE HARDWARE OF MANDARIN			11.99 006951
5/09/25 00278	4/11/25 425998	202504 330-57200				32.37	
	MAINTENA	ANCE SUPPLIES	HAG.	AN ACE HARDWARE OF MANDARIN			32.37 006952
5/09/25 00406	5/01/25 25-00256				*	31.67	
	NTC OF S	SPEC JOINT BOS MT		KSONVILLE DAILY RECORD			31.67 006953
5/09/25 00073	5/01/25 13129562	202505 330-57200			*		
	MAY POOI	L CHEMICALS		LSURE			2,653.65 006954
5/09/25 00058	5/01/25 5440 MAY CLUE	202505 330-57200				125.72	

	06945-006987	BA	IVERS EDGE - GENERAL INK A RIVERS EDGE GENERAL		RUN 7/09/25	PAGE 2
CHECK VEND# DATE	DATE INVOICE	EXPENSED TO E YRMO DPT ACCT# S	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
		202505 330-57200-3		*	35.72	
	5/01/25 5440	ITNESS CNTR MONITOR 202505 330-57200-3	4500	*	47.23	
		ARK MONITOR	SONITROL OF NORTH CENTRA	AL FLORIDA		208.67 006955
5/09/25 00155	4/28/25 426212	202504 320-57200-6		*	828.00	
	PRESS	URE WASH THE GROVES	VESTA PROPERTY SERVICES	INC.		828.00 006956
5/09/25 00155		202504 330-57200-3	4000	*		
		ILLABLE MILEAGE 1/3	VESTA PROPERTY SERVICES	INC.		139.66 006957
5/09/25 00155	4/30/25 426643	202504 330-57200-3		*	2,720.18	
	APR L.	IFEGUARD HOURS	VESTA PROPERTY SERVICES	INC.		2,720.18 006958
5/09/25 00155	5/01/25 426052	202505 330-57200-3	4000	*		
	5/01/25 426052	EN MANAGER SERVICES 202505 320-57200-4	6001	*	3,286.50	
	5/01/25 426052	IELD OPS 202505 330-57200-3		*	3,610.67	
	5/01/25 426052	IFESTYLE SERVICES 202505 330-57200-3	4400	*	6,095.83	
	5/01/25 426052		4100	*	8,784.75	
	5/01/25 426052	AINTENANCE SERVICES 202505 330-57200-4		*	2,739.58	
	5/01/25 426052	ANITORIAL SERVICES 202505 330-57200-3	4402	*	2,469.33	
	MAY AI	MENITY MANAGER	VESTA PROPERTY SERVICES	INC.		30,886.08 006959
5/09/25 00174		6 202505 330-57200-4	6010	*	315.00	
	QUTRL	Y SPRINKLER INSPECT	WAYNE AUTOMATIC FIRE SP	RINKLERS, INC		315.00 006960
5/09/25 00389	4/16/25 253682	78 202504 330-57200-4		*	90.48	
	JANITO		W B MASON CO INC			90.48 006961
5/09/25 00389	4/23/25 2538219	97 202504 330-57200-4	.5700	*	189.81	
	JANIT	ORIAL SUPPLIES	W B MASON CO INC			189.81 006962

AP300R *** CHECK NOS.	006945-006987	YEAR-TO-DATE ACCC RIVER BANK	UNTS PAYABLE PREPAID/COMPUTEF S EDGE – GENERAL A RIVERS EDGE GENERAL	R CHECK REGISTER	RUN 7/09/25	PAGE 3
CHECK VEND# DATE	DATE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/09/25 00389	4/30/25 25395158	3 202504 330-57200-4570	0	*	859.22	
	JANIIOR	RIAL SUPPLIES W	B MASON CO INC			859.22 006963
5/09/25 00334	5/01/25 903562 MAY LAN	202505 320-57200-4610 NDSCAPE MAINTENANCE	0 LLOWSTONE LANDSCAPE	*	89,803.68	
5/16/25 00076						
	ACTIVE	SCRAPER/MAT ONYX				
		202505 330-57200-4570	NTAS FIRE 636525		44.33	
0,10,20 000,0	FIRST A	AID SUPPLIES				
5/16/25 00003		202505 310-51300-3400	NTAS FIRE 636525		4,670,00	
3,10,23 00003	MAY MAN	IAGEMENT FEES 202505 310-51300-3510		*	139.25	
	MAY WEE	SITE ADMIN		^		
	5/01/25 277 MAY INF	202505 310-51300-3510 FO TECH	0	*	270.33	
	5/01/25 277	202505 310-51300-3240 SSEM AGENT SERVICES	0	*	571.17	
	5/01/25 277	202505 310-51300-5100 SUPPLIES	0	*	1.32	
	5/01/25 277	202505 310-51300-4200		*	182.62	
		202505 310-51300-4250	0	*	11.55	
		202505 310-51300-4100	0	*	12.14	
		ONE GC	VERNMENTAL MANAGEMENT SERVICE	ES		5,858.38 006967
5/16/25 00408	5/13/25 05132025	5 202505 320-57200-4940	0	*	3,250.00	
	9/13 RE	ENAISSANCE FAIR	ISTEN SIECH			3,250.00 006968
5/16/25 00055		202503 310-51300-3110			443.53	
	MAR O &	ž M PR	OSSER INC			443.53 006969
5/16/25 00155	3/31/25 425925-1	_ 202503 320-57200-4940	0		49.39	
	3/31/25 425925-1	HRU EVENT CATERING 202503 330-57200-4570	0	*	239.98	
		OLF CART BATTERIES	STA PROPERTY SERVICES, INC.			289.37 006970

AP300R *** CHECK NOS.	006945-006987	RI	ACCOUNTS PAYAI IVERS EDGE - (ANK A RIVERS I		R CHECK REGISTER	RUN 7/09/25	page 4
CHECK VEND# DATE	DATE INVOICE	EXPENSED TO YRMO DPT ACCT# S	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
5/27/25 00076	3/10/25 42234891		15700		*	115.88	
	ACTIVE	SCRAPER/MAT ONYX	CINTAS FIRE	636525			115.88 006971
5/27/25 00071	5/13/25 23473948				*	2,572.64	
	5/13/25 23473948 MILEAGE	Y SRV 4/28-5/11/25 202505 330-57200-3	34510		*	305.23	
	MILEAGE		GIDDENS SECU	URITY CORPORATION			2,877.87 006972
5/27/25 00305	5/08/25 4062	202505 330-57200-4 2ND AM/FM TUNER	15700		*	250.00	
			INTEGRATED A	ACCESS SOLUTIONS			250.00 006973
5/27/25 00300	5/18/25 12301				*	4,376.81	
			KILINKSI VAN	N WYK PLLC 			4,376.81 006974
5/27/25 00073	3/01/25 13129562				*	1,612.19	
			POOLSURE				1,612.19 006975
5/27/25 00340	5/16/25 1135 2 LED S	202505 320-57200-4 POTLIGHT/MOUNT CAP	16500		*	400.00	
				C LLC			400.00 006976
5/27/25 00340	5/16/25 1136		16500		*	120.00	
							120.00 006977
5/27/25 00376	5/20/25 703				*	400.00	
			VIOLETTE HI	PPELI 			400.00 006978
5/27/25 00376	5/20/25 704 3HR LIV	202505 320-57200-4	19400		*	400.00	
			VIOLETTE HI	PPELI			400.00 006979
5/27/25 00174	5/06/25 1220040				*	257.00	
			WAYNE AUTOM	ATIC FIRE SPRINKLERS	G,INC		257.00 006980
5/27/25 00334	3/21/25 879398		16000		*	1,167.00	
			YELLOWSTONE	LANDSCAPE			1,167.00 006981

AP300R *** CHECK NOS. 006945-006987	RI	CCOUNTS PAYAN VERS EDGE - (NK A RIVERS N		CHECK REGISTER	RUN 7/09/25	PAGE 5
	EXPENSED TO YRMO DPT ACCT# S		VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
5/27/25 00334 3/21/25 879399 MAR 686	202503 320-57200-4 NARROWLEAF DR IRR	6000			1,104.00	
		YELLOWSTONE	LANDSCAPE			1,104.00 006982
5/27/25 00334 5/06/25 910873 APR IRR	202504 320-57200-4 RPR 324 SILKGRASS	6000		*	1,605.00	
		YELLOWSTONE	LANDSCAPE			1,605.00 006983
5/27/25 00334 5/09/25 913650 APR IRR	202504 320-57200-4 RPR WHIRLAWAY CT	6000		*	242.00	
		YELLOWSTONE	LANDSCAPE			242.00 006984
5/27/25 00334 5/09/25 913648 SPRING	202505 320-57200-4 FLOWERS/ANNUALS			*	1,260.00	
		YELLOWSTONE	LANDSCAPE			1,260.00 006985
5/27/25 00334 5/09/25 913649 DECODER	RPLC NARROW LEAF					
		YELLOWSTONE	LANDSCAPE			831.80 006986
5/27/25 00375 4/03/25 13654003 STAFF U	202504 330-57200-5 NIFORM T-SHIRT	0000		*	1,863.13	
		4IMPRINT INC	C 			1,863.13 006987
			TOTAL FOR BAN	IK A	166,410.52	
			TOTAL FOR REG	JISTER	166,410.52	

Invoice

Florida Waterways, Inc.

3832-010 Baymeadows Road PMB 379 Jacksonville, FL 32217 904.801.LAKE (5253) www.FloridaLake.com Date: Invoice No.: Due Date: 05/01/2025 10198 05/31/2025

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

Qhy	llem	Description	_ (Uniți) Policie	Tire) <u>(s)</u>
1	Recuring Monthly Service	Aquatic Weed and Algae Control	\$4,470.00	\$4,470.00
		Treatment for Midge Control	\$960.00	\$960.00
		Bti (AQUABACxt) 8 Treatments - \$960/acres		
		Pond Z (8+ acres)		
		MAY 05 2025		

Total \$5,430.00

Balance Due \$5,430.00

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!

Approved RECDD Submitted to AP 5.5.25 By Kevin McKendree

Kevin McKendree



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

INVOICE NO.	23473770	
DATE	04/29/25	

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 N 1946	10. 3	P.O. NO.	
Description		antity	Unit of Measure	Price	Amount
Security Service 04/14/2025-04/27/20 Security Officer Mileage)25		Hours Per Appro Subm By Rid	ed RECDD 1 itted to A/P 05- hard Losco	2,572.64 320.30
Please remit payment to: Giddens Security Corpora	tion 528 Edgewood Ave S St	ite 1 Jackson	ville, FL 32205 Sub-Total Sales Tax		2,892.94
			TOTAL(\$)		\$2,892.94

HAGAN ACE HARDWARE OF MANDARIN, L.L.C. #9782 12501 SAN JOSE BLVD JACKSONVILLE, FL 32223

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962

THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050	JOB NO: PU 000		*** Provide a statistic sector s sector sector sec sector sector sect	rence: 0 # 03/07/25	TERMS	s ET 15TH	CLEI 	۶к: DRP3	DATE / TIME: 3/7/25 11:29
475 WES SUITE 11 ST AUGU			зыр 32092	ro:	SALES		FLORIDA S/	TERM MER SALES - M ALES TAX MAN	INAL: 602 25760/3
SHIPPED	ORDERED		SKU	DESCRIPTION	Manager Status	SUGG	UNITS	PRICE /PER	EXTENSION
	<u>- UNDERED -</u> 1 -		5970827	SPLIT RING 1-3/8IN.		1.39	1	1.39 /EA	1.39 N
1	1		5967195	SPLIT RING 1-1/8IN.		0.99	1	0.99 /EA	.99 N
1	1		57704	KEY SARGENT S22-ACE		4.59	1	4.59 /EA	4.59 N
1	1		5982798	ACE COIN KEY-KW11-10PK		4.59	1	4.59 /EA	4.59 N
4	4		5073531	KEYBLANK SCHLAGE SC1 ACE		3.99	4	3.99 /EA	15.96 N
1	1		48732	HEX PLUG 1/4" MPT	alayta ayo a 1 - Elec	2.59	1	2.59 /EA	2.59 N
3	3		1626332	AQUAPHALT PATCH 55LB		59.99	3	59.99 /EA	179.97 N
			**	AMOUNT CHARGED TO STORE A	CCOUNT **	210.0	N	XABLE DN-TAXABLE JB-TOTAL	0.00 210.08 210.08
x Ata	Z hain	/		(CASSIDY, STEVE)	REC	SEIVE 1 01 2025	assen Bracht	X AMOUNT DTAL AMOUNT	0.00 210.08

	- HOMMEN			R					
CLOSING DUE DATE	DATE : 4/30/2 E: 5/15/25	5					AMOUNT	PAID	
HAGAN A	CE MANAGEM	IENT C	ORP			\$2	10.08		
RIVERS E	DGE CDD					*			
ACCOUNT	: 365050				P	NEW BAL: 4	67.98		
Please reti the items r		with yo	our pay	yment. If you wish to	o pay specific items on	the stateme	nt, please include	a copy of your	statement with
				\$	TATEMIENT				
1022 BLAI	CE MANAGEM NDING BLVD. PARK, FLORII 0011					6 DATE: 4/30 FE : 5/15/25 65050	0/25		
SUITE 114 ST AUGU	TOWN PLAC	92	SE SE	ND TO ORANGE P	ARK ADDRESS ABO	/E			
	NS? PHONE 9		3-0011		Description		Debit	Gredit	Amount
3/ 7/25	425760	3		PO # 03/07/25	Description		210.08	Circuit	210.08
3/ 8/25	425766	3	l	PO # 3-8-25			39.98		39.9
3/22/25	425854	3	1	PO#0			141.61		141.6
3/27/25	425884	3	1	PO # 03/27/25			31.95		31.9
4/11/25	425989	3	1	PO # 04/11/25			53.98		53.9
4/11/25	425997	3	С	APP# RETURN	ana ka manana mana ka ka di kina aliki ka ka ila di katika di katika di katika di katika di katika di katika di			41.99	-41.9
4/11/25	425998	3	l	PO # 001			32.37		32.3
			<u> </u>						
FRIENDLY REMIN	DERI PAST D			ELPLEASE REMIT. 31-60 DAYS	61-90 DAYS	1 OVER	90 DAYS	NEW BAL	: 467.98
44.36	423.6			0.00	0.00		0.00		
			TEF	RMS: NET 15TH					
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A - Adjus B - Balar	tment ice Forward			C - C	Transaction Codes redit inance Charge		l - Invoice P - Paym		
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Kevin McKendree

HAGAN ACE HARDWARE OF MANDARIN, L.L.C. #9782 12501 SAN JOSE BLVD JACKSONVILLE, FL 32223

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962

THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050	јов no: 000	purchas 3-8-	 A second stand s 	EFERENCE: TERM PO # 3-8-25 N	is: ET 15TH	CLE	^{rk:} TMC3	DATE / TIME: 3/8/25 9:58
475 WES SUITE 11 ST AUGU		FL	зн 32092	up to: Sale		FLORIDA S	TERM MER SALES - M ALES TAX MAN	
SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	
1		E	7196462 7196470	REPELS ALL RTU QT. Animal Repellnt Granular	19.99 19.99	1	19.99 /EA 19.99 /EA	19.99 N 19.99 N
L	£			** AMOUNT CHARGED TO STORE ACCOUNT *	* 39.9	8 SI	AXABLE ON-TAXABLE JB-TOTAL	0.00 39.98 39.98
X	Received By			(COUNCIL, KEN)	ECEN May 01 20		AX AMOUNT OTAL AMOUNT	0.00 39.98

				R	MITTANCE				
	DATE : 4/30/2 E: 5/15/25	5					AMOUNT F	PAID	
HAGẠN A	CE MANAGEM	IENT C	ORP			\$3	9.98		
RIVERS E	EDGE CDD					<u>ч</u> ч	1.18		
ACCOUN	T : 365050				I	NEW BAL: 40	67.98		
Please re the items		with ye	our pa	yment. If you wish to	pay specific items or	1 the stateme	nt, please include	a copy of your s	statement with
				S					
1022 BLA	ACE MANAGEN NDING BLVD. PARK, FLORI -0011				CLOSING	G DATE: 4/30 TE : 5/15/25 65050	/25		
475 WES SUITE 11	EDGE CDD T TOWN PLAC 4 ISTINE FL 3209								
	IG PAYMENT - NS? PHONE 9				ARK ADDRESS ABO	VE			
Date	Ref	ST	C		Description		Debit	Credit	Amount
3/ 7/25	425760	3		PO # 03/07/25 PO # 3-8-25	AND THE REAL PROPERTY OF THE PARTY OF THE PA		210.08		210,04 39,94
3/ 8/25 3/22/25	425766 425854	3		PO#0-25			141.61		141.6
3/27/25	425884	3		PO # 03/27/25	an ta museum a social a succession and a succession of the succession of the succession of the succession of the		31,95		31.9
4/11/25	425989	3		PO # 04/11/25			53,98		53.9
4/11/25	425997	3	Τċ	APP# RETURN				41.99	-41.9
4/11/25	425998	3	I	PO # 001	****		32.37		32.3
FRIENDLY REMI	NDERI PAST D	UE BA	LANC	EI PLEASE REMIT.					
CURRENT 44.36	1-30 D. 423.6			31-60 DAYS 0.00	61-90 DAYS 0.00		8 90 DAYS 0.00	NEW BAL:	467.98
			TEI	RMS; NET 15TH					
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A - Adju B - Bala	stment nce Forward			C - C	Fransaction Codes redit nance Charge		l - Invoice P - Payme		
This statement co above date will be	vers transactior shown on your	ns on y r next s	our ac	count for the period ent.	ending on the date ab	ove. Change	s, payments, and o	credits received	after the

Kevin McKendree

HAGAN ACE HARDWARE OF MANDARIN, L.L.C. #9782 12501 SAN JOSE BLVD JACKSONVILLE, FL 32223

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962 THANK YOU FOR YOUR PATRONAGE

		A TOUR PAIRONAGE		and the second
CUSTOMER NO: JOB NO: PURCHASE ORDEF 365050 000 0	: REFERENCE: PO # 0	terms: NET 15TH	CLERK: KSM3	DATE / TIME: 3/22/25 10:58
SOLD TO: RIVERS EDGE CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE FL 32092	SHIP TO:	SALESPERSON: 35 B	TERM 2B CUSTOMER SALES - M FLORIDA SALES TAX MAN INVOICE: 4	11NAL: 603
REWARD NO:19820227380	SKU	TION	UNITS PRICE /PER	
5 5 EA 5020 5 5 EA 5073 5 5 EA 5021 5 5 EA 5073 6 75 EA 5073 5 5 EA 5073 6 770 1 EA 2124 8 8 EA 5983	532KEY BLANKS KW10531KEYBLANK SCHLAGE SC531KEY MASTER M2-ACE531KEYBLANK SCHLAGE SC531KEYBLANK SCHLAGE SC4KEY SARGENT S22-ACE030POCKET SCREWDRIVER	4.59 C1 ACE 3.99 4.59 C1 ACE 3.99 C1 ACE 3.99	5 4.59 /EA 5 3.99 /EA 5 4.59 /EA 5 3.99 /EA 5 3.99 /EA 5 4.59 /EA 1 4.99 /EA 8 0.99 /EA	22.95 N 19.95 N 22.95 N 19.95 N 19.95 N 22.95 N 4.99 N 7.92 N
	** AMOUNT CHARGED TO S	DECE	TAXABLE NON-TAXABLE 1 SUB-TOTAL TAX AMOUNT TOTAL AMOUNT 2025	0.00 141.61 141.61 0.00 141.61

				R	MITTANCE				
CLOSING DUE DATE	DATE : 4/30/25 5/15/25	5					AMOUNT	Paid	
HAGAN AG	CE MANAGEM	IENT C	ORP			\$1	41.61		
RIVERS E	DGE CDD								
ACCOUNT	; 365050					NEW BAL: 46	57.98		
Please retu		with yo	our pay	ment. If you wish to	pay specific items o	n the statemer	nt, please includ	e a copy of you	r statement with
				জ	TATEMENT				
	CE MANAGEN			<u> </u>	KARE-III-INE				
1022 BLAI	NDING BLVD. PARK, FLORII					G DATE: 4/30 TE : 5/15/25 65050	/25		
SUITE 114 ST AUGUS	TOWN PLAC STINE FL 3209	92	SE SE	ND TO ORANGE PA	ARK ADDRESS ABC	νe			
QUESTIO	NS? PHONE 9	04-773	3-0011	EXT 206	- Mandana da Mandala - Sa Angela - Sa				
Date	Rei	Sī	C		Description		Debit 210.08	Gredit	Amount 210.08
3/ 7/25	425760	3 3		PO # 03/07/25 PO # 3-8-25			210.08 39,98		39.98
3/ 8/25	425766 425854	3		PO#0			141.61		141.61
3/27/25	425884	3	1	PO # 03/27/25			31.95	and the second	31.95
4/11/25	425884	3		PO # 03/21/23			53,98		53.98
4/11/25	425997	3	Ċ	APP# RETURN				41.99	-41.99
4/11/25	425998	3	Ť	PO # 001			32.37		32.37
	420000	ĺ							
	I DERI PAST D	LIE BA		L EI PLEASE REMIT.					
CURRENT 44.36	1-30 D/ 423.6	AYS		31-60 DAYS 0.00	61-90 DAYS 0.00		90 DAYS 0.00	NEW BA	L: 467.98
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This statement cov above date will be	ers transactior shown on your	is on y next s	our acc tateme	count for the period (ending on the date al	bove. Change	s, payments, and	d credits receiv	ed after the

Kevin McKendree

HAGAN ACE HARDWARE OF MANDARIN, L.L.C. #9782 12501 SAN JOSE BLVD JACKSONVILLE, FL 32223

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962

THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050	JOB NO: PU 000		e order: 17/25	REFERENCE: PO # 03/27/25	terms Ne	8 ET 15TH	CLER# D	e RP3	DATE / TIME: 3/27/25 11:54
			32092	SHIP TO:	SALES		ORIDA SA	ER SALES - M LES TAX MAN	NAL: 601
REWARD	IO:1982022738	0					IN	<i>VOICE: 4</i>	
SHIPPED	ORDERED	UM		DESCRIPTIO)N	SUGG		PRICE /PER	EXTENSION
3 1 1	3 1 1	EA	1006653 3585205 47889	ACE BETR Knit Rolr 9X1/2" ELECTRICAL TAPE RBBR DUCT TAPE 1.88X55YD EC		4.99 9.99 6.99	3 1 1	4.99 /EA 9.99 /EA 6.99 /EA	14.97 N 9.99 N 6.99 N
				** AMOUNT CHARGED TO STO	DRE ACCOUNT **	31.95	NO	(ABLE N-TAXABLE 3-TOTAL	0.00 31.95 31.95
x Aten	Received By	w/	1	(CASSIDY, STEVE	18 W.		TO	(AMOUNT TAL AMOUNT	0.00 31.95

				RE	MITTANCE				
CLOSING DUE DATI	DATE : 4/30/2 E: 5/15/25	25				an a	AMOUNT	PAID	
				•		4			
TAGAN A	CE MANAGEN	VIENT	JURP	•		Ş	31.95		
RIVERS E	DGE CDD								
ACCOUN	Г : 365050				N	EW BAL: 4	67.98		
Please ret the items r		with y	our pa	ayment. If you wish to	pay specific items on	the stateme	nt, please include	a copy of your st	atement with
				S	TATEMENT				
1022 BLA	CE MANAGEN NDING BLVD. PARK, FLORI 0011			5		DATE: 4/30 E : 5/15/25 5050)/25		
475 WEST SUITE 114 ST AUGU	STINE FL 320	92	SE S	END TO ORANGE PA	ARK ADDRESS ABOV	E			
QUESTIO	NS? PHONE	904-77	3-001						
Date 3/ 7/25	Ref 425760	ST 3	C I	PO # 03/07/25	Description		Debit 210.08	Credit	Amount 210.08
3/ 8/25	425766	3	\mathbf{T}	PO # 3-8-25			39.98		39.98
3/22/25	425854	3	1	PO#0			141.61		141.61
3/27/25	425884	3	1	PO # 03/27/25			31.95		31,95
4/11/25	425989	3	I	PO # 04/11/25	nun kennen kiteren med men kal eksiste kende "Additered" of 15 10 00000		53,98	and the second second second	53,98
4/11/25	425997	3	C	APP# RETURN				41.99	-41.99
4/11/25	425998	3	<u> </u>	PO # 001			32.37	mamma mbabalah dari ulah	32,37
				CEI PLEASE REMIT.			<u> </u>		
CURRENT 44.36	1-30 D 423.0	AYS		31-60 DAYS 0,00	61-90 DAYS 0,00		R 90 DAYS 0.00	NEW BAL: 4	467.98
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A - Adjus B - Balar	stment nce Forward			C - Ci	Transaction Codes C - Credit I - Invoice F - Finance Charge P - Payment				
his statement cov bove date will be	ers transaction shown on you	ns on y r next s	our ao	ccount for the period e lent.	ending on the date abo	ve. Change	s, payments, and o	credits received a	ifter the

Kevin McKendree

HAGAN ACE HARDWARE OF MANDARIN, L.L.C. #9782 12501 SAN JOSE BLVD JACKSONVILLE, FL 32223

PHONE: (904) 268-9597

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THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050	јов но: РU 000		「「「「「」」、「」、「」、「」、「」、「」、「」、「」、「」、「」、「」、「」	rence: Term O # 04/11/25 N	is: IET 15TH	CLEI [،к: DRP3	DATE / TIME: 4/11/25 9:12
	EDGE CDD T TOWN PLA	CE	SHIPT	o :			TERMI	NAL: 601
SUITE 11 ST AUGU	4		32092	SALE		FLORIDA SA	MER SALES - M ALES TAX MAN	
REWARD N	IO:1982022738						VOICE: 4	
SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG			EXTENSION
1 1	1	1	1804657 1001092	STRIPING PNT AF WHITE WB MARKING WAND PRO	11.99 41.99	1	11.99 /EA 41.99 /EA	11.99 N 41.99 N
		<u> </u>	**	AMOUNT CHARGED TO STORE ACCOUNT '	* 53.9	NC	XABLE DN-TAXABLE JB-TOTAL	0.00 53.98 53.98
	\sim			NEC	EIVE		X AMOUNT	0.00 53.98
<u>xIX</u> >	Received By	Ę		(CASSIDY, STEVE)	0 1 2025			

				RE	MITTANCE				
CLOSING DUE DATE	DATE : 4/30/25 5/15/25	5					AMOUNT	PAID	
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ACCOUNT	: 365050					NEW BAL: 4	67.98		
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1022 BLA	CE MANAGEM NDING BLVD. PARK, FLORIE 0011				CLOSIN	G DATE: 4/3 TE : 5/15/25 65050	0/25		
475 WEST SUITE 114 ST AUGU	STINE FL 3209	92	05 05			N/15-			
QUESTIO	NS? PHONE 9	04-773	3-0011		ARK ADDRESS ABC		Debit	Credit	Amount
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3/ 8/25	425766	3		PO # 3-8-25		an a	39.98		39.98
3/22/25	425854	3	l i	PO#0			141,61		141.61
3/27/25	425884	3	<u> </u>	PO # 03/27/25	- N-24-14-2002 FOR THE THE REPORT OF THE PROPERTY OF THE PROPE		31.95		31.95
4/11/25	425989	3	1	PO # 04/11/25			53,98	1	53.98
4/11/25	425997	3	С	APP# RETURN		n nomen som med i Store The Constant of The	ľ	41.99	-41.99
4/11/25	425998	3		PO # 001	and the second state of the se		32.37		32.37
								1	
and the second			LANC	EI PLEASE REMIT.				NEW BAL	467 09
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005050			TEF	RMS: NET 15TH					
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This statement cov above date will be	ers transaction shown on your	is on y next s	our ac tateme	count for the period	ending on the date al	oove. Change	es, payments, and	credits received	I after the

Kevin McKendree

HAGAN ACE HARDWARE OF MANDARIN, L.L.C. #9782 12501 SAN JOSE BLVD JACKSONVILLE, FL 32223

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962

THANK YOU FOR YOUR PATRONAGE

ISTOMER NO: 65050 SOLD TO: RIVERS E	JOB NO: PU 000 EDGE CDD			rence: PP# RETURN 0:	terms: NE	т 15ТН	CLE	JC3	DATE / TIME: 4/11/25 4:08 NAL: 604
	T TOWN PLA 4		32092		SALESF	TAX: 031 F	FLORIDA S	MER SALES - M ALES TAX MAN	25007/2
	IO:1982022738			DECODIDITION				MEMO: 4	EXTENSION
<u>SHIPPED</u> -1	ORDERED -1		SKU 1001092	DESCRIPTION MARKING WAND PRO CREDIT RETURN		41.99	1	41.99 /EA	-41.99 R N
			** ,	AMOUNT CREDITED TO ACCOUNT **	*	41.99	N	AXABLE ON-TAXABLE UB-TOTAL	0.00 -41.99 -41.99
KJ		-					/En t	AX AMOUNT OTAL AMOUNT	0.00 -41.99
/) (Received By	~		(CASSIDY, STEVE)	DV.	IAY 0 1 201		l	

CLOSING DATE: 4/30/25 DUE DATE: 5/15/25 HAGAN ACE MANAGEMENT CORPRIVERS EDGE CDD $-$4/1.99$ RIVERS EDGE CDDNEW BAL: 467.98ACCOUNT: 365050Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of your payment.HAGAN ACE MANAGEMENT CORP 1022 BLANDING BLVD. ORANGE PARK, FLORIDA 32065 (904) 773-0011CLOSING DATE: 4/30/25 DUE DATE: 5/15/25 ACCT: 365050HAGAN ACE MANAGEMENT CORP 1022 BLANDING BLVD. ORANGE PARK, FLORIDA 32065 (904) 773-0011CLOSING DATE: 4/30/25 DUE DATE: 5/15/25 ACCT: 365050RIVERS EDGE CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE FL 32092CLOSING PARK ADDRESS ABOVE QUESTIONS? PHONE 904-773-0011 EXT 208DateRefSTDateRefSTOR 3/7/2542576031PO # 03/07/25210.083/8/2539.883/8/2539.883/8/2539.883/8/2539.893/8/2542576631PO # 03/8/2539.893/22/2542576613/8/2539.883/22/2542576631PO # 0141.61	ur statement with
RIVERS EDGE CDD NEW BAL: 467.98 ACCOUNT : 365050 Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of you the items marked. STATEMENT MEW BAL: 467.98 ACCOUNT : 365050 STATEMENT NEW BAL: 467.98 MEW BAL: 467.98 STATEMENT STATEMENT NEW BAL: 467.98 STATEMENT Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of you the items marked. STATEMENT Please TOORANGE PARK, FLORIDA 32065 DUE DATE : 5/15/25 QUEST TOWN PLACE SUPE TOW PLACE STAUGUSTINE FL 32092 IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE QUESTIONS? PHONE 904-773-0011 EXT 206 Date STAUGUSTINE FL 32092 Date STAUGUST ORANGE PARK ADDRESS ABOVE QUESTIONS? PHONE 904-773-0011 EXT 206	ur statement with
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ACCOUNT : 365050 Please return remittance with your payment. If you wish to pay specific items on the statement, please include a copy of you the items marked. STATEMENT HAGAN ACE MANAGEMENT CORP 1022 BLANDING BLVD. ORANGE PARK, FLORIDA 32065 GRANGE PARK, PLORIDA	ur statement with
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STATEMENTHAGAN ACE MANAGEMENT CORP1022 BLANDING BLVD.CLOSING DATE: 4/30/25ORANGE PARK, FLORIDA 32065DUE DATE : 5/15/25(904) 773-0011ACCT: 365050RIVERS EDGE CDD475 WEST TOWN PLACESUITE 114ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE QUESTIONS? PHONE 904-773-0011 EXT 206DateRefST AUGUSTINE FL 32092DateRefST AUGUSTIONS? PHONE 904-773-0011 EXT 206DateRefST AUGUSTIONS? PHONE 904-773-0011 EXT 206StateS	
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1022 BLANDING BLVD. CLOSING DATE: 4/30/25 ORANGE PARK, FLORIDA 32065 DUE DATE: 5/15/25 (904) 773-0011 ACCT: 365050 RIVERS EDGE CDD ACCT: 365050 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 Debit Credit 3/ 7/25 425760 3 1 PO # 03/07/25 210.08 3/ 8/25 425766 3 1 PO # 3-8-25 39.98 1	
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Date Ref ST C Description Debit Credit 3/ 7/25 425760 3 1 PO# 03/07/25 210.08 210.08 3/ 8/25 425766 3 1 PO # 3-8-25 39.98 39.98	
3/ 7/25 425760 3 I PO # 03/07/25 210.08 3/ 8/25 425766 3 I PO # 3-8-25 39.98	Amount
	210.08
	39.98
3/22/25 423634 3 1 FO#0	141.61
3/27/25 425884 3 I PO # 03/27/25 31.95	31.9
4/11/25 425989 3 I PO # 04/11/25 53.98	53.98
4/11/25 425997 3 C APP# RETURN 41.99	-41.99
4/11/25 425998 3 I PO # 001 32.37	32.37
ENDLY REMINDERI PAST DUE BALANCEI PLEASE REMIT. CURRENT 1-30 DAYS 31-60 DAYS 61-90 DAYS OVER 90 DAYS NEW B	AL: 467.98
44.36 423.62 0.00 0.00 0.00	·····
TERMS: NET 15TH	
5050	
Transaction Codes A - Adjustment C - Credit I - Invoice B - Balance Forward F - Finance Charge P - Payment	
is statement covers transactions on your account for the period ending on the date above. Changes, payments, and credits rece	

Kevin McKendree

HAGAN ACE HARDWARE OF MANDARIN, L.L.C. #9782 12501 SAN JOSE BLVD JACKSONVILLE, FL 32223

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962

THANK YOU FOR YOUR PATRONAGE

5 WES JITE 11				IIP TO: SA	LESPERSON: 35 B2			
	ISTINE FI		32092		TAX: 031 F		LES TAX MAN	25998/3
PED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1		1804657	STRIPING PNT AF WHITE WB Return Value \$ 10.790 Buy 3 Save 10%	11.99	1	10.79 /EA	10.79 SN
2	2	EA	1804657	STRIPING PNT AF WHITE WB Return Value \$ 10.790 Buy 3 Save 10%	11.99	2	10.79 /EA	21.58 SN
		L	1	** AMOUNT CHARGED TO STORE ACCOUN	T ** 32.37	NO	(ABLE N-TAXABLE 3-TOTAL	0.00 32.37 32.37
<i>,</i> 0					U SAVED: 3.60	то	(AMOUNT I TAL AMOUNT	0.00 32.37
(Þ	Received By			(MCKENDREE, KEVIN)	ECEIV			

				RE	MITTANCE				
CLOSING DUE DAT	DATE : 4/30/25	5					AMOUNT F	PAID	
	CE MANAGEM	ENT C	ORP				32.37		
						P-	52.51		
RIVERSE	DGE CDD				-				
ACCOUN	T : 365050				· •	IEW BAL: 46	7.98		
		with yo	our pay	yment. If you wish to	pay specific items on	the statemen	t, please include a	a copy of your st	atement with
the items	marked.			Q	TATEMENT				
HAGAN A	CE MANAGEM			State State State					
1022 BLA	NDING BLVD. PARK, FLORII					DATE: 4/30/ E : 5/15/25 5050	25		
475 WES	EDGE CDD T TOWN PLAC								
IF MAILIN	STINE FL 3209	PLEA			ARK ADDRESS ABO	/E			
ST AUGU IF MAILIN	STINE FL 3209	PLEA		EXT 206	ARK ADDRESS ABO	/E	Debit	Credit	Amount
ST AUGU IF MAILIN QUESTIC	STINE FL 3209 IG PAYMENT - NS? PHONE 9	PLEA: 04-773	3-0011	EXT 206 PO # 03/07/25		/E	Debit 210.08	Credit	210.08
ST AUGU IF MAILIN QUESTIC Date	STINE FL 3209 IG PAYMENT - INS? PHONE 9 Ref	PLEA: 04-773	3-0011 C	EXT 206 PO # 03/07/25 PO # 3-8-25		/E	210.08 39,98	Credit	210.08 39.98
ST AUGU IF MAILIN QUESTIC Date 3/ 7/25 3/ 8/25 3/22/25	STINE FL 3209 IG PAYMENT - INS? PHONE 9 Ref 425760 425766 425854	PLEA: 04-773 51 3 3 3	3-0011 C	EXT 206 PO # 03/07/25 PO # 3-8-25 PO # 0		/E	210.08 39.98 141.61	Credit	210.08 39.98 141.61
ST AUGU IF MAILIN QUESTIC Date 3/ 7/25 3/ 8/25 3/22/25 3/27/25	STINE FL 3209 IG PAYMENT - NS? PHONE 9 Ref 425760 425766 425854 425884	PLEA: 04-773 ST 3 3 3 3	3-0011 1 1 1 1 1	EXT 206 PO # 03/07/25 PO # 3-8-25 PO # 0 PO # 03/27/25		/E	210.08 39.98 141.61 31.95	Credit	210.08 39.98 141.61 31.95
ST AUGU IF MAILIN QUESTIC Date 3/ 7/25 3/ 8/25 3/22/25 3/27/25 4/11/25	STINE FL 3209 IG PAYMENT - NS? PHONE 9 Ref 425760 425766 425854 425884 425989	PLEA 04-773 3 3 3 3 3 3	3-0011 C 1 1 1 1 1 1 1 1 1 1 1 1 1	EXT 206 PO # 03/07/25 PO # 3-8-25 PO # 0 PO # 03/27/25 PO # 04/11/25		/E	210.08 39.98 141.61		210.08 39.98 141.61 31.95 53.98
ST AUGU IF MAILIN QUESTIC Date 3/ 7/25 3/ 8/25 3/22/25 3/27/25 4/11/25 4/11/25	STINE FL 3209 IG PAYMENT - NS? PHONE 9 Ref 425760 425766 425854 425884 425989 425997	PLEA: 04-773 3 3 3 3 3 3 3	3-0011 C 1 1 1 1 1 1 C	EXT 206 PO # 03/07/25 PO # 3-8-25 PO # 0 PO # 03/27/25 PO # 04/11/25 APP# RETURN		/E	210.08 39.98 141.61 31.95 53.98	Credit	210.08 39.98 141.61 31.95 53.98 -41.99
ST AUGU IF MAILIN QUESTIC Date 3/ 7/25 3/ 8/25 3/22/25 3/27/25 4/11/25	STINE FL 3209 IG PAYMENT - NS? PHONE 9 Ref 425760 425766 425854 425884 425989	PLEA 04-773 3 3 3 3 3 3	3-0011 C 1 1 1 1 1 1 1 1 1 1 1 1 1	EXT 206 PO # 03/07/25 PO # 3-8-25 PO # 0 PO # 03/27/25 PO # 04/11/25		/E	210.08 39.98 141.61 31.95		210.08 39.98 141.61 31.95 53.98 -41.99
ST AUGU IF MAILIN QUESTIC Date 3/ 7/25 3/ 8/25 3/22/25 3/27/25 4/11/25 4/11/25 4/11/25 4/11/25 ENDLY REMIN	STINE FL 3209 IG PAYMENT - NS? PHONE 9 425760 425766 425854 425884 425989 425997 425998	PLEA: 04-773 3 3 3 3 3 3 3 0 0 UE BA	-0011 C 1 1 1 1 1 1 1 1 1 1 1 1 1	EXT 206 PO # 03/07/25 PO # 3-8-25 PO # 0 PO # 03/27/25 PO # 04/11/25 APP# RETURN		/Ε	210.08 39.98 141.61 31.95 53.98	41.99	210.08 39.98 141.61 31.95 53.96 -41.95 32.37
ST AUGU IF MAILIN QUESTIC Date 3/ 7/25 3/ 8/25 3/22/25 3/22/25 3/27/25 4/11/25 4/11/25	STINE FL 3209 IG PAYMENT - INS? PHONE 9 Ref 425760 425766 425854 425989 425997 425998	PLEA: 04-773 3 3 3 3 3 3 3 3 0 UE BA	-0011 C 1 1 1 1 1 1 1 1 1 1 1 1 1	EXT 206 PO # 03/07/25 PO # 3-8-25 PO # 0 PO # 03/27/25 PO # 04/11/25 APP# RETURN PO # 001		OVER	210.08 39.98 141.61 31.95 53.98		210.04 39.94 141.6 31.94 53.94 -41.94 32.3

Kevin McKendree

Jacksonville Daily Record

A Division of DAILY RECORD & OBSERVER, LLC

P.O. Box 1769 Jacksonville, FL 32201 (904) 356-2466

INVOICE

Attn: Courtney Hogge GMS, LLC 475 West Town Place, Ste 114 Saint Augustine FL 32092

the Proof of Publication

is released.



Serial # 25-00256J	PO/File #	\$ 31.67 \$95.00-
		Payment Due
Notice of Special Joint Mee	ting of the Board of Supervisors	
<u></u>		\$95.00
Rivers Edge CDD, Rivers E	dge II CDD, and Rivers Edge III CDD	Publication Fee
Case Number		Amount Paid
Publication Dates 5/1		Payment Due Upon Receipt
County St. Johns		For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment.
Payment is due bef	òre	If your payment is being

If your payment is being mailed, please reference Serial # 25-00256J on your check or remittance advice.

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

May 1, 2025

Date

Preliminary Proof Of Legal Notice (This is not a proof of publication.)

NOTICE OF SPECIAL JOINT MEETING OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE CDD, RIVERS EDGE II CDD, AND RIVERS EDGE II CDD,

A special joint meeting of the Boards of Supervisors of the Rivers Edge Community Devel-opment District, Rivers Edge II Community Development District, and Rivers Edge III Community Development District (together, the "Districts") will be (together, the "Districts") will be held on Friday, May 9, 2025, at 11:00 a.m. at the River House Amenity Center, 156 Landing Street, Saint Johns, Florida. The purpose of the special meet-ing is to discuss pool repairs and conduct any and all business com-ing before the Districts' Boards of Supervisors (together, "Boards"). A conv of the agenda for the meet-A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager the office of the District Manager c/o Governmental Management Services LLC - North Florida, at (904) 940-5850 or 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("District Manager's Office"). The meeting will be conducted in according will be conducted

in accordance with the provisions of Florida law for community development districts and will be open to the public. The meet-ing may be continued in prog-ress without additional notice to a

ress without additional notice to a date, time, and place to be speci-fied on the record at the meeting. At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disabil-the on puesical impairment chould ity or physical impairment should contact the District Manager's Office at least forty-eight (48) Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office

Each person who decides to appeal any decision made by the Board with respect to any mat-ter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager 00 (25-00256J)

May 1



Invoice

Date Invoice# 5/1/2025 131295628357

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

Terms	Net 20
Due Date	5/21/2025
PO #	

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

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	\$2,603.65
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$50.00

Approved RECDD Submitted to AP 4.16.25 By Kevin McKendree

Kevin McKendree

Click Here to Pay Now





Subtotal	\$2,653.65
Тах	\$0.00
Total	\$2,653.65
Amount Paid/Credit Applied	\$0.00
Balance Due	\$2,653.65



Invoice #5440	Ø SON	ITROL OF NOF	RTH CENTR	AL FLORIDA
SENITROL VERIFIED ELECTRONIC SECURITY				
RIVERTOWN				
			ss Code	
MAY 0 6 2025	90	Due Date:	May 1st 2	2025
		Balance	e (USD):	\$208.6
SELECT YOUR PAYMENT METHOD:		en de la composition		
Pay with card				
Return Policy:				

Vestan

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

Invoice

Invoice # Date	426212 04/28/2025
Terms	Net 30
Due Date	05/28/2025
Memo	Maintenance Services

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

 Pressure washing 920 linear feet at The Groves	1	828.00	828.00	

Total 828.00

Corbin de Nagy

4/28/2025





CUSTOMER INVOICE NO. 255

Rivers Edge CDD c/o GMS, LLC	Order No: 33125
475 West Town Place, Suite 114	
St. Augustine, FL 32092	Valid For: 30 Days 03/31/2025

Description:

Thank you for the opportunity to collaborate with you on this project.

AMG will provide all labor and material for the successful completion of this project. This proposal will include pressure washing all CDD sidewalk areas (920 linear feet) within the community named The Groves. Curb cleaning is not incorporated.

There is a 30-day warranty on all workmanship.

All pricing is final, and any additional labor or materials will be billed separately.

Bill to:

Amenity Management Services

245 Riverside Avenue #300

Jacksonville, Fl. 32202

Thank you for your business!

\$828.00

Total



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

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

Invoice

Invoice # Date	426581 04/30/2025
Terms	Net 30
Due Date	05/30/2025
Memo	Billable Mileage split

្ទីម្នាននៅស្រីលែច	@#amifily	Eale	Amenint
Billable Mileage split in 3	1	139.66	139.66
	nyan yan kuning kuli kuning san ugi sayan kuli saya sa kuning kuning kuning kuning kuning kuning kuning kuning		add/1/dati//Phatmarka.co/adv/11.

139.66

Invoice received 05/05/2025

Corbin de Nagy

5/6/2025

Total



		Vesto	<u>a Mileage Report</u>		7		
Name:	Kevin McKendree	Month	Apr-25				
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
4/1	Daily mileage	Rivertown	Rivertown	42.3	Riversedge CDD		42.3
4/2	Daily mileage	Rivertown	Rivertown	23.2	iversedge CD[5	23.2
4/3	Daily mileage	Rivertown	Rivertown	34.9	iversedge CDI	<u>) </u>	34.9
4/4	Daily mileage	Rivertown	Rivertown	26.2	Riversedge CDD		26.2
4/7	Daily mileage	Rivertown	Rivertown	68.4	iversedge CDI	<u>)</u>	68.4
4/8	Daily mileage	Rivertown	Rivertown	14.5	iversedge CDI)	14.5
4/9	Daily mileage	Rivertown	Rivertown	38.2	iversedge CDI	D	38.2
4/10	Daily mileage	Rivertown	Rivertown	27.6	iversedge CDI	<u> </u>	27.6
4/11	Daily mileage	Rivertown	Rivertown	19.2	iversedge CDI		19.2
4/14	Daily mileage	Rivertown	Rivertown	53.7	iversedge CDI	<u>)</u>	53.7
4/15	Daily mileage	Rivertown	Rivertown	40.8	iversedge CDI)	40.8
4/16	Daily mileage	Rivertown	Rivertown	24.5	iversedge CDI		24.5
4/17	Daily mileage	Rivertown	Rivertown	23.9	iversedge CDI		23.9
4/18	Daily mileage	Rivertown	Rivertown	37.4	iversedge CDI		37.4
4/21	Daily mileage	Rivertown	Rivertown	60.5	iversedge CD		60.5
4/22	Daily mileage	Rivertown	Rivertown	28.7	iversedge CDI		28,7
4/23	Daily mileage	Rivertown	Rivertown	30	iversedge CD	D	30
4/24	Daily mileage	Rivertown	Rivertown	25.7	iversedge CD	D	25.7
4/25	Daily mileage	Rivertown	Rivertown	17.6	iversedge CD		17.6
4/28	Daily mileage	Rivertown	Rivertown	49.4	iversedge CD		49.4
4/29	Daily mileage	Rivertown	Rivertown	43.7	iversedge CD		43.7
4/30	Daily mileage	Rivertown	Rivertown	31.4	iversedge CD		31.4
						Total Mileage	762 \$0.550
						Reimbursement Rate Total	\$0.550 \$418.99

Vesta Mileage Report

Total S418.99 Reimbursement Date Submitted in

5/2/25

Paycom

\$139.66

VestaInvoiceVestaInvoice #426643Date04/30/2025Date04/30/2025Jacksonville FL 32202TermsNet 30Due Date05/30/2025MemoLifeguard HoursBill ToRivers Edge C.D.D.

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

Description	Outantity	Rate	Ameunt
Lifeguard hours	137.87	19.73	2,720.18
		1	

Thank you for your business.

2,720.18

Invoice received 05/06/2025

Total

Corbin de Nagy

05/06/2025



Billable Services Invoice



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

Invoice #: <u>2025 - 4</u> Date: <u>5-6-2025</u>

For:

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

To:

Non-contractual Billable Services Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
Aarch 26 th – April 25 th	137.87	19.73	\$2720.18
		TOTAL	\$2720



Vested in your community.

Thank you for your business!

Vestan

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

Invoice

426052 05/01/2025

Terms Due Date

Invoice #

Date

Net 30

05/31/2025

Memo

Rivers Edge CDDI

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

Description	Quantity	Batte	Ametha
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
			· · · · · · · · · · · · · · · · · · ·
	<u> </u>	1	I

Thank you for your business.

Total

30,886.08

Corbin de Nagy

4/30/2025





INVOICE 1219616 INVOICE DATE 05/02/2025

SHIP TO:



SOLD TO: Rivers Edge CDD 475 West Town Place Suite 114 Saint Augustine, FL 32092

Saint Johns, FL 32259

Rivers Edge CDD

140 Landing Street

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
793552	REC0147		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	NFPA 25 Quarterly Sprinkler Inspection 04/29/2025	\$100.00	\$100.00
2.00	Annual Fire Backflow Certification 04/29/2025	\$35.00	\$70.00
3.00	Annual Domestic Backflow Certification 04/29/2025	\$35.00	\$105.00
5.00	Third Party Reporting Fee	\$8.00	\$40.00

Please reference invoice number on payment. Thank You!

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

SUBTOTAL:	\$315.00
SALES TAX:	\$0.00
TOTAL:	\$315.00

Remit To:

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

Approved RECDD 1 Submitted to A/P 05-02-25 By Richard Losco

Richard Losco




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

Address Service Requested 888-WB-MASON www.wbmason.com PM(P)Invoice Number253682787Customer NumberC3178876Invoice Date04/16/2025Due Date05/16/2025Order Date04/15/2025Order NumberS152207999Order MethodWEB

(Page 1)

Rivers Edge CDD 1 475 W. Town Place Saint Augustine FL 32092 Delivery Address Rivers Edge CDD 1 Attn.: Ken 140 Landing Street Saint Johns FL 32259

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALM275	TISSUE,TOILET,4,4X3,1,2PLY,500SHT,96/CT	1	CT	57.99	
MRCP200N	TOWEL, MFOLD, 16PK/250, NTTN, 16PK/CT	1 1	CT	29.49	29.49
	BRUSH,GROUT,BE	1	ËA	3.00	3.00

SUBTOTAL:	90.48
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	90.48
Total Due:	90.48

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

WIB HASON

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

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





Remittance Section	
Customer Number	C3178876
Invoice Number	253682787
Invoice Date	04/16/2025
Terms	Net 30
Total Due	90.48

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

C3178876253682787253682787000000090481



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

Address Service Requested 888-WB-MASON www.wbmason.com Invoice Number253821973Customer NumberC3178876Invoice Date04/23/2025Due Date05/23/2025Order Date04/22/2025Order NumberS152365050Order MethodWEB

Rivers Edge CDD 1 475 W. Town Place Saint Augustine FL 32092 Delivery Address Rivers Edge CDD 1 Attn.: Ken 140 Landing Street Saint Johns FL 32259

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be <u>reported</u> within 14 days. Visit 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
CLO30966 PGC13846	CLOROX BLEACH LIQUID COMMERCIAL SOLUTIONS GERMICIDAL CONCEN FEBREEZE PLUG TRF LINEN&SKY 6/2.630Z	1 2	CT CT	20.99 84.41	20.99 168.82
		SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL: ORDER TOTAL: Total Due:		189.81 0.00 189.81 189.81	

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

WIB. MASON

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

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



Richard Losco



Remittance Section	
Customer Number	C3178876
Invoice Number	253821973
Invoice Date	04/23/2025
Terms	Net 30
Total Due	189.81

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

C3178876553851973553851973000000189817

(Page 1) PM(P)



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

Address Service Requested 888-WB-MASON www.wbmason.com PM(P)Invoice Number253951580Customer NumberC3178876Invoice Date04/30/2025Due Date05/30/2025Order Date04/29/2025Order NumberS143632085Order MethodWEB

(Page 1)

Rivers Edge CDD 1 475 W. Town Place Saint Augustine FL 32092 Delivery Address Rivers Edge CDD 1 Attn.: Ken 140 Landing Street Saint Johns FL 32259

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALM275	TISSUE,TOILET,4.4X3.1,2PLY,500SHT,96/CT	1	Тст	57.99	57.99
CLO31043	DISINFECTANT, 4IN1, OR	4	EA	4.99	19.96
CLO31221	CLEANER CLOROX CLEANUP	1	СТ	65.45	65.45
TCO28600	BAG:WASTE:DOG	1	СТ	46.99	46,99
NWLNEBPFGM	NITRILE EXAM 5 MIL POWDER-FREE GLOVES BLACK - MEDIUM	1	BX	10.99	10.99
CDC5703700071EA	FOAMTASTIC BATHROOM CLEANER, FRESH SCENT, 19 OZ SPRAY CAN	2	EA	9.84	19.68
RAC96085	CLEANER, TOILET, WITH BLEACH, 24 OZ, 2/PK, 4PK/CT	2	PK	7.04	14.08
RCPC152BLU	MOP SWINGER LOOP HEAD	1	СТ	74.19	74.19
BWK410CT	SOAP,LOTN,DERMAB,PK,1GL, 4/CT	1	СТ	29.60	29.60
SJN322338	CLEANER, WINDEX GLASS, BE	2	EA	7.36	14.72
SJN682265	MULTI-SURFACE DISINFECTANT CLEANER, 1 GAL. BOTTLE, LEMON SCE	2	EA	15.86	31.72
	- Please See Next Page for Continuation -				

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

PARSON VISO EUT

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

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

MAY 0 1 2025

Approved RECDD 1 Submitted to A/P 05-01-25 By Richard Losco

Richard Losco

Remittance SectionCustomer NumberC3178876Invoice Number253951580Invoice Date04/30/2025TermsNet 30Total Due859.22

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

C3178876253951580253951580000000859223

(Page 2)



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

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

Customer Number	C3178876
Invoice Number	253951580
Invoice Date	04/30/2025

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
	- Continued On From Previous Page -				
HERX6639AK	LINER, REPRO, 33X39 1.5ML, BK 100/CT	12	CT	30.99	371.88
HERX7658AK	LINER, REPRO, 38X58, 1.5ML, BK 100/CT	3	СТ	33.99	101.97
				SUBTOTAL:	859.22

TAX & BOTTLE DEPOSITS TOTAL: ORDER TOTAL: Total Due: 0.00 859.22 859.22





IN COMMERCIAL LANDSCAPING

Approved RECDD I Submitted to AP on 5.1.2025 by Jason Davidson

ason Davidson

2025 MAY. BY:

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

CIN READY FOR T	HE WORKDAY™	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 CINTAS FAX # PAYMENT INQUIRY	833-290-0514 904-741-6116 866-636-0160	
			INVOICE			
SHIP TO:	RIVERS EDGE CDE 140 LANDING ST SAINT JOHNS, FL 3		INVO	ICE # ICE DATE /ICE TICKET # RE #	4230162509 05/12/2025 4230162509 1	
BILL TO:	RIVERS EDGE CDE 475 W TOWN PL S		PAY	MENT TERMS	21060308 21049176 NET 10 EOM	

			FREM	EXCH	QIY	UNIT PRICE	LINE TOTAL	TAX
10184	3X5 ACTIVE SCRAPER		04	F	3	9.000	27.00	N
10186	4X6 ACTIVE SCRAPER		04	F	2	10.501	21.00	Ν
10189	3X5 XTRAC MAT ONYX		04	F	2	14.249	28.50,	Ν
10192	4X6 XTRAC MAT ONYX		04	F	1	18.000	18.00	Ν
10202	3X10 XTRAC MAT ONYX		04	F	1	22.500	22.50	Ν
		SUBTOTAL					117.00	
	SERVICE CHARGE						8.21	N
	SUBTOTAL TAX							
1 1 1	0186 0189 0192	0186 4X6 ACTIVE SCRAPER 0189 3X5 XTRAC MAT ONYX 0192 4X6 XTRAC MAT ONYX 0202 3X10 XTRAC MAT ONYX SERVICE CHARGE SUBTOTAL	0186 4X6 ACTIVE SCRAPER 0189 3X5 XTRAC MAT ONYX 0192 4X6 XTRAC MAT ONYX 0202 3X10 XTRAC MAT ONYX SUBTOTAL SERVICE CHARGE SUBTOTAL TAX	0186 4X6 ACTIVE SCRAPER 04 0189 3X5 XTRAC MAT ONYX 04 0192 4X6 XTRAC MAT ONYX 04 0202 3X10 XTRAC MAT ONYX 04 SUBTOTAL SERVICE CHARGE SUBTOTAL TAX	0186 4X6 ACTIVE SCRAPER 04 F 0189 3X5 XTRAC MAT ONYX 04 F 0192 4X6 XTRAC MAT ONYX 04 F 0202 3X10 XTRAC MAT ONYX 04 F SUBTOTAL SERVICE CHARGE SUBTOTAL TAX	0186 4X6 ACTIVE SCRAPER 04 F 2 0189 3X5 XTRAC MAT ONYX 04 F 2 0192 4X6 XTRAC MAT ONYX 04 F 1 0202 3X10 XTRAC MAT ONYX 04 F 1 SUBTOTAL SUBTOTAL SUBTOTAL TAX	0186 4X6 ACTIVE SCRAPER 04 F 2 10.501 0189 3X5 XTRAC MAT ONYX 04 F 2 14.249 0192 4X6 XTRAC MAT ONYX 04 F 1 18.000 0202 3X10 XTRAC MAT ONYX 04 F 1 22.500 SUBTOTAL	0186 4X6 ACTIVE SCRAPER 04 F 2 10.501 21.00 0189 3X5 XTRAC MAT ONYX 04 F 2 14.249 28.50. 0192 4X6 XTRAC MAT ONYX 04 F 1 18.000 18.00 0202 3X10 XTRAC MAT ONYX 04 F 1 22.500 22.50 SUBTOTAL SUBTOTAL 117.00 SUBTOTAL 8.21 TAX

Signature :	Kim .	11:04 AM 05/12/25
	5eldTe# 0021060308	50# 4230162509
	Invoice Total	Payment on Account
	\$125.21	\$0.00

ST AUGUSTINE, FL 32092-3649

Approved RECDD 1 Submitted to A/P 05-13-25 By Richard Losco

Richard Losco

SORT #

CINTAS ROUTE

MAY 13 2025 BY:

02800012730

22 / DAY 1 / STOP 019



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

Invoice

Service / Billing # Fax # Payment Inquiry # (904)562-7000 (904)562-7020 (866)636-0160

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

Invoice # 5269609707 Invoice Date 05/12/2025 Credit Terms NET 30 DAYS Customer # 10528780 Store# RIVERS EDGE COMMUNITY DEV DISTRICT Cintas Route LOC #0292 ROUTE 0009 Order # 7055421522 Payer # 10596960

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

Material #		Description		Quantity		Unit Price	Ext Price	Тах
Unit	000000000004761083	Unit Description:	Pool Office					
110		SERVICE ACKNOWLEDGEMENT		1	EA	\$0.00	\$0.00	
120		CABINET ORGANIZED		1	EA	\$0.00	\$0.00	
130		EXPIRATION DATES CHECKED		1	EA	\$0.00	\$0.00	
132		BBP KIT CHECKED		1	EA	\$0.00	\$0.00	
50430		ALCOHOL SWABS SMALL		1	BAG	\$8.93	\$8.93	
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45	
						Unit Subtotal:	\$19.38	
Unit	000000000999900999	Unit Description:	Other					
400		SERVICE CHARGE		1	EA	\$24.95	\$24.95	
						Unit Subtotal:	\$24.95	
					Inv	oice Sub-total	\$44.33	
						Tax	\$0.00	
						Invoice Total	\$44.33	

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

Note

Approved RECDD 1 Submitted to A/P 05-13-25 By Richard Losco

Richard Losco



CMats

Governmental Management Services, LLC

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

Invoice

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Invoice #: 277 Invoice Date: 5/1/25 Due Date: 5/1/25 Case: P.O. Number:

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

Description	Hours/Qty Rate	e Amount
Management Fees - May 2025 Website Administration - May 2025 Information Technology - May 2025 Dissemination Agent Services - May 2025 Office Supplies Postage Copies Telephone	1 2 5 1	70.00 4,670.00 39.25 139.25 70.33 270.33 71.17 571.17 1.32 1.32 82.62 182.62 11.55 11.55 12.14 12.14
BY:		
	Total	\$5,858.38
	Payments/Crec	lits \$0.00
	Balance Due	\$5,858.38

KRISTEN SIECH (KRISTEN SPARROW CIRCUS)

INVOICE KRISTEN SPARROW CIRCUS RENAISSANC E THEMED ENTERTAINM ENT

(904)945-2243 <u>KristenSparrowCircus@g</u> <u>mail.com</u>

https:// www.kristensparrowcircu s.com/

12735 Dunns View Drive Jacksonville Florida 32218 Attention: Kimberly Fatuch RiverTown Email:kfatuch@vestapropertyservices.com Client Phone:(904) 679-5523 Cell: +1 (720)285-6311 Event date: Sep 13, 2025 Location:140 Landing St Saint Johns FL, 32259

Billing: Rivers Edge CDD 1

475 West Town PI #114 St. Augustine, FL 32259

Today's Date: May 13, 2025 Project Title: Renaissance fair Quote number : 202503068

Terms: 14 days



Approved CDD I Submitted to AP on 5.13.25 by Kimberly Fatuch

Kimberly Fatuch

Description	Quantity	1Umiti prite⇔	Cost
Performance details. Between 4:00pm -800pm various entertainment by multiple performers Quote 1- trio aerial, fire, juggling, stilts combo and fire finale	1	\$3,250.00	\$3,250.00
<u>1 hour Aerial performance by DUO Kristen and</u> <u>another performer</u> by a Duo of aerialists time tbd [*] rotating performers ambiance aerialists Suspended in mid-air, they create a captivating spectacle that adds a touch of elegance and thrill to any occasion.		L	ECEIVE MAY 13 2025
<u>Stilt walkers and or juggling performances by Kristen</u>		BV:	
3 hour of variety of both stilts walking performances and roaming juggling performances by Kristen mingling with guests posing for video and pictures.] } }	
Fire performance 30 min by Kristen			
Grand finale fire performance with various props by Kristen and with a saftey person			
Requirements Aerial Quad rig requirements- Quad rig Height: 610cm 20ft with Foot print of 525cm x 525cm 18ft x 18ft. Access to drinking water, Bathrooms, parking spaces near by for cars. Fire performance requires a footprint of 15' x 15'			
If Payment via check		Subtotal	\$3,250.00
If payment via Paypal or Square*	Processi ng fee	3.3 %	\$107.25
		Total	\$3,357.25

Thank you for your interest in working with my company for your event ! There is a non refundable 50% minimum deposit required by <u>May 27, 2025</u>. The remaining balance is to be paid by <u>Sep 13, 2025</u> before performing start time or sooner.

Once performers arrive onsite they are considered performing and the obligations are considered fulfilled. If unforeseen weather occurs, we will do our best to accommodate with either adjusting times if or providing alternative entertainment. Cheers! Kristen Siech Owner of Kristen Sparrow

X Sign. X. Date. Print. Kim Fatuch 5.13.25 <u>x</u>

COLONZ

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Columbus Office 8415 Pulsar Place, Suite 300, Columbus, OH 43240 P: 614.839.0250 F: 614.839.0251

April 29, 2025

			Project No: Invoice No:	P0113094.60 54495	
Attn: Corgin deNa	l Management Services, Igy Row Blvd. Ste 130	LLC			
	P0113094.60 ding attending March CE vices from March 01, 2 sonnel	—			
		Hours	Rate	Amount	
Engineer		2.00	150.00	300.00	
Vice Preside	nt	.50	250.00	125.00	
	Totals	2.50		425.00	
	Total Labor				425.00
Reimbursable E	xpenses				
Travel - Rein	nbursable - Mileage			10.24	
	nbursable- Mileage Clien	t OV		5.87	
	Total Reimbursab		1.15 times	16.11	18.53
			Total this Inv	/oice	\$443.53

Invoice received 05/07/2025

Corbin deNagy

5/8/2025



Vestan.

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

Bill To

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

Invoice

Invoice # Date 425925-1 03/31/2025

Terms

Due Date

Net 30 04/30/2025

Memo

■CONTRATION = 0.000	Quantity Rate Atmoust
Billable Expenses Kimberly Fatuch - 2025-03-01 - PUBLIX #1667 - Pass-thru event catering	49.39
expense Kevin McKendree - 2025-03-20 - COSTCO WHSE#1615 - 1/3 share of Golf cart batteries	239.98

Total

289.37

Invoice (425925) originally received 04/09/2025. Follow up communication with Vesta regarding cost splits.

Corbin de Nagy

5/13/2025



xxxxxxxxxxxxxxxxxxxx wings at Publix 2.00

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D: 1667 210 731 121

Costoo Wholesale



CIN READY FOR TH		REMIT PAYMENT TO: CINTAS CORP P.O. BOX 630910 CINCINNATI, OH 45263-0910	VIEW & PAY YOUR BILLS ONLIN WWW.CINTAS.COM/MYACCOUNT	E: CUSTOMER SVC/BILLING CINTAS FAX # PAYMENT INQUIRY	833-290-0514 904-741-6116 866-636-0160
			INVOICE		
SHIP TO:	RIVERS EDGE CDD		INV	OICE #	4223489168
	140 LANDING ST		IN	OICE DATE	03/10/2025
;	SAINT JOHNS, FL 3	2259	SE	RVICE TICKET #	4223489168
			ST	ORE #	1
			so	LD TO #	21060308
BILL TO:	RIVERS EDGE CDD)	PA	YER #	21049176
	475 W TOWN PL ST		PA	YMENT TERMS	NET 10 EOM

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

TAX TOTAL USD

10:53 AM 03/10/25

Payment on Account

50# 4223489168

\$0.00

Cust. Name: RIVERS EDGE CDD

SaldTo# 0021060308

Invoice Total

\$115.88

Kim .

Signature :

475 W TOWN PL STE 114

ST AUGUSTINE, FL 32092-3649

Approved RECDD 1 Submitted to A/P 03-12-25 By Richard Losco

BY

Richard Losco

SORT #

CINTAS ROUTE

Processed and mailed out on 3/14/25 with check #6843. But, was never cashed. Oksana voided the check. It is being reissued. TP 5/17/25

02800012730

22 / DAY 1 / STOP 019

115.88



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

INVOICE NO.	23473948	
DATE	05/13/25	

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	eceipt CUSTOMER NO. JOB NO. 1946			1946 1946			
Description	Q	uantity	Unit of Measure	Price	Amount		
Security Service 04/28/2025-05/11/20 Security Officer Mileage Security Officer Mileage Mileage By:		112.00	Hours	22.97 0.655	2,572.64 305.23		
Please remit payment to: Giddens Security Corpor	ation 528 Edgewood Ave S S	uite 1 Jacksor	ville, FL 32205				
			Sub-Total		2,877.87		
			Sales Tax TOTAL(\$)		\$2,877.87		

Integrated Access Solutions, LLC

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



Integrated Access Solutions Integration that works for you

INVOICE.

BILL TO Rivers Edge CDD (I 475 West Town PI. STE. 114 St. Augustine, FL.	Rivertown)		INVOICE DATE TERMS DUE DATE	4062 05/08/2025 Due on rec 05/08/2025	eipt
128 CE	SPRACE	DESCRIPTION	$Q(\zeta)Y$	RATE:	AWCY(EVY
05/07/2025	Technicians Notes	Found one bad AM/FM tuner 2nd AM/FM tuner had to reboot to get it produce sound. Suggested to Ken its time to replace it. Music working when left the property.	1	0.00	0.00T
	Service Call		1	250.00	250.00
-	cess Solutions, LLC to pay.	SUBTOTAL			250.00
Payment Due upon Re	ceipt of Invoice.	TAX			0.00
		TOTAL			250.00
		BALANCE DUE			\$250.00

Approved RECDD 1 Submitted to A/P 05-16-25 By Richard Losco

Richard Losco





INVOICE

KILINSKI | VAN WYK Kilinski | Van Wyk PLLC

Invoice # 12301 Date: 05/18/2025 Due On: 06/17/2025

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

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

Rivers Edge CDD - 01 General Counsel

Туре	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	04/02/2025	Provide information regarding 2025 ethics training requirements; provide information regarding e-bike and e- scooter use.	0.90	\$285.00	\$256.50
Service	CD	04/03/2025	Analyze and download Recorded Termination of Cost Share Agreement; Email to District Staff regarding status of same.	0.30	\$165.00	\$49.50
Service	LG	04/03/2025	Call with Correia regarding pool repair contract; prepare follow-up documents regarding same.	0.40	\$285.00	\$114.00
Expense	КВ	04/03/2025	Simplifile Recording: Recording fee: Termination of cost share agreement for roadway and surface water management.	1.00	\$32.25	\$32.25
Service	MGH	04/03/2025	Review and analyze Florida legal authority on e-bikes, electronic scooters, and motorcycles.	0.20	\$260.00	\$52.00
Service	LG	04/04/2025	Attend agenda planning call.	0.80	\$285.00	\$228.00
Service	MGH	04/04/2025	Attend agenda planning call with District staff.	0.80	\$260.00	\$208.00
Service	LG	04/09/2025	Receive executed Vesta contract; update files regarding same.	0.10	\$285.00	\$28.50
Service	LG	04/09/2025	Analyze documents needed for FY 2026 budget processes.	0.20	\$285.00	\$57.00
Service	MGH	04/10/2025	Review and analyze correspondence	0.20	\$260.00	\$52.00

			regarding additional scope of slide tower project to install decking and strategy for approval of same.			
Service	MGH	04/11/2025	Analyze strategy for budget documents and timeline for submission; analyze event sponsorship request and preliminary legal implications of same.	0.20	\$260.00	\$52.00
Service	LG	04/14/2025	Advise regarding event sponsorships.	0.30	\$285.00	\$85.50
Service	JK	04/14/2025	Review advertising/commercial noticing guidelines and confer with staff on same	0.20	\$285.00	\$57.00
Service	LG	04/14/2025	Research procedures for event sponsorships and advise regarding same.	0.30	\$285.00	\$85.50
Service	MGH	04/14/2025	Further analyze documentation needed and overall strategy for event sponsorships; analyze second notice of bodily injury claim on District property.	0.30	\$260.00	\$78.00
Service	MGH	04/15/2025	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting; confer with District staff regarding agenda items; confer with District insurer representative regarding bodily injury claim on District property and next steps for handling same.	1.40	\$260.00	\$364.00
Service	LG	04/15/2025	Receive claim letter regarding alleged tripping incident; correspond with insurance company regarding same.	0.20	\$285.00	\$57.00
Service	MGH	04/16/2025	Prepare for and attend Board meeting.	2.50	\$260.00	\$650.00
Service	LG	04/16/2025	Research aged invoice procedures and cost-share procedures; advise regarding easement variance policy.	0.70	\$285.00	\$199.50
Expense	КВ	04/16/2025	Travel: Mileage - MGH.	18.00	\$0.67	\$12.06
Service	LG	04/17/2025	Coordinate call with staff regarding district procedures.	0.10	\$285.00	\$28.50
Service	MGH	04/17/2025	Confer with District staff regarding football program license agreement and timeline for same; review District Manager meeting notes.	0.30	\$260.00	\$78.00
Service	MGH	04/18/2025	Prepare license agreement with Saint Johns Middle School Athletic	1.10	\$260.00	\$286.00

			Association for use of District property for football practices; analyze overall status of ongoing District projects.			
Service	MGH	04/21/2025	Further prepare, finalize, and distribute license agreement with Saint Johns County Middle School Athletic Association for football team practices.	0.30	\$260.00	\$78.00
Service	LG	04/21/2025	Review and revise football license agreement.	0.30	\$285.00	\$85.50
Service	MGH	04/22/2025	Review and revise Board meeting minutes.	0.30	\$260.00	\$78.00
Service	LG	04/22/2025	Prepare policy on sponsorship advertising.	0.30	\$285.00	\$85.50
Service	MGH	04/23/2025	Prepare for and attend District staff meeting to discuss procedures for agenda items and common District agreements; analyze feedback from District staff regarding potential license agreements needed for future sporting team seasons.	0.90	\$260.00	\$234.00
Service	LG	04/23/2025	Confer with district staff regarding license agreement procedures, cost- share procedures, landscape approval procedures, basketball court lighting, and family pool repairs.	0.80	\$285.00	\$228.00
Service	LG	04/24/2025	Prepare license agreement information form; research interlocal cost-share procedures and confer with DeNagy regarding same.	0.70	\$285.00	\$199.50
Service	MGH	04/24/2025	Review and revise draft event program license agreement information form.	0.10	\$260.00	\$26.00
Service	LG	04/28/2025	Advise regarding pool project and necessary procedures for approval.	0.50	\$285.00	\$142.50
Service	MGH	04/29/2025	Review draft published notice of special joint meeting.	0.10	\$260.00	\$26.00
Service	RVW	04/30/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$285.00	\$57.00
Service	MGH	04/30/2025		0.10	\$260.00	\$26.00
	able entries					
Service	LG	04/15/2025	Review agenda and prepare for	0,40	\$285.00	\$114.00



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

Please pay within 30 days.

poolsure	
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Invoice

Date Invoice#

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

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	Net 20
Due Date	3/21/2025
PO#	and a second construction of a second second to a second second second second second second second second secon

Bill To Rivers Edge c/o Government Management Services 475 West Town Place Sulte 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
	Water Management Seasonal Billing Rate	1	ea	\$1,562.19
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$50.00

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



Processed and mailed out on 3/7/25 with check #6830. But, was never cashed. Oksana voided the check. It is being reissued. TP 5/17/25





TMT Electric, LLC

290 Circle Dr S Saint Augustine, FL 32084 US (904) 315-1248 tmtelectric%c@gmail.com



Where Quality JAN Always Matters

904-789-0193

Veteran Owned

INVOICE	I	Ν	\vee	DI	С	Ε
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BILL TO Rivers Edge CDD 1 475 West Town Place Suite 114 Saint Augustine, Florida 32092	INVOICE DATE TERMS DUE DATE	1135 05/16/2025 Net 30 06/15/2025	
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Services	Two LED spotlights not working on Rivertown Blvd. Installed two new LED spotlights and mounting caps. Verified correct operation upon completion.	400.00	400.00
Please make check payable to TMT Electric LLC.	SUBTOTAL		400.00
	ТАХ		0.00
	TOTAL		400.00
	BALANCE DUE		\$400.00

Approved RECDD Submitted to AP 5.16.25 By Kevin McKendree

Kevin McKendree



TMT Electric, LLC

290 Circle Dr S Saint Augustine, FL 32084 US (904) 315-1248 tmtelectriclic@gmail.com



Where Quality Always Matters

904-789-0193

Veteran Owned

INVOICE		
BILL TO	INVOICE	1136
Rivers Edge CDD 1	DATE	05/16/2025
475 West Town Place	TERMS	Net 30
Suite 114	DUE DATE	06/15/2025
Saint Augustine, Florida		
32092		

DATE ACTIVITY	DESCRIPTION	QTY RATE AMOUNT
Services	Replaced broken LED spotlight mounting cap and extended wires for damaged tree light at the Riverhouse.	120.00 120.00
Please make check payable to TMT Electric LLC.	SUBTOTAL	120.00
	ТАХ	0.00
	TOTAL	120.00
	BALANCE DUE	\$120.00

Approved RECDD Submitted to AP 5.16.25 By Kevin McKendree

Kevin McKendree



Violette Lani and Iris Andie

INVOICE

7612 Saw Timber Lane Jacksonville, FL 32256 (904) 635-2939

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

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QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Live music for Rivertown 6pm-9pm	\$400	\$400
		TOTAL DUE	\$400

Approved CDD I Submitted to AP on 5.20.25 by Kimberly Fatuch

Kimberly Fatuch

INVOICE #703 DATE: 5/20/25

Violette Lani and Iris Andie

7612 Saw Timber Lane Jacksonville, FL 32256 (904) 635-2939

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

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Live music for Rivertown 12pm-3pm	\$400	\$400
L		TOTAL DUE	\$400

Approved CDD I Submitted to AP on 5.20.25 by Kimberly Fatuch

Kimberly Fatuch

INVOICE

INVOICE #704 DATE: 5/20/25



INVOICE 1220040 INVOICE DATE 05/06/2025

SHIP TO:



SOLD TO:	Rivers Edge CDD
	475 West Town Place
	Suite 114
	Saint Augustine, FL 32092

Rivers Edge CDD 140 Landing Street

Saint Johns, FL 32259

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
798362	REC0147		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
7.00	Annual Fire Extinguisher Inspection	\$11.00	\$77.00
1.00	Extinguisher Trip Charge	\$65.00	\$65.00
1.00	5-Ib New Fire Extinguisher	\$115.00	\$115.00

Please reference invoice number on payment. Thank You!

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

SUBT	OTAL:	\$257.00
SALES	S TAX:	\$12.49
Т	OTAL:	\$269.49

Remit To:

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

Approved RECDD 1 Submitted to A/P 05-16-25 By Richard Losco *Richard Losco*



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

A		INVO	CE
YELL	OWSTONE	INVOICE #	INVOICE DATE
		879398	3/21/2025
Dill Ter		TERMS	PONUMBER
<u>Bill To:</u> Rivers Edge (ן מסי	Net 30	
c/o Vesta Pro	perty Services /n PI Suite 114	<u>Remit To:</u> Yellowstone Lar PO Box 101017	
Property Name:	Rivers Edge CDD I	Atlanta, GA 303	92-1017
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	April 20, 2025
	U	Invoice Amount:	\$1,167.00
Description February irrigation r	repairs-2025******484 Indian Grass******		Current Amount
Irrigation Repa	airs		\$1,167.00
		Invoice Tota	al \$1,167.00

MAY 2.0 2025

BA:

Approved RECDD I Submitted to AP on 5.20.2025 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



Y

COMPLETED WORK

W. O. #	cdd2
NAME	RIVER TOWN
ADDRESS	484 INDIAN GRASS DR
DATE	2/7/2025

11000

EXTENTION # \$ 26.00 \$ 234.00 9 broken rotors \$ 18.00 \$ 108.00 broken 6" sprays + nozzles 6 \$ \$ RAIN BIRD SOLENOID ZONE 1 and 4 70.00 140.00 2 \$ \$ 16.00 4.00 4 clog nozzles DBY \$ 3,00 \$ 6.00 2 \$ 12.00 \$ 6,00 2 DBR/Y \$ -4 BROKEN 6" SPRAY + NOZZLES MOWER DAMAGE NO CHARGE \$ -\$ • \$ ~ \$ -\$ -\$ -\$ -\$ -\$. \$ ---\$ -\$ -\$ PARTS TOTAL 516.00

DATE	DESCRIPTION	HOURS	ł	RATE	-	TOTAL
2/7/2025	TECH	7	\$	93.00	\$	651.00
					\$	1
					\$	1
					\$	-
••••••••••••••••••••••••••••••••••••••					\$	651.00

COMMENTS :

 MATERIALS	\$ 516.00
 LABOR & RENTAL	\$ 651.00
TOTAL	\$ 1,167.00

DATE COMPLETED 2/7/25

TECHNICIAN DAVON ALBERT

CLIENT



Bill To:

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

Property Name: Rivers Edge CDD I

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

INVOICE

INVOICE #	INVOICE DATE
879399	3/21/2025
TERMS	PONUMBER
Net 30	

<u>Remit To:</u>

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: April 20, 2025

Invoice Amount: \$1,104.00

Description March irrigation repairs-2025*****686 Narrowleaf Dr.*****	Current Amount
Irrigation Repairs	\$1,104.00

Invoice Total

\$1,104.00

Approved RECDD I Submitted to AP on 5.20.2025 by Jason Davidson

ason 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



COMPLETED WORK W. O. #NORTH LAKENAMERIVER TOWNADDRESS686 NARROWLEAF DRDATE3/11/2025

CDD1

#				1	EX1	ENTION
4	BROKEN 6" SPRAY + NOZZLES		\$	18.00	\$	72.00
5	BROKEN 12" SPRAY + NOZZLE		\$	24.00	\$	120,00
11	NOZZLES		\$	4.00	\$	44.00
1	ZONE 38 REPLACE BAD DECORDER WAS 21654 NOW 24861		\$	420.00	\$	420,00
2	DBY		\$	5,00	\$	10.00
2	DBY/Y		\$	7.00	\$	14.00
2	NON TURNING ROTORS		\$	26.00	\$	52,00
					\$	-
					\$	-
					\$	-
					\$	-
					\$	٦
					\$	-
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					\$	'n
					\$	
					\$	
					\$	-
					\$	-
	PA	RTS	гот	AL	\$	732.00

DATE DESCRIPTION HOURS RATE TOTAL 3/11/2025 TECH 93.00 \$ 372,00 4 \$ \$ ~ \$ ~ \$ -\$ 372.00

сомменть: Aspire #4197781

 MATERIALS
 \$ 732.00

 LABOR & RENTAL
 \$ 372.00

 TOTAL

 TOTAL
 \$ 1,104.00



--

DATE COMPLETED

3/7/2025 TECHNICIAN

davon albert

CLIENT

YELLOWSTONE				Ins	gat pec por	tio	า	W. O. # NAME ADDRESS DATE				NORTH LAKE RIVERTOWN 6B6 NARROWLEAF DR 3/7/2025 PG 2 OF 3 CDD1					
				.	RU	N DAYS	·····										
START TIME(S)	8:30	OPM	A						WA	TER SO	DURCE		, <u> </u>	REC	AIM		
START TIME(S)	9P	M	B		т		۴		С	LOCK.	ГҮРЕ		R	AINBIR) ESP-LX	D	
START TIME(S)			C	S	ΜТ	wт	FS	1	rain/i	FREEZI	e swi	тсн	<u></u>	Y	ES		
ZONE #	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	
TYPE (S,R,B,D)	R	S	S	S	R	S	S	S	В	R	R	S	R	S	R	S	
RUN TIME	40	20	20	20	45	20	20	20	20	30	45	20	40	20	45	20	
PROGRAM	Α	В	В	В	В	B	В	В	В	В	В	B	B	В	В	В	
	<u> </u>	S≔ spray	heads	[R≒rotor	heads		B=bubb	ters	 	rip, neta	ntim or m	licro spia	iys			
ADJUSTMENTS																	
PARTIAL CLOGS		 	·														
STRAIGHTENED		 										 					
		Note: A	bove Ite	nis əre p	art of Irri	gation w	et check	[<u> </u>	<u> </u>	L			
BROKEN PIPE																	
BROKEN HEADS			2			1		1								1	
BROKEN NOZZLES						2											
SEVERELY CLOGGED INCORRECT NOZZLES			4											2			
CHANGE TO 6 "																	
CHANGE TO 12"													<u> </u>			ļ	
CHANGE POP UP TO RISER															ļ		
RAISE HEADS (coverage)											<u> </u>	<u> </u>		ļ	ļ	ļ	
MISSING HEADS								ļ			ļ				ļ	ļ	
NON TURNING ROTORS								ļ				<u> </u>	2	ļ	ļ	<u> </u>	
VALVE FAILURE							<u> </u>	_				_					
	<u> </u>		Junio di Ba		complete		<u> </u>								<u> </u>	<u> </u>	

Comments:ZONE 19 two broken 12" spray head zone 22 one broken 12" spray head

DATE COMPLETED

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3/7/2025

TECHNICIAN

CLIENT

140.101

۵	Irrigation						W. O. #			NORTH LAKE							
YELLOWSTONE							NAME				RIVERTOWN						
			Inspection					ADDRESS				686 NARROW LEAF DR					
			Report					DATE			<u></u>	3/7/2025			PG 3 OF 3		
								cdd1									
					RU	N DAYS											
START TIME(S)	8:30) AM	A	Γ	м	Т			WA	TER S	OURCE	;		RECI	AIM.		
START TIME(S)	9:00 PM		В Т F				CLOCK TYPE					RAINBIRD ESP-LXD					
START TIME(S)			C S M T W T F S			RAIN/FREEZE SWITCH				ГСН	YES						
			•	,					· · · · ·				r (r	·	1	
ZONE #	33	34	35	36	37	38	39	40	41	42							
TYPE (S,R,B,D)	R	S	S	S	S	B	S	S	S	\$. <u></u>					
RUN TIME	40	20	20	20	20	20	15	20	20	20							
PROGRAM	В	B	B	B	B	B	В	B	B	B							
		S= spra\	/ heads	r	R=rotor	heads	I	B≈bubb	lers	D=0	irip, neta	nm or n		<u>ys</u>			
ADJUSTMENTS					1												
PARTIAL CLOGS					<u> </u>												
STRAIGHTENED		<u> </u>											<u> </u>				
		Note: A	bove ite	ms are p	art of Irr	gation w	et check		<u> </u>						L		
BROKEN PIPE			1	<u> </u>		Ī											
BROKEN HEADS										1							
BROKEN NOZZLES																	
SEVERELY CLOGGED		-															
CHANGE TO 6 "																	
CHANGE TO 12"																	
CHANGE POP UP TO RISER]					1						
RAISE HEADS (coverage)													<u> </u>		ļ	ļ	
MISSING HEADS							ļ	<u> </u>				<u> </u>			ļ		
NON TURNING ROTORS												<u> </u>		 	ļ	 	
VALVE FAILURE						1				ļ	ļ	ļ			<u> </u>	 	
		<u> </u>	L			<u> </u>		<u></u>				<u> </u>		<u> </u>	<u> </u>	L	
		Note: (incled Ite	ms are c	:ompiete	a a											

Comments: zone 38 not working replace bad decoder was 21654 now 24861 zone 42 broken 12" spray head

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\land		INVOICE						
YELL	OWSTONE	INVOICE #	INVOICE DATE					
and a second sec	NI IÐ SE G Á PE IH	910873	5/6/2025					
D:11 T		TERMS	PONUMBER					
<u>Bill To:</u> Rivers Edge (Net 30						
c/o Vesta Pro	perty Services vn Pl Suite 114	Remit To: Yellowstone Lar PO Box 101017	•					
Property Name:	Rivers Edge CDD I	Atlanta, GA 303						
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	June 5, 2025					
	C .	Invoice Amount:	\$1,605.00					
Description April irrigation repa	irs-2025******324 Silkgrass******		Current Amount					
Irrigation Rep	airs	\$1,605.0						
0 1								

Invoice Total \$1,605.00

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IN COMMERCIAL LANDSCAPING

MAY 15 2025 BY:

Approved RECDD I Submitted to AP on 5.15.2025 by Jason Davidson

Jason Davidson

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

4								W. O. # CDD1									
YELLOWSTONE				igat	ion	NAME				RIVERTOWN							
			Inspection Report					ADDRESS DATE				324 silkgrass pl					
												4/29/2025 PG 1 OF					
	and the second	the second second second															
	r		I		RU	IN DAYS		I									
START TIME(S)	8	M	A		м	W	F			TER S		E			LAIM		
START TIME(S)	8PM		В		T T	<u>Т</u>	S	CLOCK TYP					RAINBIRD ESP-LXD				
START TIME(S)			C	S	МТ	WΤ	FS		rain/	FREEZ	e swi	тсн		Y	ES		
ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
TYPE (S,R,B,D)	15	20	30	20	20	20	30	20	5	15	20	25	20	20	25	35	
RUN TIME	S	S	R	В	S	mpr	mpr	mpr	S	S	S	S	mpi	mpr	S	mpr	
PROGRAM	Α	A	Α	Α	Α	A	A	Α	Α	Α	Α	Α	Α	Α	Α	Α	
····		S⊐ spray	heads		R=rotor	heads		8=bubb	ers	D=c	irip, neta	itim or rr	icro spr	ays			
ADJUSTMENTS																	
PARTIAL CLOGS							 										
STRAIGHTENED											L			ļ			
annan an a		Note: A	hove ite	ms are p	art of irr	gation w	et check				<u> </u>		<u> </u>			<u> </u>	
BROKEN PIPE					Ī											T	
BROKEN HEADS																	
BROKEN NOZZLES					-						1		1				
SEVERELY CLOGGED																	
CHANGE TO 6 "																	
CHANGE TO 12"																	
CHANGE POP UP TO RISER																	
RAISE HEADS (coverage)					1			1									
MISSING HEADS																	
NON TURNING ROTORS																	
VALVE FAILURE		1					1										
															<u> </u>		
		Note: C	ircled ite	ms are c	omplete	đ											
Comments:ZONE 2 AND 7 REPLA	CE BAD	SOLENO	D.														

DATE COMPLETED

4/29/2025 TECHNICIAN

davon albert

CLIENT
Å									W. 0	. #				CDD1			
				Irri	igat	ion			NAM	IE			RIVE	RTOW	'N		
Ž.S				Ins	pec	tio	n		ADDI	RESS			324 s	ilkgrass	pi		
YELLOWST	۲ س			Re	por	t			DATE		<u></u>	4/29/	2025		PG 2	OF 3	
																_	
			1		RU	N DAYS		ſ									
START TIME(S)	8F	M	A		м	w	F		WA	TER S	OURCI	1		REC	LAIM		
START TIME(S)	81	PM	В		Т	Т	s		С	LOCK	түре		F) ESP-LX	(D	
START TIME(S)			C	s	мт	wт	FS		RAIN/	FREEZ	e swi	тсн	CH YES				
	-		4.0					-				7 28 29 30 31 33					
ZONE #	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	
TYPE (S,R,B,D)		mpr		}	mpr		B	S	R		<u> </u>	mpr		mpr	(B	
RUN TIME	10	10	25	30	20	30	30	10	30	15	35	15	45	20	40	30	
PROGRAM	Α	A S= spray	B	В	B R=rotor	B	B	B B=bubb	B	B	B	B	B	B	В	В	
ADJUSTMENTS		34 35144	iicaus			16863		0~0000					ore apre				
PARTIAL CLOGS																	
STRAIGHTENED																v	
			<u> </u>														
		Note: A	bove iter	ms are p	art of irrig	ation w	et check			L	I						
BROKEN PIPE										1							
BROKEN HEADS																	
BROKEN NOZZLES																	
SEVERELY CLOGGED INCORRECT NOZZLES																	
CHANGE TO 6 "																	
CHANGE TO 12"																	
CHANGE POP UP TO RISER													. <u> </u>				
RAISE HEADS (coverage)																	
MISSING HEADS																	
NON TURNING ROTORS				,													
VALVE FAILURE				1			1	1									
	·	Note: Ci	rcled iter	ns are co	mpleted					·							
Comments:ZONE 20 REPLACE BA	D SOLEN	OID												<u> </u>			
ZONE 23 REPLACE BAD DECODER	WAS 21	056 NOV	/ 23345				•										
ZONE 24 REPLACE BAD DECODER	WAS 21	057 NOV	/ 23418			_											
			<u></u>												<u> </u>		
														<u> </u>			
									···-	······						l	
DATE COMPLETED	4/2	9/2025	5	TECH	NICIAN		davon	albert		CLIEN	Τ						

									W. 0	. #			С	DD1		
				Irri	gat	ion			NAM	IE			RIVE	RTOW	'N	
				Ins	pec	tio	n		ADD	RESS			324 si	pl		
VET I OMET	2 22	11 7		Re	por	t			DATE	-		4/29/	/2025		PG 3	OF 3
YELLOWST																
			ł		RU	N DAYS	3									
START TIME(S)	8F	M	A		м	w	F		WA	TER S	OURCI	=		REC	LAIM	
START TIME(S)	8F	M	В		Т	Т	s		C	LOCK	түре		R.	AINBIRI	D ESP-LX	D
START TIME(S)			C	S	МТ	W T	FS		rain/	FREEZ	e swi	тсн		Y	ES	
ZONE #	33	34	35	36	37	38										
TYPE (S,R,B,D)	mpr			mpr		R							1			
RUN TIME	15	30	30	15	40	30										,,,,,,,,,,,,,,,,,,,,,,,
PROGRAM	B	В	В	B	В	В			<u> </u>							
·····	<u> </u>	S= spray	heads	1	R=rotor	heads	J	8=bubb	lers	D=c	irip, neta	tim or m	nicro spra	iys	ł	
ADJUSTMENTS						ļ	-						ļ			
PARTIAL CLOGS										ļ						
STRAIGHTENED									·				<u> </u>			
<u></u>				 ms are p			int chock			<u> </u>						
BROKEN PIPE	1		bove ne				et check		1							
BROKEN HEADS									<u> </u>				+			
BROKEN NOZZLES						<u> </u>					<u> </u>					
SEVERELY CLOGGED										1						
INCORRECT NOZZLES																
CHANGE TO 12"							<u> </u>									
CHANGE POP UP TO RISER						1										
RAISE HEADS (coverage)										1			+			
MISSING HEADS						_										
NON TURNING ROTORS						1				-			-			
VALVE FAILURE		1					-				1	1	-			
		-													<u> </u>	
<u>[</u>		Note: C	Ircled Ite	ems are c	omplete	d	1		J	<u> </u>	<u> </u>	1		L	1	<u>i</u>
Comments:zone 34 NOT WORK																
									······							
													,			<u> </u>
								MT 10								
															<u></u>	

DATE COMPLETED

4/29/2025 TECHNICIAN

davon albert

CLIENT



COMPLETED WORK

W. O. #	CDD1	
NAME	RIVERTOWN	
ADDRESS	324 silkgrass pl	
DATE	4/29/2025	

#		Ĩ				EX	TENTION
3	zone 2,7 and 20 replace bad solenoid		\$	100.00		\$	300.00
1	mpr nozzle		\$	15.00		\$	15.00
1	zone 23 replace bad decoder was 21056 now 23345		\$	420.00		\$	420.00
1	zone 24 replace bad decoder was 21057 now 23418		\$	420.00		\$	420,00
10	DBY		\$	5.00		\$	50.00
4	DBY/Y		\$	7.00		\$	28.00
						\$	· _
						\$	-
						\$	
						\$	-
						\$	-
	••• ·	Τ				\$	
		Т				\$	
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		Γ				\$	-
		Τ				\$	-
						\$	+
					Γ	\$	-
L	PAR	ГS	TO	TAL		\$	1,233.00

DATE	DESCRIPTION	HOURS	I	RATE	٦	TOTAL
4/29/2025	tech	4	\$	93.00	\$	372.00
	· • • • • • • • • • • • • • • • • • • •			-	\$	-
					\$	
	······································				\$	••
L	· · · · · · · · · · · · · · · · · · ·				Ś	372,00

COMMENTS :

MATERIALS	\$	1,233.00
LABOR & RENTAL	\$. 372,00
 TOTAL	\$	1,605.00
	2	

DATE COMPLETED 4/29/25

TECHNICIAN davon albert

A		INVO	ICE
VELL	OWSTONE	INVOICE #	INVOICE DATE
	N D S C A P E	913650	5/9/2025
D 4		TERMS	PONUMBER
<u>Bill To:</u>		Net 30	
	perty Services vn PI Suite 114	<u>Remit To:</u> Yellowstone Lar PO Box 101017	-
Property Name:	Rivers Edge CDD I	Atlanta, GA 303	
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	June 8, 2025
		Invoice Amount:	\$242.00
Description			Current Amount
April irrigation repai	rs-2025******Whirlaway Ct******		
Irrigation Rep	airs		\$242.00

Invoice Total \$242.00

IN CORRECTAL LABORARING

Approved RECDD | Submitted to AP on 5.15.2025 by Jason Davidson Jason Davidson

MAY 15 2025 8Y:

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

4									W. O.	, #						
				Irri	gat	ion			NAM	E	******		RIVE	RTOW	'N	
				Ins	pec	tio	n		ADDF	RESS			WHIR	AWAY	ст	
VET I OLICE	~~``	T T T		Re	por	t		DATE				4/30/	2025		PG 1	0F 1
YELLOWST	UN De											CDD1				
			_		RU	N DAYS										
START TIME(S)	3a	am	A		м	w	s	1	WA	TER S	OURCE			REC	LAIM	
START TIME(S)			B	S	ΜТ	wт	FS		C	LOCK	ΤΥΡΕ			HUN	NTER	
START TIME(S)			C C	s	мт	wт	FS		RAIN/I	REEZ	e swit	ГСН	CH YES			
			-		<u> </u>								<u>г </u>			1
ZONE #	1	2	3	4	5	6	7	8	9	10	11	12				
TYPE (S,R,B,D)	S		mpr			R	R		mpr		mpr					
RUN TIME	20	20	15	15	20	40	40	40	15	20	15	20				
PROGRAM	Α	Α	Α	A	Α	A	Α	A B=bubb	A	A	A rip, neta	A		vs		
APALICTRACHITC		S= sprav	/ neads	<u> </u>	R≓rotor	neaos		B=DUDD		0-0	inp, neta			γa		
PARTIAL CLOGS																
STRAIGHTENED						1										
		Note: A	bove ite	ns are p	art of Irri	gation w	et check		1		1				<u> </u>	
BROKEN PIPE							1									
BROKEN HEADS												1				
BROKEN NOZZLES											1					
SEVERELY CLOGGED INCORRECT NOZZLES		2										1				
CHANGE TO 6 "																
CHANGE TO 12"															 	
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)												 				
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE																
		ł														
		Note: C	ircled ite	ems are c	omplete	d		_								
Comments: ZONE 7 BROKEN 3/4	PIPE		····				<u>.</u>									
										<u></u>	`					
											-					
l						·····										

DATE COMPLETED

4/30/2025 TECHNICIAN

DAVON ALBERT

CLIENT



COMPLETED WORK

W. O. #		
NAME	RIVER TOWN	
ADDRESS	WHIRLAWAY CT	
DATE	4/30/2025	
	CDD1	

#		Π			EX	TENTION
1	BROKEN ROTERY NOZZLE	\Box	\$	15.00	\$	15.00
3	BROKEN AND CLOG NOZZLES		\$	4.00	\$	12,00
1	BROKEN 6" SPRAY + NOZZLE		\$	17.00	\$	17.00
1	BROKEN 3/4 LATERAL PIPE FITTLINGS PIPE, SLIP FIX AND COUPLING		\$	12.00	\$	12.00
					\$	-
					\$	-
					\$	-
		Π			\$	-
					\$	-
					\$	
					\$	-
		Π			\$	
		Π			\$	-
		Π			\$	-
		Π			\$	
		Π			\$	-
		Π			\$	-
		Π			\$	-
		Π			\$	
	PART	S 1	TOT/	۱L	\$	56.00

TOTAL

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DATE DESCRIPTION 4/30/2025

HOURS RATE \$ 93.00 \$ 186.00 2 \$ •• \$ -\$ -\$ 186,00

COMMENTS :

MATERIALS	\$ 56.00
LABOR & RENTAL	\$ 186.00
TOTAL	\$ 242.00

DATE COMPLETED 4/30/25

TECHNICIAN DAVON ALBERT CLIENT



Invoice 13654003

Page 1

101 Commerce St PO Box 320 Oshkosh, WI 54901

www.4imprint.com

Toll Free 877-446-7746 Free Fax 800-355-5043

River 475 V	Fatuch s Edge Commu Vest Town PL S T AUGUSTINE	Suite 114	Shipping Add Kim Fatuch Vesta Property 160 Riverglade SAINT JOHNS USA (720) 285-631	Services Run , FL 32259		
Ir	voice Number	13654003	Account No.	6173451		
In	voice Date	April 03, 2025	Account Rep	Natasha Wi	lz	
Ŷ	our Order No.		Our Order No.	29132102		
	ilk Touch Perfor mbroidered - 24	mance Sport Polo - Men's -	Colors (Polo, Trim):	Royal Blue	Royal Blue	
Qty	Item #	Description		Unit \$	Price\$	Total\$
20	118761-M-E-	Silk Touch Performance Sport Po	o - Men's - Embroidered - 24	19.9100	398.20	398.20
1 1 20 1	24HR Delivery Discounts *Embroidery *Embroidery	24 hr Rush Service 24 hr VIP Discount Embroidery Run Charge Tape Charge Freight		40.0000 -40.0000 0.0000 35.0000	40.00 -40.00 0.00 35.00 17.37 ax	40.00 -40.00 0.00 35.00 17.37 0.00
				<u>.</u>		
	/oltage Tri-Blend Screen	I Wicking T-Shirt - Ladies' -	Colors (T-Shirt, Trim):	Dark Gray Heather	Heather,Dar	k Gray
Qty	Item #	Description		Unit \$	Price\$	Total\$
261	46310-L-S	Voltage Tri-Blend Wicking T-Shirt	- Ladies' - Screen	14.0700	365.82	365.82
1 26	Set-Up Charg Run Charge	Set-Up Charge (1st Color) 1st Color Run Charge Freight		40.0000 0.0000	40.00 0.00 19.02	40.00 0.00 19.02
				1	ax	0.00
	/oltage Tri-Blenc Screen	l Wicking T-Shirt - Men's -	Colors (T-Shirt, Trim):	Dark Gray Heather	Heather,Da	′k Gray
Qty	Item #	Description		Unit \$	Price\$	Total\$
201	46310-M-S	Voltage Tri-Blend Wicking T-Shirt	- Men's - Screen	15.6000	312.00	312.00
				40.0000	40.00	40.00

1 20	Set-Up Charge (1st Color) 1st Color Run Charge Freight	40.0000 0.0000	40.00 0.00 15.12	40.00 0.00 15.12
	5	Ta	ax	0.00

A		NVO	GE
SV YELL	YELLOWSTONE		INVOICE DATE
	N D S C A P F	913648	5/9/2025
		TERMS	PONUMBER
<u>Bill To:</u> Rivers Edge		Net 30	
c/o Vesta Pro 475 West Tov Saint Augusti	perty Services vn Pl Suite 114	<u>Remit To:</u> Yellowstone Lar PO Box 101017 Atlanta, GA 303	
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	
	-	Invoice Amount:	\$1,260.00
Description			Current Amou
Rivers Edge CDD I	Spring Annuals		
Flowers/Annu	als		\$1,260.0

Invoice Total \$1,260.00

REC		IVEN
K MAY	15	2025
BY	100000000000000000000000000000000000000	y

Approved RECDD I Submitted to AP on 5.15.2025 by Jason Davidson

Jason Davidson

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

A		INVOICE			
YELI	OWSTONE	INVOICE #	INVOICE DATE		
	NIDSCAPF	913649	5/9/2025		
D.111 T		TERMS	PONUMBER		
Bill To: Bivoro Edgo (Net 30			
	perty Services vn Pl Suite 114	Remit To:			
Saint Augusti		Yellowstone Landscape PO Box 101017			
Property Name:	Rivers Edge CDD I	Atlanta, GA 303	92-1017		
Address:	475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due Date:	June 8, 2025		
		Invoice Amount:	\$831.80		
Description			Current Amount		
Decoder replaceme	ent*****Narrow Leaf*****				
Irrigation Rep	airs		\$831.80		

Invoice Total \$831.80

AN 化合物植物系统合体的 医水解育原因系统 的复数

Approved RECDD I Submitted to AP on 5.15.2025 by Jason Davidson

Jason Davidson



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



W.	Ο.	#

DATE

NAME ADDRESS River Town
Narrow leaf cdd1

4/24/2025 PG OF

completed

#					EACH	EX	TNSN
1 D	eoder				\$420.00	\$4	20.00
4 sli	ic kits				\$9,95	\$3	39.80
						\$	
						\$	-
						\$	-
						\$	-
						\$	-
						\$	-
						\$	-
						\$	-
		,				\$	-
						\$	_
						\$	-
						\$	-
				PA	RTS TOTAL	\$	459.80
PI	lease stamp here		DESCRIPTION	HOURS	RATE		TOTAL
			Tech	4	# \$93.00	\$3	372.00

		Tech	4	#	\$93.00	\$3	372.00
				Π		\$	-
				Í		\$	-
						\$	-
	elen i		LABOR & RE	NT.	AL TOTAL	\$	372.00
ASDRE .	F- 436	6000					

Approved

Not Approved

Comments:	PROPOSED WORK	PROPOSED WORK			
replaced Decoder zone 22 as needed	MATERIALS	459.80			
	LABOR & RENTAL	\$372.00			
	TOTAL	\$ 831.60			
•	Тотяс	ا - و هور اس هو			

Earl

CLIENT



Invoice 13654003

101 Commerce St PO Box 320 Oshkosh, WI 54901

Page 2

www.4imprint.com

Toll Free 877-446-7746 Free Fax 800-355-5043

Invoice Number 13654003	Account No.	6173451
Invoice Date April 03, 2025	Account Rep	Natasha Wilz
Your Order No.	Our Order No.	29132102

ltem	Silk Touch Perfo Embroidered	ormance Sport Polo - Ladies' -	Colors (Polo, Trim):	Royal Blue	,Royal Blue	
Qty	ltem #	Description		Unit \$	Price\$	Total\$
32	2118761-L-E	Silk Touch Performance Sport P	olo - Ladies' - Embroidered	18.5900	594.88	594.88
32	2 *Embroidery	Embroidery Run Charge Freight		0.0000	0.00 25.72	0.00 25.72
				Т	ax	0.00

Total	Net	1,863.13
-------	-----	----------

Grand Total	1,863.13
Total Due	1,863.13

Approved CDD I Submitted to AP on 5.17.25 by Kimberly Fatuch

Kimberly Fatuch

CEIVE ----MAY 17 2025 **BY:**



Invoice 13654003

Page 3

101 Commerce St PO Box 320 Oshkosh, WI 54901

www.4imprint.com

Toll Free 877-446-7746 Free Fax 800-355-5043

Thank You! We appreciate your business Any overruns you may have received are yours with our compliments

• To insure proper credit to your account, please quote 13654003 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 guestions regarding your invoice? Please call 1-800-982-8979. Our terms are net 30
- · Please make checks payable to 4imprint

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'sreceipt 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 construed according to our State Law.

Please visit our website - www.4imprint.com

Please Remit to: 4imprint, Inc. 25303 Network Place Chicago, IL 60673-1253

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER *** CHECK DATES 05/01/2025 - 05/31/2025 *** RIVERS EDGE - CAPITAL RESERVE BANK B RIVERS CAPITAL RESRV	CHECK REGISTER	RUN 7/08/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/16/25 00015 5/02/25 1145834 202505 600-53800-61000 VISION SLING CHAISE WINSTON FURNITURE COMPANY OF	*	5,966.42	5,966.42 000041
5/16/25 00015 5/12/25 1146245 202505 600-53800-61000 VISION SLING GAME CHAIR WINSTON FURNITURE COMPANY OF	*	4,275.26	4,275.26 000042
5/27/25 00001 5/01/25 APP #2 202505 600-53800-60000 RIVERHOUSE POOL REPAIRS CROWN POOLS INC.	*	14,872.41	14,872.41 000043
5/27/25 00001 5/21/25 APP2DRAW 202505 600-53800-60000 RIVERHOUSE POOL REPAIRS CROWN POOLS INC.		11,875.00	11,875.00 000044
TOTAL FOR BAN	NK B	36,989.09	
TOTAL FOR REC	GISTER	36,989.09	

REDG RIVERS EDGE OKUZMUK

TEXACRAFT

Remit To: 5514 Paysphere Circle Chicago, IL. 60674

Invoice No:	1145834
Invoice Date:	5/2/2025
Due Date:	6/1/2025
Order Date:	3/5/2025

Please forward remittance advice for Texacraft to: credit@texacraft.com

Bill To):				Ship T	o:			
Vesta Accou 475 W	edge CDD Property S nts Payab /est Town justine, FL	Services le Place				nding St is FL 32259			
Custon	ner#:	66018	Sales Rep:	J MANDY BATE	MAN		Ship Date:	05/02/202	5
Custon	ner PO #:	TEXQ11585 add	Customer Phone:	904-607-1038		Carrier:	Southeast	ern Freight Lines	
Acknow	vledgment:	827890	Customer Email:	kmckendree@vestapropertyservices.com		Tracking #:	38827062	4	
Packin Comm	g Slip #: ents:	142720	Terms:	50% Deposit N	let 30		FOB:	Origìn	
Line	Part Num	ber/ Description		Order Qty	Ship Qty	Backorder Qty	Unit Pric	6	Ext Price
1	Finish: Sling 1:	Sling Chaise	827890/1/1	28 EA	28 EA	0 EA	376.03	, ,	10,528.84

Tag Line:

Miscellaneous Charges Breakdown	
Contract Freight Charge	\$1,404.00
Total	\$1,404.00

NEC	lass.	IV	ΕŊ
MAY	13	2025	
BY:		-	

Total Due:	5,966.42
Less Deposit:	-5,966.42
Total Charges	11,932.84
Total Misc Charges:	1,404.00
SubTotal:	10,528.84

Approved RECDD Submitted to AP 5.13.25 By Kevin McKendree Kevin McKendree

Texacraft- PO Box 868, Haleyville, AL 35565 205-486-9211

Visit our website to review the warranty informationhttp://texacraft.com/warranty-information

NOTICE: Some furniture products can expose you to chemicals known to the State of California to cause cancer and/or birth defects or other reproductive harm. Please check the on-product label for warning information.

TEXACRAFT

Remit To: 5514 Paysphere Circle Chicago, IL. 60674

Invoice No:	1146245
Invoice Date:	5/12/2025
Due Date:	6/11/2025
Order Date:	3/25/2025

Please forward remittance advice for Texacraft to: credit@texacraft.com

Bill To	b :			Ship T	o:		
Vesta Accou 475 W	edge CDD Property Services Ints Payable /est Town Place gustine, FL 32092				nding Street as FL 32259		
Acknow	ner PO #: TEXQ21809 vledgment: 828548 g Slip #: 143295	Sales Rep: Customer Phone: Customer Email: Terms:	MANDY BATE 904-607-1038 kmckendree@ 50% Deposit N	vestaproperty	services.com	Ship Date: Carrier: Tracking #: FOB:	05/12/2025 OLD Dominion Freight Line 15212154635 Origin
Line	Part Number/ Description		Order Qty	Ship Qty	Backorder Qty	Unit Price	e Ext Price
1	M4401S M4401SSLV027 - Vision Sling Game Chair Finish: Silver Sling 1: Clay Sky (027) Sales Order/Line/Release Tag Line:		24 EA	24 EA	0 EA	181.49	4,355.76
2	MESL-R42 MESL-R42SLV - 42" Extruded Slat Top Finish: Silver Sales Order/Line/Release Tag Line:	: 828548/2/1	6 EA	6 EA	0 EA	319.75	1,918.50
3	M9342B M9342BSLV - 42" Alt Top Table Base Finish: Silver Sales Order/Line/Release Tag Line:	·	6 EA	6 EA	0 EA	210.21	1,261.26

Texacraft- PO Box 868, Haleyville, AL 35565 205-486-9211

Visit our website to review the warranty informationhttp://texacraft.com/warranty-information

Miscellaneous Charges Breakdown	
Contract Freight Charge	\$1,015.00
Total	\$1,015.00

SubTotal:	7,535.52
Total Misc Charges:	1,015.00
Total Charges	8,550.52
Less Deposit:	-4,275.26
Total Due:	4,275.26
ñ;-;;	

Approved RECDD Submitted to AP 5.13.25 By Kevin McKendree

Kevin McKendree



Texacraft- PO Box 868, Haleyville, AL 35565 205-486-9211 Visit our website to review the warranty informationhttp://texacraft.com/warranty-information

ECEIVE	Rivers Edge MUNITY DEVELOPMENT DIS	TRICT
MAY 15 2025	Capital Reserve Fund	
	Check Request	
Date	Amount	Authorized By
May 15, 2025	\$14,872.41	Corbin deNagy
	Payable to:	
**************************************	Crown Pools, Inc #1	And an and a second
		Wate Market
Date Check Needed:	Budget Categor	ry:
ASAP	034.600.53800.	.60000
	Intended Use of Funds Requested	ł:
	Intellated Cool of Lundo Requested	· · · · · · · · · · · · · · · · · · ·
	River House Pool Repairs Appl #	2
and a start with the start of the		
,		
t the second		



Total approved this Month

NET CHANGES by Change Order

TOTALS

\$0.00

\$0.00

\$0.00

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named
herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of
Contractor under this Contract.

ГАСНМЕ	NT TO PAY APPLICATION					APPLICATIO	ON NUMBER:	1	
	PROJECT:					APPLIC	ATION DATE:	05/01/25	
	River House Pool Repairs						PERIOD TO:	5/31/2025	
	156 Landing Street					ARCHITECT'S P	ROJECT NO:	0	
	St. Johns, FL 32259								New York and the second sectors for
A	B	Ċ	D	E	p and F ailed	G	And on the	H	<u> </u>
ltem	Description of Work	Scheduled	Work Con	npleted	Materials	Total	%	Balance	Retainage
No.		Value	From Previous	This Period	Presently	Completed	(G/C)	To Finish	
			Application		Stored	And Stored		(C - G)	
			(D + E)		(Not in	To Date			
					D or E)	(D + E + F)			5%
	MARCITE FUN POOL W/ FLORIDA ROLL							404 000 00	0.00
1	OUT GUTTER	161,232.20	an a			0.00	0%	161,232.20	0.00
2	TILE FUN POOL	38,095.86				0.00	0%	38,095.86 4,650.24	0.00
3	EXPANSION JOINT REPAIR	4,650.24				0.00	0%	and the second second second second	A STATION AND AND A STATION AN
4	NEW LED 12V LIGHT FUN POOL	12,683.00				0.00	0%	12,683.00	0.00
5	MARCITE LAP POOL W/ FLORDIA ROLL.	150,540.00				0.00	0%	150,540.00	0.00
5	TILE LAP POOL	55,954.24				0.00	0%	55,954.24	0.00
ъ 7	NEW LED 12V LIGHTS LAP POOL	10.146.40				0.00	0%	10,146.40	0.00
8	DIVE BLOCK REPLACEMENT	0.00				0.00	0%	0.D0	0.00
° 9	COPING FUN POOL	26,630.46	13,315.23			13,315.23	50%	13,315.23	665.76
9 10	COPING LAP POOL	20,547.36	10,273.68			10,273.68	50%	10,273.68	513.68
10	PAVER DECK	284,778.00	142,389.00			142,389.00	50%	142,389.00	7,119.45
12	TREE REMOVAL	17,500.00	1.12,000.00			0.00	0%	17,500.00	0.00
12	PAYMENT & PROFORMANCE BOND	15,655.16		15,655.16		15,655,16	100%	0.00	782.76
13	PArmeler di Korokumade bend	10,000.10	and			0.00	0%	0.00	0.00
14			and the second second			0.00	0%	0.00	0.00
16						0.00	0%	0.00	0.00
17						0.00	0%	0.00	0.00
18						0.00	0%	0.00	0.00
19						0.00	0%	0.00	0.00
20						0.00	0%	0.00	0.00
21			1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -			0.00	0%	0.00	0.00
22						0.00	0%	0.00	0.00
23						0.00	0%	0.00	0.00
24						0.00	0%	0.00	0.00
25						0.00	0%	0.00	0.00
	SUBTOTALS PAGE 2	798,412.92	165,977.91	15,655.16	0.00	181,633.07	23%	616,779.85	9,081.65

\$x 1

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and swite

CON	Rivers Edge IMUNITY DEVELOPMENT DIS <i>Capital Reserve Fund</i>	TRICT DECEN MAY 2 1 2	VE 025
	Check Request		bassan na n
Date	Amount	Authorized By	
May 21, 2025	\$11,875.00	Corbin deNagy	
	Payable to:		
	Crown Pools, Inc #1		
Date Check Needed:	Budget Categor		
ASAP	034.600.53800.	60000	
	Intended Use of Funds Requested	l:	
Riv	ver House Pool Repairs DRAW 3	CO#1	
1847 MIN 444 MIN			

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:

Rivers Edge Community Development District 475 West Town Place Suite 114 St. Augustine, Fl 32092 FROM CONTRACTOR: Crown Pools, Inc.

3002 Philips Hwy Jacksonville FL 32207 PROJECT: River House Pool Repairs 156 Landing Street St. Johns, FL 32259 VIA ARCHITECT:

PAGE ONE OF 2 PAGES

APPLICATION #:	2	Distribution to:
PERIOD TO:	05/31/25	
PROJECT NOS:		Owner
APPLICATION DATE	5/1/2025	Const. Mgr
CONTRACT DATE:	03/01/25	Architect
		Contractor

CONTRACT FOR: Swimming Pool

CONTRACTOR'S APPLICATION FOR PAYMENT Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM		\$		798,412.92
2. Net change by Change Orders	\$		12,500.00	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)		\$		810,912.92
4. TOTAL COMPLETED & STORED TO DAT	E-\$			194,133.07
(Column G on Continuation Sheet)		·		
5. RETAINAGE:				
a. 5.0% of Completed Work	\$		9,706.65	
(Columns D+E on Continuation Sheet)				
b. 0.0% of Stored Material	\$		0.00	
(Column F on Continuation Sheet)	Kronsenner			
Total Retainage (Line 5a + 5b or				
Total in Column 1 of Continuation Sheet-		\$		9,706.65
6. TOTAL EARNED LESS RETAINAGE		\$		184,426.42
(Line 4 less Line 5 Total)		·		
7. LESS PREVIOUS CERTIFICATES FOR PA	YMEN'	Г		
(Line 6 from prior Certificate)		\$		172,551.42
8. CURRENT PAYMENT DUE	\$		11,875.00	
9. BALANCE TO FINISH, INCLUDING RETAI				
(Line 3 less Line 6)	\$		626,486.50	
• • • • • • • •	• •••••••			

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous		
months by Owner	\$12,500.00	
Total approved this Month		
TOTALS	\$12,500.00	\$0.00
NET CHANGES by Change Order	\$12,5	00.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.



CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED -----

\$ 11,875.00

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

ONTIN	IUATION SHEET					Page 2 of	2	Pages	
TTACHME	NT TO PAY APPLICATION					APPLICATI	ON NUMBER:	3	
	PROJECT: APPLICATION DATE:					05/20/25			
	River House Pool Repairs						PERIOD TO:	5/31/2025	
	156 Landing Street					ARCHITECT'S F	PROJECT NO:	0	
	St. Johns, FL 32259					,			
A	B	c	D	E	F	G		Н	I
ltem	Description of Work	Scheduled	Work Con	pleted	Materials	Total	%	Balance	Retainage
No.		Value	From Previous	This Period	Presently	Completed	(G/C)	To Finish	
			Application		Stored	And Stored		(C - G)	
			(D + E)		(Not In	To Date			
					D or E)	(D + E + F)			5%
4	MARCITE FUN POOL W/ FLORIDA ROLL	404 000 00						404 000 00	0.00
1	OUT GUTTER	161,232.20				0.00	0%	161,232.20	0.00
2	TILE FUN POOL	38,095.86	and the second se			0.00	0%	38,095.86	0.00
3	EXPANSION JOINT REPAIR	4,650.24				0.00	0%	4,650.24	0.00
4	NEW LED 12V LIGHT FUN POOL MARCITE LAP POOL W/ FLORDIA ROLL	12,683.00		-		0.00	0%	12,683.00	0.00
5	OUT GUTTER	150,540.00				0.00	0%	150,540.00	0.00
6	TILE LAP POOL	55,954.24				0.00	0%	55,954.24	0.00
7	NEW LED 12V LIGHTS LAP POOL	10,146.40				0.00	0%	10,146.40	0.00
8	DIVE BLOCK REPLACEMENT	0.00				0.00	0%	0.00	0.00
9	COPING FUN POOL	26,630.46	13,315.23			13,315.23	50%	13,315.23	665.76
10	COPING LAP POOL	20,547.36	10,273.68			10,273.68	50%	10,273.68	513.68
11	PAVER DECK	284,778.00	142,389.00			142,389.00	50%	142,389.00	7,119.45
12	TREE REMOVAL	17,500.00				0.00	0%	17,500.00	0.00
13	PAYMENT & PROFORMANCE BOND	15,655.16	15,655.16	0.00		15,655.16	100%	0.00	782.76
14	CO#1 EXPANSION JOINT REPAIR	12,500.00		12,500.00		12,500.00	100%	0.00	625.00
15						0.00	0%	0.00	0.00
16						0.00	0%	0.00	0.00
17						0.00	0%	0.00	0.00
18						0.00	0%	0.00	0.00
19						0.00	0%	0.00	0.00
20						0.00	0%	0.00	0.00
21						0.00	0%	0.00	0.00
22						0.00	0%	0.00	0.00
23						0.00	0%	0.00	0.00
24						0.00	0%	0.00	0.00
25						0.00	0%	0.00	0.00
	SUBTOTALS PAGE 2	810,912.92	181,633.07	12,500.00	0.00	194,133.07	24%	616,779.85	9,706.65

CHANGE ORDER NO.: 1

Owner: Engineer:	Rivers Edge CDD As defined in the Contra	Owner's Project No.: ct Engineer's Project No.:	N/A N/A
Contractor:	Crown Pool Cleaning, Inc		·
Project:	RIVER HOUSE POOL REP		·
Contract Name:	CONTRACT FOR CONSTR RIVER HOUSE POOL REP/	UCTION OF A SMALL PROJECT – RIVERS ED AIRS	GE CDD ~
Date Issued:	05/09/2025	Effective Date of Change Order: 05/09/	2025

The Contract is modified as follows upon execution of this Change Order:

Description:

Add emergency expansion joint repair to scope of work as described in the attached Exhibit A.

Increase compensation to account for the additional scope above by an additional $\frac{$12,500.00}{$17,500.00}$, plus up to $\frac{$5,000.00}{$5000.00}$ for plaster repairs if necessary, for a total not-to-exceed amount of $\frac{$17,500.00}{$17,500.00}$.

Attachments: Contractor's Proposal

Change in Contract Times
Original Contract Times:
Substantial Completion: N/A
Ready for final payment: N/A
[Increase] from previously approved Change Orders:
Substantial Completion: N/A (no prior Change Orders)
Ready for final payment: N/A (no prior Change Orders)
Contract Times prior to this Change Order:
Substantial Completion: N/A
Ready for final payment; N/A
[Increase] this Change Order:
Substantial Completion: 0
Ready for final payment: 0
Contract Times with all approved Change Orders:
Substantial Completion: N/A
Ready for final payment: N/A
Accepted by Contractor
Approved by Funding Agency (if applicable)
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EJCDC[®] C-941, Change Order EJCDC[®] C-941, Change Order, Rev.1.

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Page 1 of 2

Exhibit A Contractor's Proposal for Additional Work



3002 Phillips Highway Jacksonville, FL 32207 Phone: 904,858,4300 CPC1456979

April 25, 2025

Re: RiverHouse Family Pool - Kevin McKendree

Emergency Repair Proposal

This document is to provide authorization for work and or materials described below:

Supervision and Materials associated with Draining Pool and Repair of broken tile at Expansion Joint. Expansion Joint will be repaired at this time.

Price to include all associated fees with the above-mentioned work.

Expansion Joint Repair \$12,500,00

Contingency Items to Discuss

• Plaster Repairs due to delamination after draining of Pool - \$5,000.00

Upon Crown Pools Inc. receiving a signature approving the above-described work and cost, this work will proceed at the appropriately scheduled time.

Print:	Title	·
--------	-------	---

Signature:

Date:

Please feel free to contact us should you have any questions or concerns.

Regards.

Brad Correia Crown Pools Inc. CPC1456979 (904) 858-4300

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Rivers Edge

Community Development District

475 West Town Place, Suite 114, St. Augustine, FL 32092 | (904) 940-5850

, 2025

Via Electronic Mail

Bradley Correia 3002 Phillips Hwy Jacksonville, FL 32207 brad@erownpoolsinc.com

Re: Rivers Edge CDD – Pool Project Limited NTP No. 2 (Interim Expansion Joint Repair)

Dear Mr. Correia:

You are hereby notified that you may proceed with **the interim expansion joint repair pursuant** to Change Order No. 1, dated May ____, 2025, which supplements the *Standard Form of Agreement Between Owner and Contractor for Construction Contract*, dated March 1, 2025 (the "Agreement"). This limited notice to proceed does not authorize any other services beyond those contemplated by Change Order No. 1.

Should you have any questions or require additional information, please do not hesitate to call.

Sincerely,

/s/ Kevin McKendree

Kevin McKendree Rivers Edge CDD Designated Representative FOURTH ORDER OF BUSINESS

A.



Rivers Edge CDD - I, II, and III

Landscape Update for July 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. Including low trees in the parking lots.
 - Team is spraying for weeds throughout the community and trimming shrubs.
 - Teams are working on full maintenance every week.
 - \circ $\,$ 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.
 - \circ $\,$ We are removing as much Moss from trees as we get to each section.
 - Teams have removed numerous trees and limbs that have fallen at no charge. Larger trees will be proposed for removal by the arbor team.
 - Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on the status of concerned areas and the overall appearance of the community.
 - Annual flowers will be installed in the next couple weeks along with fresh and rich soil. We raised the beds for a better show.
 - 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.
 - Mulch installation and straw is complete.

Irrigation

- Techs have been running through the system and making repairs as we go.
- \circ $\,$ 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.

- \circ $\,$ 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

- \circ $\,$ Our techs will be treating turf weeds throughout the community.
- \circ $\;$ Lead tech is Treating roses with bone meal and liquid fertilizer.
- Active Chinch bugs in the community and our techs treating that with arena applications.
- 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.



517 E. College Avenue Tallahassee, Florida 32301 877-350-0372



July 8, 2025

Board of Supervisors Rivers Edge Community Development District c/o Corbin deNagy, District Manager

Re: Kilinski | Van Wyk PLLC

Dear Board Members:

We appreciate the opportunity to continue providing legal services to the Rivers Edge Community Development District and feel fortunate that a member of our Firm has directly provided services to the District since 2010. This letter addresses proposed adjustments to our hourly rates beginning October 1, 2025. Since Kilinski | Van Wyk's initial engagement in 2021, we have maintained consistent hourly rates despite rising business expenses, inflationary pressures, and increased experience and expertise within our team. For reference, our new client rates for partners are \$365-\$400/hour; of counsel lawyers are billed at \$350-\$365/hour; associates are billed at \$275-\$325/hour; and paralegals are billed at \$190-\$225/hour. As always, we remain committed to keeping our rates competitive and fair, balanced with our longstanding relationship with the District and our ongoing commitment to delivering exceptional, ethically sound legal advice.

To manage this necessary adjustment responsibly and minimize immediate impact, we propose implementing the hourly rate increase gradually over two phases, as outlined below:

	Current	Oct. 1, 2025 – Dec. 31, 2026	Jan. 1, 2027 – Dec. 31, 2027
Partners	\$285	Lauren: \$335	Lauren: \$350
		Jennifer: \$350	Jennifer: \$365
		Other Partners: \$335-350	Other Partners: \$350-385
Of-Counsel/ Senior Attorneys	\$275	\$300-335	\$335-365
Associates	\$260	Mary Grace: \$280	Mary Grace: \$295
		Other Associates: \$275-295	Other Associates: \$275-315
Paralegals	\$165	\$180	\$190

As demonstrated, the second adjustment will not take effect until January 1, 2027, providing further relief from an immediate increase. Future increases are anticipated to take effect January 1 of each year, and such increases will not exceed \$5 per hour for any one category without client consent. Our staffing plan is to continue to use paralegals as appropriate for first drafts of routine work, subject to review by a reviewing attorney. We also plan to utilize Mary Grace Henley, based in Jacksonville, for primary meeting attendance, which will keep your legal fees in budget range given her proximity to the District and proposed billable rate, which is lower than Lauren Gentry's rate for the current fiscal year. However, there will be occasions, due to conflicts, meeting agenda items, or other unforeseeable circumstances, when another qualified lawyer in our Firm may be in attendance at your meetings.

We would welcome the opportunity to answer any questions you may have. If you agree with this proposed adjustment, please sign below and return a copy to me at jennifer@cddlawyers.com. You are also welcome to contact me directly with any questions. Thank you for your continued partnership and trust.

Accepted:

Chair, Board of Supervisors Date: Very truly yours, Kilinski | Van Wyk PLLC Jennifer Kilinski

Jennifer L. Kilinski

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 07/16/2025

Submitted by: Kevin McKendree & Richard Losco

RECDD I

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 be gathering quotes for this from Crown Pools as they are remodeling the pool and are best suited to perform this task. We will also be inquiring about the pool heater repair/replacement as well during this process.

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. Pavers arrived on April 28th and are stored on site.

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. This was approved to be completed by Burnham Construction in April's meeting, and we will coordinate through the District Engineer to get it completed.

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. Work will commence on this right after Labor Day coinciding with the pool remodel.

Splash Pad:

The splash pad by the welcome center was closed by the health department due to a malfunctioning chemical controller. During this change out it was discovered that the chemical pumps are rotted out as well, everything has been installed, and we are working on balancing the water before having the health department reopen this. This was reopened 6/26.

Entrance Waterfall:

The Rivertown Main St entrance waterfall keeps shutting off. This is due to the VFD (variable frequency drive) going into protection mode due to the high heat inside of the coffin. Replacement fans have been ordered for the VFD itself and the coffin exhaust. These will be installed by a professional once they arrive. This is now completed, and the waterfall is staying on.

Gym Door:

The gym door at the RiverHouse is not closing properly due to a leaking hydraulic arm and a broken top latch. These parts are on order and will be installed as soon as they arrive.

Drake Elms along Riverwalk Blvd:

The elms lining this street are infested with mistletoe which is causing the trees to die when factors like drought come around. We are working with Yellowstone's tree division to have an extensive cutback/removal of 32 trees in the area.

Riverhouse rental side broken window:

An exterior pane of a window was shattered on the rental side of the RiverHouse over the weekend of 6/21. These windows are made by Pella and cannot be worked on by other glass companies, so we are working through Pella directly to fix.

Streetlights near Orange Branch and Kendall Crossing intersection:

All lights attached to the circuit panel at the corner of OBT and Kendall Crossing became nonoperational this week. This is due to the meter dropping a leg on the load side when under a load indicating the meter needs to be replaced. We have them working temporarily until FPL arrives to fix the issue.

Landscaping on LongLeaf Pine Parkway:

Due to the turn lane lengthening in front of Bartram Trail Highschool, some of our landscaping was removed. We called the county's roads and bridges department, and they stated that landscape material planted within right of ways is subjected to be removed and not replaced by the county without notice. They stated that we could replant material here if we wanted but it would again be subjected for removal in the future if they wanted to do further projects or repairs.

<u>RECDD II</u>

Umbrellas for RiverClub:

Fifteen umbrellas and bases were ordered for the RiverClub to replace all the old broken ones. These will match the existing umbrellas as they are from the same manufacturer and color. These have been delivered and set up.

Keystone Corners Entrance Fountain:

The fountain at the entrance of Keystone Corners and Longleaf is broken beyond repair due to corrosion. We are gathering quotes for the replacement of the unit to present to the board. Solitude will be installing a 5HP replacement and the product has been ordered. The unit has shipped, and we hope to have it installed by the end of July.

CDD 2 Golf Cart Path Signage Update:

The signage that was approved in last month's meeting has been ordered. These are custom made to order so our target install date is August 1st.

RECDD 3

Haven Play Park Sign:

The Haven play park sign was destroyed over the weekend of 5/31, beyond repair. A replacement has been ordered. This is now installed and complete.

Riverlodge Gym:

We had commercial grade, padded rubber flooring installed by the free weights in the gym to prevent damage to the existing flooring material. This is now complete.

RiverLodge bathrooms:

We had a nonslip coating applied to the bathrooms at the RiverLodge to help prevent water slippage from the pool area. This is now complete.

RiverLodge Water Activity Pool:

We had a power outage Wednesday night 6/18. When power returned the main circulation pump for the water activity pool did not prime correctly and the pump ran dry until we discovered it Thursday morning, causing excessive heat to the internal components. With the help of Crown Pools, we were back up and running in the morning of 6/20 and everything seemed to be running fine.
Parking Lot lights at Lodge:

Approximately 5 of the solar lights in the parking lot have become non-operational within the last month. We are working on the warranty to get these fixed.

Fountain in front of RiverLodge:

The fountain in front of the RiverLodge became non-operational this week. We are working through the warranty first to get this fixed.

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 spring and are encroaching again on signs we have already fixed. We are working with Yellowstone's tree division to make a 15 ft clearance cut throughout the problematic areas.

RIVERTOWN

RECDD's Lifestyle Report

Date of report 07/16/2025

Submitted by: Kim Fatuch

Ongoing Projects

- Awaiting board approval for the Renaissance Fair to allocate sponsorships
- Finalizing details for permanent lighting to set up install date if CDD 2 & 3 approve thanks

June Events

- 6.6.25 Violette Lani at the Café
- 6.7.25 Let's Get Nauti Adult Pool Party
 - Adults are invited to a fun nautical themed event at the Riverclub complete with pool games and more! Of course, there are amazing Café specials to go along with this event as well.
 - $\circ\quad$ 200 attendees and a great day in the sun!



- 6.20.25 Dustin Bradley at the Café
 - Live music is always a huge hit in the café, and we are pleased to bring some new musicians this summer
- 6.21.25 Annual Luau
 - Lanakilas are back for a second year to regale the community with their Hawaiian flare and fire show at the Riverhouse Pool. Backwoodz and Sunset Slush will be onsite for food and beverage needs as well. Don't forget to dive into the tiki hut for a cool treat or slide down the inflatable slide.
 - Biggest turnout for events all year. Roughly 300+ people attended. Tons of accolades as people were leaving at the end.
 - Received \$226 revenue share from sunset slush some of the largest numbers we've seen this summer from them.
 - Pictures were taken by Rivertown Resident Igor with InvIGORate Media pictures to come.

- 6.28.25 Buddy Bus
 - We have partnered with Baptist Health to bring the Buddy Bus here to Rivertown to offer Mammogram services right in the neighborhood.

July Events

- 7.4.25 Golf Cart Parade followed by music at the RiverClub and Food trucks at the House and Lodge
- 7.11.25 Reduce, Reuse, Recycle Regatta at the Lodge
 - Residents are invited to create a mini boat using only the recycled items provided. We will then race the boats in the Lazy River.
- 7.12.25 Back-to-School Breakfast Buffet and Physicals
 - Brought to residents by R&R Collective. Kids can get their school physicals done early by licensed providers and enjoy a delicious breakfast buffet.
- 7.18.25 MnN Duo at the RiverClub
 - Live music back at the RiverClub
- 7.31.25 Poolside Murder Mystery
 - \circ $\;$ Residents 18+ are invited to participate in a Poolside Murder Mystery Party
 - This is a ticketed event charging \$25 per resident
 - \circ $\,$ Currently 120 residents signed up, registration closes on July 24th $\,$

RIVERTOWN

RECDD's Amenity Manager Report

Date of report 07/16/2025

Submitted by: Ken Council

RiverHouse

Guest Services Hours:

- Sun, Tues, Wed, Thurs: 11am 7pm
- Fri & Sat: 11am 9pm
- *Closed Mondays*

Recreational & Lap Pool:

- Open: 30 minutes after sunrise until 30 minutes before sunset
- Lifeguard/Slide Hours: 11am 7pm
- Full repair of both pools scheduled to begin Sept 2, 2025.

Closed Mondays

Fitness Center:

- 4am 12am
- Matrix is going to replace 4 machines and treadmill parts damaged by rust and corrosion. Scheduled Friday, 6/11/2025.

Other Updates:

- Commercial Fitness out on 6.18.2025 to service treadmills.
- Ace Doors has ordered to repair the gym entrance doors.

RiverClub

Amenity Hours:

- Sun, Mon, Wed, Thurs: 10am 9pm
- Fri & Sat: 10am 10pm

Closed Tuesdays

Updates:

- 5 Smooth Stones replaced two blown landscaping speakers on Friday 6.20.2025.
- Ace Doors came out on 7.2.2025 to service Café entrance double doors and the door from kitchen to loading dock.

RiverLodge

Amenity Hours (Airnasium, Fireplace, Patio):

- Sun, Mon, Tues, Thurs: 10am 9pm
- Fri & Sat: 10am 10pm
- *Closed Wednesdays*

Water Activity Pool & Lifeguard Hours:

- 10am 8pm
- *Closed Wednesdays*

Lazy River & Volleyball Court Hours:

• 10am – 30 minutes before sunset

Closed Wednesdays

Fitness Center:

- 4am 12am
- Ace Doors came out on 7.2.2025 to service Fitness Center entrance double doors. The door handles were loose.

Other Updates:

• Mr. Steamlux came out on 6.18.2025 to spray slip resistant coating on all 3 restrooms in pool bath building to help prevent slip and falls.

(Continued)

RIVERTOWN

RECDD's Cafe Report

Date of report 07/16/2025

Submitted by: Lisa McCormick & Richard Losco

Square POS Net Sales were down 4.3% for the month of May @ \$92,666 compared to \$96,823 prior year. Events around the community included Music Bingo, Trivia Night, Fresh Music Friday, Mother's Day Brunch, Barks N Brews, and Amphitheater Entertainment. The Memorial Day Weekend was a huge success with many compliments and accolades from the residents. For the 4-day Memorial weekend, net sales totaled \$23,366, representing 24% of total sales for the month of May.

Cost of Goods Sold (Food and Beverage) was 40.0% in the month of May, compared to 40.0% prior year. We are seeing further consistency in purchases of food & beverage so to calculate cashflow and profitability with our operations. Our purchasing methodology for our alcoholic beverages has drastically improved our inventory management and cost.

Food & Beverage as % of Revenue:								
Target	12-Month	% Rate – 40%						
Optimal	12-Month	% Rate – 35%						
Actual	May '25	% Rate – 40%						

Gross Wages as % of net sales were 23.6% in the month of May, compared to 22.4% prior year, an increase of 1.2%. We continue to exceed our expectations in managing labor hours in relation to sales volume due to seasonality.

Gross Wages as % of Revenue:								
Target	12-Mo	nth	% Rate – 35%					
Optimal	12-Mo	nth	% Rate – 30%					
Actual	April	'25	% Rate – 24%					

We continue to retain our current kitchen staff by creating a positive and supportive environment which fosters motivation and increases productivity. We currently have 2 job openings for cooks.

Our 6-month health inspection was conducted by the State of Florida, Division of Hotels and Restaurants, on June 18, 2025, with a follow-up visit on June 19, 2025. The follow-up visit denoted that no violations were observed and we met inspection standards during the visit.

We purchased a new refrigerated sandwich prep table unit for the kitchen to replace our 2018 unit. KAD Electric performed an electrical evaluation due to circuit breaker issues and rewired breakers and installed several new electrical outlets. Several equipment items are being reviewed and will be presented to DJ Smith, Mattamy, for his input and direction. I have also contacted Micamy Design Studio and requested a revised proposal with photographs of the booths, tables, and chairs to present to DJ concerning cost and quality of product to ensure the aesthetic/look for the new RiverClub Café furniture. Jade Dutson, Micamy Design, who has been communicating with DJ, states that a revised proposal with inspirational pictures will be included for our review within the next week. I also requested that the proposal be broken down into two segments for costing purposes: Booths and Tables/Chairs.

Again, it does appear that the current trends in revenue and expenses will allow us to better understand and predict future financial outcomes so to budget and plan for the needs of the Café.



Customer:	Rivertown							Date of Visit:				6/26/2025			
Customer ID:								Weather:					89 °F High		
Field Biologist:	Cameron Ga	nim						_					20%	Ô	
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Mosquito Larvicide	9														
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Customer:	Rivertown	rertown						_	Date of Visit: 6/26/2025				5		
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Field Biologist:	Cameron Ganim						20% [€]			, Ö					
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Floating Weeds															
Mosquito Larvicide	9														
Pond Dye															
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Customer:	Rivertown								_	Date of Visit: 6/26/2025						
Customer ID:										Weat	her:		89 °F High			
Field Biologist:	Cameron G	anim							20% 🖎			Ö				
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Visible Fish/Wildlife Observations Bass Anhinga Woodstork Bream Cormorant Ducks Catfish Egrets Osprey Gambusia Herons Ibis					Low Turtles Snakes Alligator Frogs Low				Speci	es:						
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for millions of yea		-	-			-					,				-	

www.FloridaLake.com





CR1



CR4



CR8



CR5

CR2



D







Customer:	Rivertown	Date of Visit:	6/26/2025
Customer ID:		Weather:	89 °F High
Field Biologist:	Cameron Ganim		20% 🖏



Pond A



pond B



pond C



pond AA



pond BB



pond CC



Customer:	Rivertown	Date of Visit:	6/26/2025
Customer ID:		Weather:	89 °F High
Field Biologist:	Cameron Ganim		20% 👛



pond CR7



pond E



pond G



pond D



pond FF



pond H



Customer:	Rivertown	Date of Visit:	6/26/2025
Customer ID:		Weather:	89 °F High
Field Biologist:	Cameron Ganim		20% 👛



pond HH



pond K



Pond LL



pond I



pond L



Pond R



Customer:	Rivertown	Date of Visit:	6/26/2025
Customer ID:		Weather:	89 °F High
Field Biologist:	Cameron Ganim		20% 🏷



pond W



Pond XX



S



pond X



Q



Т





Customer:	Rivertown	Date of Visit:	6/26/2025
Customer ID:		Weather:	89 °F High
Field Biologist:	Cameron Ganim		20% 🖏





U



WW





NAME / ID:	<mark>Deputy</mark>			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD124194			4

ACTIVITY / COMMENTS:

SJSO25CAD124200, SJSO25CAD124214, SJSO25CAD124238, SJSO25CAD124283, SJSO25CAD124300, SJSO25CAD124316, SJSO25CAD124323

7 traffic stops resulting in 6 written warnings and 1 verbal for excessive speed, 2 verbal warnings for failure to provide registration, 1 verbal warning for failure to provide insurance.

Multiple rounds of patrols conducted throughout the entire neighborhood.



	-			
NAME / ID:	<mark>Deputy</mark>			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD124966			4

ACTIVITY / COMMENTS:

SJSO25CAD124979, SJSO25CAD124986, SJSO25CAD124995, SJSO25CAD125022, SJSO25CAD125029

Responded to a "fraud" in which complainant advised someone attempted to open a credit card in his name. Complainant also advised his credit is already locked so the application was denied and no money was taken, provided with a CAD card and advised to call back if he needed further. Also issued 4 written warnings for excessive speed.

Multiple rounds of patrols conducted throughout the entire neighborhood.



NAME / ID:	<mark>Deputy</mark>			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD131499			12

ACTIVITY / COMMENTS:

Total Contacts:11 Citations:2 Warnings:8 Top speed meausred by Radar was, **39 MPH on RiverTowwn Main Street

Disturbance with naked male parked in median at kendall crossing and rolling water run, resulted in arrest. Several contacts regarding speed enforcement.

Multiple rounds of patrols conducted throughout the entire neighborhood.



NAME / ID:	<mark>Deputy</mark>			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD146067			6

ACTIVITY / COMMENTS:

SJSO25CAD146115, SJSO25CAD146121, SJSO25CAD146148, SJSO25CAD146173, SJSO25CAD146181, SJSO25CAD146254, SJSO25CAD146274

7 traffic stops resulting in 6 written warnings for excessive speed, 1 verbal warning for excessive speed, and 3 verbal warnings for failure to provide registration.

Multiple rounds of patrols conducted throughout the entire neighborhood as well as multiple citizen contacts.

FIFTH ORDER OF BUSINESS

A.

COST-SHARE STATUS COVER SHEET

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

Proposal: Gardens South Alleyway Repairs

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:

Burnham Construction, I	nc Awarded con	tract - 04-16-2025.
Total Proposed Compensation:	\$ <u>118,753.99</u>	
Cost Share		
Calculation:	\$37,668.77	Rivers Edge
	\$39,438.20	Rivers Edge II
	\$41,647.02	Rivers Edge III
Methodology Consultant Approval:		
	(Signature)	
	(Date)	
If requesting addition of	of new improver	nents:
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:

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 Х

Approved By:

BURNHAM CONSTRUCTION

Rivertown Gardens Topout South

Division Code	Account Code	Description	Pay Quantity	UOM	Unit Price (current)	Total Price (current)
001000 (General Conditions)		na fan klandelingelingen en der der einen einer ein Einer einer eine				\$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)				1. A. A. A.		\$6,476.04
023000	023000	Striping & Signs	1.00	Lump Sum	\$6,476.04	\$6,476.04
				1		\$118,753.99

1/17/2025 at 1:43 PM 21.10.0

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Page 1 of 1

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: Keystone Corners Golf Cart Signs

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:

Installation of ten(10) Golf Cart Signs along Keystone Corners & within the Manor & Highpointe neighborhoods.

Total Proposed Compensation:	\$ <u>12, 091.00</u>		
Cost Share Calculation:	\$3,835.27 \$4,015.42 \$4,240.31	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:

American Architectural Graphics, Inc.

2312 Hibiscus Drive Edgewater, Florida 32141 (386)427-6810

To: Riveretown 160 Riverglade Run Saint Johns, FL 32259 Project: Keystone Corner Golf Cart Signage

Attention: Kevin McKendreePhone: 904-679-5523Copy To:Phone:Terms: Due upon completion.Projected to ship: 4-6 weeks from receipt of signed proposal.

Qty.	Description	Unit Price	Extension
1	30"x30" R4-11 Carts Use Path/ Ahead	1,362.00	1,362.00
1	8"x24" No Golf Carts on Path	1,130.00	1,130.00
1	18"x18" Golf Cart Stop Sign	1,158.00	1,158.00
2	24"x24" Wayfinding	1,225.00	2,450.00
2	18"x18" Golf Cart Access	1,158.00	2,316.00
3	24"x24" No Golf Cart Access	1,225.00	3,675.00

TOTAL: \$12,091.00

*Price does not include sales tax.

Subject to acceptance within <u>30</u> days, or may be void at the option of American Architectural Graphics, Inc. Deposit of <u>0.00</u> will accompany order.

Date /

Acceptance of Proposal: The above fees, specifications, conditions are hereby accepted. You are authorized to do work as specified. Payments will be made as outlined.

Kevin McKendree

Date 6/19/2025

SEVENTH ORDER OF BUSINESS



Community Development District



Approved Budget FY 2026

Presented by:

GMS
Table of Contents

1-2	General Fund
3-9	Narratives
10-11	Debt Service Fund Series 2016
12-13	Debt Service Fund Series 2018
14-16	Debt Service Fund Series 2018 A1 & A2
17	Capital Reserve Fund
18	Assessment Schedule

Community Development District

Approved Budget

General Fund

		Adopted Budget	A	ctuals Thru	Pr	ojected Next	Pro	ojected Thru		Approved Budget
Description		FY 2025		5/31/25		4 Months	_	9/30/25		FY 2026
REVENUES:										
Special Assessments - On Roll	\$	2,498,348	\$	2,495,861	\$	2,487	\$	2,498,348	\$	2,748,249
Misc Income/Interest		30,000		29,389		5,000		34,389		28,000
Rental Revenue		30,000		11,655		18,345		30,000		20,000
Cost Share Landscaping Rivers Edge II		801,623		534,415		267,208		801,623		313,604
Cost Share Landscaping Rivers Edge III		103,480		68,987		34,493		103,480		-
Cost Share Amenity Rivers Edge II		88,478		58,985		29,493		88,478		2,365
Cost Share Amenity Rivers Edge III		155,848		103,899		51,949		155,848		109,345
Community Garden		1,500		1,775		-		1,775		1,500
Tennis Revenue		1,000		353		647		1,000		1,000
Special Events		15,000		21,969		5,000		26,969		20,000
Carry Forward		21,653		-		21,653		21,653		121,800
TOTAL REVENUES	\$	3,746,930	\$	3,327,288	\$	436,275	\$	3,763,563	\$	3,365,863
EXPENDITURES:										
Administrative										
Supervisor Fees	\$	12,000	\$	10,600	\$	4,000	\$	14,600	\$	12,000
FICA Expense		918		811		306		1,117		918
District Engineer		25,000		9,424		15,576		25,000		25,000
District Counsel		55,000		22,011		32,989		55,000		60,000
District Management		56,040		37,360		18,680		56,040		56,040
Assessment Roll Administration		5,618		5,618		-		5,618		5,899
Dissemination Agent		6,854		5,469		1,385		6,854		7,197
Information Technology		3,244		2,163		1,082		3,244		3,407
Website Maintenance		1,671		1,114		557		1,671		1,755
Annual Audit		5,200		-		5,200		5,200		5,300
Trustee Fees		12,500		10,867		-		10,867		12,500
Arbitrage Rebate		1,800		1,200		600		1,800		1,800
Telephone		500		159		341		500		500
Postage		1,500		1,343		157		1,500		2,500
Printing & Binding		3,000		191		2,809		3,000		2,000
Insurance		11,126		10,300		-		10,300		12,165
Legal Advertising		2,500		328		2,172		2,500		2,500
Other Current Charges		500		20		480		500		200
Office Supplies		100		10		90		100		50
Dues, Licenses & Subscriptions		175		175		-		175		175
TOTAL ADMINISTRATIVE	\$	205,246	\$	119,162	\$	86,424	\$	205,586	\$	211,905
Operations & Maintenance										
Grounds Maintenance	¢	20 420	¢	26.202	¢	10146	¢	20.420	¢	44 330
Field Operations Management (Vesta)	\$	39,438	\$	26,292	\$	13,146	\$	39,438	\$	41,230
Landscape Maintenance Landscape Contingency		1,347,729		718,429 34,377		359,216 26,823		1,077,645		1,099,201
Irrigation Repairs and Maintenance		61,200 45,000		34,377 67,492		26,823		61,200 77,492		107,000 65,000
Lake Maintenance		43,000 56,340		40,365		15,975		56,340		62,000
Irrigation Water Use		245,000		147,495		97,505		245,000		260,000
Electric		158,000		143,567		100,000		243,567		200,000
Street Lighting & Signage Repairs and Replacements		20,000		50,261		5,000		55,261		45,000
Street and Drainage Maintenance		5,000		-		5,000		5,000		5,000
Repairs and Maintenance		18,530		71,394		25,000		96,394		50,000
TOTAL GROUNDS MAINTENANCE	\$	1,996,237	\$	1,299,672	\$	657,665	\$	1,957,338	\$	1,942,731

Community Development District

Approved Budget

General Fund

		Adopted Budget	Ac	tuals Thru	Pro	ojected Next	Pro	jected Thru	I	Approved Budget
Description		FY 2025		5/31/25		4 Months		9/30/25		FY 2026
Description		112020		0/01/20		+ Montins	_	5700720		112020
Amonity Conton Divor House										
<u>Amenity Center - River House</u> General Manager (Vesta)	\$	46,793	\$	32,099	\$	14,694	\$	46,793	\$	48,911
Amenity Manager (Vesta)	φ	29,632	φ	32,099 19,755	φ	9,877	Ф	29,632	Φ	40,911 59,064
Maintenance Service (Vesta)		105,417		70,278		35,139		105,417		109,188
Lifestyle Director (Vesta)		43,328		28,885		14,443		43,328		45,342
Lifeguards (Vesta)		43,528		10,209		33,354		43,528		43,342 47,256
Facility Attendant (Vesta)		73,150		48,767		24,383		43,503 73,150		47,230
Guest Services (Vesta)		/3,130		40,707		24,505		/3,130		53,228
Security Monitoring		3,500		1,669		1,300		2.969		2,400
Security Guards		100,000		62,835		45,000		107,835		103,840
Telephone & Internet		38,000		13,176		6,000		19,176		25,000
Insurance		106,238		99,742		0,000 -		99,742		109,782
Fitness Equipment Lease		27,921		27,921		-		27,921		27,921
Janitorial Services & Supplies (Vesta)		32,875		27,921 21,917		- 10,958		32,875		27,921 34,748
Pressure Washing		20,000		21,917		10,938		32,073		5,000
Pool Chemicals (Poolsure)		20,000		- 14,757		- 5,663		- 20,420		26,095
Natural Gas		20,420		351		5,005 180		20,420		20,093
Electric		37,000		24,334		12.666		37,000		39,720
Water & Sewer		45,000		24,534 36,102		13,898		50,000		50,000
Repair & Replacements		43,000		73,369		16,631		90,000		99,043
Refuse		,		,		,		90,000 61,992		,
Pest Control		50,000 12,000		31,992 4,673		30,000		7,673		60,800 11,000
		,		,		3,000 1,500		7,673 5,771		,
Fire Alarm System Maintenance Access Cards		2,000		4,271		1,500		3,250		2,000
License & Permits		3,250 1,800		3,250 1,780		- 20		3,230 1,800		6,500 1,800
Other Current		8,000		7,953		2,500		10,453		8,000
Special Events		50,000		52,774		2,300		57,774		50,000
Holiday Decorations				16,800		3,350		20,150		30,000
Office Supplies & Postage		20,150 3,500		3,417		3,330		3,500		3,500
Community Garden		500		9,000		03		3,300 9,000		500
Community Garden		500		9,000		-		9,000		500
TOTAL AMENITY CENTER - RIVER HOUSE	\$	1,034,447	\$	722,075	\$	289,640	\$	1,011,715	\$ 1	1,061,228
Reserves										
General Reserve - Grounds Maintenance	\$	100,000	\$	-	\$	100.000	\$	100,000	\$	75,000
General Reserve - Amenity Center	Ψ	180,000	Ψ	-	Ψ	180,000	Ψ	180,000	Ψ	75,000
Additional Reserves		231,000		-		231,000		231,000		-
		,				,		,		
TOTAL RESERVES	\$	511,000	\$	-	\$	511,000	\$	511,000	\$	150,000
TOTAL EXPENDITURES	\$	3,746,930	\$ 2	2,140,910	\$:	1,544,729	\$	3,685,639	\$:	3,365,863
<u>Other Sources/(Uses)</u>										
Interlocal Transfer In/(Out)		-		-		-		-		-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
EXCESS REVENUES (EXPENDITURES)	\$	(0)	\$	1,186,378	\$ [1,108,454)	\$	77,924	\$	(0)
	Ŧ			, ,_,_ ,	- (·	, , , , , , , , , , , , , , , , , , , 	-	,		(-)

Community Development District

Budget Narrative

Fiscal Year 2026

REVENUES

Special Assessments - Tax Roll

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund a portion of the General Operating Expenditures for the fiscal year. These are collected on the St. Johns County Tax Roll for platted lands. Unplatted lands are direct billed to the landowner.

Misc Income/Interest

Miscellaneous Income from proceeds from access cards from residents and guest of the community and any other income is deposited to the district. The District will have funds invested in a money market fund with U.S. Bank that earns interest based upon the estimated balance invested throughout the year. Also included are insurance reimbursement costs.

Rental Revenue

Income received from residents/non-residents for rental of cabana, pool and River House area.

Cost Share Landscaping Rivers Edge II

Mattamy Rivertown LLC and Rivers Edge CDD II agreement to cost share a portion of the maintenance costs for landscaping. Cost share is based on future development and estimated costs.

Cost Share Amenity Rivers Edge III

Mattamy Rivertown LLC and Rivers Edge CDD III agreement to cost share a portion of the maintenance costs for amenities. Cost share is based on future development and estimated costs.

Cost Share Amenity Rivers Edge II

Mattamy Rivertown LLC and Rivers Edge CDD II agreement to cost share a portion of the maintenance costs for amenities. Cost share is based on future development and estimated costs.

Community Garden

Income received from community garden fees.

Tennis Revenue

Income received from tennis camps.

Special Events

Income received from residents for rental of clubroom or patio and special events deposits.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

District Engineer

The District's engineer, Prosser will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

District Counsel

The District's legal counsel, Kilinski Van Wyk, PPLC will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Assessment Roll Administration

The District has contracted with Governmental Management Services for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger Toombs to conduct this annual audit, with the budgeted amount representing the estimated cost.

Trustee Fees

A Trustee at U.S. Bank holds the District's series 2016, 2018, & 2018A Special Assessment Revenue Bonds. The amount represents the fee for the administration of the District's bond issue.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016, 2018, & 2018A Special Assessment Refunding and Revenue Bonds. The District has contracted with Grau and Associates to calculate the rebate liability and submit a report to the District.

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premiums.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Ermonditures Field	
Expenditures – Field	

Field Operations Management

The District has contracted with Vesta to provide onsite services for field contract administration, field inspections, and oversight of the following maintenance items: Landscape, Lakes, Roadways and Utilities.

Vendor	Description	N	Ionthly	Annual
Vesta	Field Operation Mgmt	\$	3,436	\$ 41,230

Landscape Maintenance

The District contracted with Yellowstone to maintain the common areas of the District and Amenity Center.

Landscape Contingency

For additional landscape services and possible storm cleanup.

Irrigation Repairs and Maintenance

Estimated miscellaneous irrigation maintenance and repair costs.

Rivers Edge Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Field (continued)

Lake Maintenance

Maintenance costs to maintain lakes and control vegetation and algae. The District currently uses Charles Aquatics, Inc. and Aerostar SES for storm water inspection services.

	Vendor	Description	N	Ionthly	Annu	ıal
	Charles Aquatics	Lake Mainteance	\$	4,470	\$ 53,64	10
		Contingency			2,70	00
		Total		_	\$ 56,34	0
/Poclaimod Wator						

Irrigation/Reclaimed Water Estimated costs for irrigation by the district for reuse water billed by JEA.

trict for r	euse water billed by JEA.				
	Location	Meter Number	Monthly		Annual
	10 Bailey Creek Apr	87744848	\$ 80	\$	960
	109 Cloverbrook Rd	85557736	50		600
	109 Fawnwood	86408611	270		3,240
	112 Maybeck Dr	84918378	60		720
	121 Cabot Place Apt IR01	85639239	80		960
	1217 Rivertown Main St	87743256	950		11,400
	128 Maybeck Dr	84966345	1,100		13,200
	140 Whistling Straits Dr	84332628	1,200		14,400
	141 Kendall Crossings	86624382	1,000		12,000
	141 Whirlaway Ct	210027239	100		1,200
	149 Lanier St Apt IR01	80914013	766		9.192
	15 Baya St	71174367	350		4,200
	15 Kendall Crossings Dr	88897801	601		7,212
	16 Cloverbrook	82157881	79		948
	1668 Orange Branch TL APT IR01	80529647	299		3,588
	17 Baya St	73270055	89		1,068
	1846 Orange Branch Trl	68953528	637		7,644
	234 Perdido St	75392334	20		245
	252 Rawlings Dr Apt IR01	68090707	1.500		18.000
	258 Rivertown Main St	83003077	1,136		13,632
	261 Indian Grass	85083644	805		9,660
	262 Chandler Dr APT IR01	86823624	84		1,008
	277 Footbridge Apt IR01	87647651	55		660
	29 Rivertown By	68090742	1,383		16,592
	308 Oak Shadow Pl	88310615	91		1,089
	316 Rambling Water Run	67153677	369		4,433
	32 Fawnwood	88310637	50		599
	324 Silkgrass Pl	87614708	43		519
	33 Calumet Dr Apt IR01	80575469	151		1,815
	341 Calumet Dr Apt IR01	83003074	369		4,424
	345 Orange Branch TL APT IR01	84682773	1,292		15,504
	366 Sternwheel Dr	86349187	1,000		12,000
	373 Waterfront Dr	68090725	912		10,944
	386 Perdido St Apt LS01	74759223	100		1,200
	39 Riverwalk Blvd	71731588	120		1,440
	39 Riverwalk Blvd	70602127	80		960
	405 Oak Shadow Pl	87386163	100		1,200
	407 Yearling BV	78727795	100		1,200
	41 Indian Grass Rd	83547108	250		3,000
	41 Oak Shadow Pl	87614709	120		1,440
	481 Indian Grass	85083641	900		10,800
	49 Fiddlewood Dr	89393736	100		1,200
	498 Narrowleaf Dr Apt IR01	84966365	800		9,600
	547 Rivertown Main Street	82400253	59		712
	598 Kendall Crossings Dr	83113752	526		6,312
	674 Sternwheel Dr	72407045	105		1,260
	6824 Longleaf Pine PY APT IR01	87614645	75		900
	7601 Longleaf Pine PY	70204198	40		480
	7904 Longleaf Pine PY	71731573	60		720
	8102 Longleaf Pine PY	70204176	60		720
	847 Orange Branch TL APT IR01	80914007	350		4,200
	87 Kendall Crossing Dr Apt IR01	68090740	400		4,800
	88 Riverfront TL	71731611	300		3,600
	Contingency		 50		600
	Total		\$ 21,667	\$2	60,000

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Field (continued)

Electric (Street Lights and Pumps)

Estimated costs for electric billed to the district by FPL.

by FPL.				
Location	Meter Number	Monthly		Annual
373 Waterfront Dr # Lights	0849527304	\$ 32	\$	384
43 Secret River PL #Lights	0961173390	29		352
66 Foot Bridge Dr #Lights	1840736282	62		749
158 Chandler Dr #IRR	1948796477	26		316
20 Cloverbrook Rd #IRR	1983445246	26		312
153 Rawlings Dr #Lights	2027153390	54		651
53 LANIER ST # LIGHTS	2138829185	54		646
20 Twin Flower Pl #Entry	2306702586	25		303
380 Sternwheel Dr	2961434400	150		1,798
1758 Orange Branch Trl	3022429090	53		638
49 Indian Grass Dr #IRR	3719284246	26		312
47 Narrowleaf Dr # Mail Kiosk	3733493484	27		319
595 Rivertown Main St #Lights	4535462172	46		550
7306 Longleaf Pine Pkwy #Sign	5262085169	29		353
156 Landing St # Lights	5292756029	97		1,164
216 Perdido ST Kiosk	5465700168	34		408
808 KEYSTONE CORNERS BLVD #IRR	5822774047	78		935
459 Kendall Crossing Dr #LGTS	5923894249	28		339
385 RUSKIN DR #LTG	6130612309	137		1,648
783 Rivertown Main St. # Lights	6547572179	84		1,006
25 Rafter Tail Ln #Entr	6649873020	79		945
8 Mascotte Place	7123229028	52		623
131 Rivertown Main St #Lights	7248902178	117		1,405
251 Waterfront Dr #Lights	7663646300 7862742173	35 83		421 994
427 Rivertown Main St. #Lights 71 Landing St #Park	7975970117	83 29		994 349
147 Chipola Trce #Lights	8461452438	29 30		349
2198 Orange Branch Trl #ENTR	8521892243	30 75		905
686 NARROWLEAF DR # IRR	9067238536	28		333
484 INDIAN GRASS DR # IRR	9116255242	26		313
109 Rivertown Main St. #Fountains	9328401261	2,033		24,397
98 Perdido St #Lights	9390325356	2,000		362
111 Orange Branch Trail	9614703305	12,651		151,815
324 Silkgrass PL IRR	9116038283	28		336
13 Fawnwood St	1136848288	31		377
41 Oak Shadow Place	5656738282	28		334
405 Oak Shadow Place	4043348285	28		335
2346 Rivertown Main St #IRR	8251668029	117		1,407
2126 Rivertown Main St #IRR	1483458020	67		798
2804 RIVERTOWN MAIN ST #IRR	6119621099	100		1,200
161 Palomar DR # IRR	7305570041	28		337
1694 Rivertown Main St #ST LTS	4971027273	192		2,302
95 Lindenwood Pl #IRR	1279982217	71		851
422 Clayborne Ln #IRR	7062381376	26		311
226 Clayborne Ln #IRR	1499771374	62		747
578 Clayborne Ln #IRR	0014781371	42		506
Contingency		 171		2,049
Total		\$ 17,358	\$2	08,300

Street Lighting & Signage Repairs

The estimated costs for street lighting and signage repairs and replacements.

Street and Drainage Maintenance

The estimated costs for street and drainage repairs.

Repairs and Maintenance

Estimated costs for other repairs and maintenance incurred by the district.

Expenditures – Amenity Center

General Manager

The District has contracted with Vesta Property Services, Inc. to provide general amenity management, facility administration, and special event coordinator services.

Vendor	Description	Monthly	Annual	
Vesta	General Manager	\$ 4,076	\$ 48,911	

Amenity Manager

The District contracted with Vesta Property Services to provide management services for the Amenity Center.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity Center (continued)

Maintenance Services

The District has contracted with Vesta Property Services, Inc to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

Lifestyle Director

The District has contracted with Vesta Property Services, Inc to provide planning, implementation, and supervision of the day-today social, recreational group activities and entertainment for the residents living at the community.

Lifeguards/Pool Attendants

The District has contracted with Vesta Property Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

Vendor	Description	I	Monthly	Annual
Vesta	Lifeguards/Pool	\$	3,938	\$ 47,256

Guest Services

The District has contracted with Vesta to provide guest service for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

Security Monitoring

Maintenance costs of the security alarms/cameras provided by Sonitrol and quarterly monitoring by Dynamic Security. Vandan

vendor	Description	N	ionthiy	Annual
Sonitrol	Security Monitoring	\$	165	\$ 1,980
Dynamic Security	Qrt Monitoring		35	 420
	Total			\$ 2.400

D a a suries til a se

Security Guards

The District has entered into contracts with Giddens Security for security patrols and mileage reimbursement on District property, and with the St. Johns Sheriff's Office for off-duty patrols.

Vendor	Description	Monthly		Annual
Giddens Security	Security Patrols	\$ 4,953	\$	59,440
SJCSO Off Duty	Security Patrols	3,700		44,400
	Total		\$1	03,840

Telephone & Internet

The estimated cost for telephone and Internet services for the Amenity Center provided by Comcast

Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity and other District facilities.

Fitness Equipment Lease

The District has contracted with Macrolease to rent fitness equipment.

Janitorial Services & Supplies

The District is under contract with Vesta Property Services, Inc. to provide janitorial cleaning for the Amenity Center.

Vendor	Description	N	Ionthly	Annual
Vesta	Janitorial Sv	\$	2,896	\$ 34,748

Pressure Washing

Estimated costs to have the District Amenity Center pressure washed.

Rivers Edge Community Development District Budget Narrative

Fiscal Year 2026

Pool Chemicals (Poolsure)						
	olsure for the chemicals of the Amenity Center	r Swimming Pools.				
	Vendor	Description		Monthly		Annua
	Poolsure	Pool Chemicals Oct-Mar	\$	1,516	\$	9,095
	Poolsure	Pool Chemicals Apr-Sept Contingency		2,650		15,900
		Total		·	\$	1,100 26,095
Natural Gas						
	CO Peoples Gas to provide gas for fire place an	ıd gas grills.				
		Location		Monthly		Annua
		156 Landing St	\$	45	\$	540
		Contingence				50
		Total			\$	590
Electric						
Estimated costs for electric billed to the		Matan Namban		Manahha		A
	Location	Meter Number	ተ	Monthly	¢	Annua
	156 Landing St Club House	0073172207	\$		\$	4,800
	136 Landing St (Tennis)	8675434248		1,950		23,400
	140 Landing St Fitness	2299084240		900		10,800
	Contingency for new accounts Total		\$	60 3,310	\$	720 39,720
Water & Sewer						
	irrigation for the amenity center billed to the	district by JEA.				
	Location	Meter Number		Monthly		Annua
	156 Landing St -Sewer	84310710	\$	700	\$	8,400
	156 Landing St-Fire Sprinkler			100		1,200
	156 Landing St -Water	70924484		600		7,200
	156 Landing St -Water	84310710		500		6,000
	156 Landing St -Irrigation	68090752		1,100		13,200
	91 Lanier StWater	80913987		200		2,400
	91 Lanier StSewer	80913987		400		4,800
	39 Riverwalk Blvd- Sewer	70602127		160		1,920
	88 Riverfront TL-Sewer	73060269		200		2,400
	88 Riverfront TL-Water	73060269		107		1,280
	Contingency			100		1,200
	Total		\$	4,167	\$	50,000
Repair & Replacements Represents regular cleaning, supplies,	and repairs and replacements for District's Ar	nenity Center.				
Refuse Service						
	nity Centers provided Republic Services.					
	Vendor	Description		Monthly		Annua
	Republic Services	Clubhouse	\$	3,500	\$	42,000
	Republic Services	Park		1,550		18,600
		Contingency		-		200
		Total			\$	60,800
Pest Control						
Γhe District is contracted with Turner	r's Pest Control to provide for pest control ser					
	Vendor	Description		Monthly		Annua
	Turners Pest Control	Pest Control	\$	917	\$	11,000

Represents the estimated cost for access cards to the District's Amenity Center.

License & Permits

Represents license fees for amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pool.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity Center (continued)

Other Current

Represents the miscellaneous cost incurred by the District's Amenity Center.

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the Amenity center for the holidays.

Office Supplies & Postage

Costs of supplies and postage incurred for the operation of the Amenity Center.

Community Garden

Represents costs associated with the operations of the community garden. These costs are estimated for electric, water and other miscellaneous costs.

Expenditures – Reserves

General Reserves

Establishment of general reserve to fund future replacements of capital items.

Community Development District

Approved Budget

Debt Service Series 2016 Capital Improvement Revenue and Refunding Bonds

Description		Adopted Budget FY 2025		tuals Thru 5/31/25		jected Next Months	Pr	ojected Thru 9/30/25		Approved Budget FY 2026
REVENUES:		112025		5/51/25	4	Months		7730723		112020
Special Assessments - Tax Roll	\$	709,452	\$	708,713	¢	739	\$	709,452	\$	709,452
Interest Earnings	φ	5,000	φ	21,448	φ	3,000	φ	24,448	φ	5,000
Carry Forward Surplus ⁽¹⁾		327,591		331,161		-		331,161		352,240
TOTAL REVENUES	\$	1,042,042	\$	1,061,322	\$	3,739	\$	1,065,060	\$	1,066,692
EXPENDITURES:										
Interest - 11/1	\$	238,910	\$	238,910	\$	_	\$	238.910	\$	233,655
Interest - 5/1	Ψ	238,910	Ψ	238,910	Ψ	-	Ψ	238,910	Ψ	233,523
Principal - 5/1		230,000		230,000		-		230,000		240,000
Principal Prepayment - 5/1		-		5,000		-		5,000		-
TOTAL EXPENDITURES	\$	707,820	\$	712,820	\$		\$	712,820	\$	707,178
Other Sources/(Uses)										
Interfund transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$	707,820	\$	712,820	\$		\$	712,820	\$	707,178
EXCESS REVENUES (EXPENDITURES)	\$	334,222	\$	348,502	\$	3,739	\$	352,240	\$	359,514
⁽¹⁾ Come Former die Notof Domer Do										

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 228,175

Rivers Edge Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2016 Capital Improvement Revenue and Refunding Bonds

Period	Outstanding Balance	Coupons		Principal		Interest		Annual Debt Service
11/01/25	\$ 8,915,000	4.5% / 5.3%			\$	233,655	\$	233,655
05/01/26	8,915,000	4.5% / 5.3%	\$	240,000		233,523		
11/01/26	8,675,000	4.5% / 5.3%				228,175		701,698
05/01/27	8,675,000	5.2% / 5.3%		250,000		228,175		
11/01/27	8,425,000	5.2% / 5.3%				221,663		699,838
05/01/28	8,425,000	5.2% / 5.3%		265,000		221,530		
11/01/28	8,160,000	5.2% / 5.3%				214,625		701,155
05/01/29	8,160,000	5.2% / 5.3%		280,000		214,625		
11/01/29	7,880,000	5.2% / 5.3%				207,330		701,955
05/01/30	7,880,000	5.2% / 5.3%		295,000		207,330		
11/01/30	7,585,000	5.2% / 5.3%				199,648		701,978
05/01/31	7,585,000	5.2% / 5.3%		310,000		199,648		
11/01/31	7,275,000	5.2% / 5.3%				191,573		701,220
05/01/32	7,275,000	5.2% / 5.3%		325,000		191,573		
11/01/32	6,950,000	5.2% / 5.3%				183,240		699,813
05/01/33	6,950,000	5.2% / 5.3%		345,000		183,240		
11/01/33	6,605,000	5.2% / 5.3%				174,253		702,493
05/01/34	6,605,000	5.2% / 5.3%		365,000		174,253		
11/01/34	6,240,000	5.2% / 5.3%		,		164,745		703,998
05/01/35	6,240,000	5.2% / 5.3%		385,000		164,745		
11/01/35	5,855,000	, 5.2% / 5.3%				154,718		704,463
05/01/36	5,855,000	, 5.2% / 5.3%		405,000		154,718		
11/01/36	5,450,000	5.2% / 5.3%		,		144,168		703,885
05/01/37	5,450,000	5.2% / 5.3%		425,000		144,168		
11/01/37	5,025,000	, 5.2% / 5.3%				133,095		702,263
05/01/38	5,025,000	, 5.2% / 5.3%		440,000		133,095		
11/01/38	4,585,000	5.3%				121,503		694,598
05/01/39	4,585,000	5.3%		475,000		121,503		
11/01/39	4,110,000	5.3%				108,915		705,418
05/01/40	4,110,000	5.3%		500,000		108,915		
11/01/40	3,610,000	5.3%				95,665		704,580
05/01/41	3,610,000	5.3%		525,000		95,665		
11/01/41	3,085,000	5.3%				81,753		702,418
05/01/42	3,085,000	5.3%		555,000		81,753		
11/01/42	2,530,000	5.3%				67,045		703,798
05/01/43	2,530,000	5.3%		585,000		67,045		
11/01/43	1,945,000	5.3%				51,543		703,588
05/01/44	1,945,000	5.3%		620,000		51,543		
11/01/44	1,325,000	5.3%				35,378		706,920
05/01/45	1,325,000	5.3%		650,000		35,378		
11/01/45	675,000	5.3%				18,153		703,530
05/01/46	675,000	5.3%		675,000		18,153		693,153
Total			\$	8,915,000	\$	6,061,410	\$	14,976,410
IUldi			J	0,915,000	J	0,001,410	Ţ	14,7/0,410

Community Development District

Approved Budget

Debt Service Series 2018 Capital Improvement Revenue Bonds

4 Months \$ 445	9/30/25 \$ 456,295		Budget FY 2026
-	\$ 456.295		
-	\$ 456.295		
-	φ 430,273	\$	456,295
2 000	34,247		
3,000	15,768		5,000
-	214,779		212,477
\$ 3,445	\$ 721,089	\$	673,772
\$-	\$ 168,955	\$	164,653
-	5,000		
-	168,835		164,653
-	130,000		135,000
-	40,000		
\$-	\$ 512,790	\$	464,305
\$-	\$ 4,178	\$	
\$-	\$ 4,178	\$	
\$-	\$ 508,612	\$	464,305
\$ 3,445	\$ 212,477	\$	209,46
•	\$-	\$ - \$ 508,612 \$ 3,445 \$ 212,477	\$ - \$ 508,612 \$

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$ 161,413

Rivers Edge Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2018 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 6,255,000	4.800%		\$ 164,653	\$ 164,653
05/01/26	6,255,000	4.800%	\$ 135,000	164,653	
11/01/26	6,120,000	4.800%		161,413	461,065
05/01/27	6,120,000	4.800%	140,000	161,413	
11/01/27	5,980,000	4.800%		158,053	459,465
05/01/28	5,980,000	4.800%	150,000	158,053	
11/01/28	5,830,000	5.200%		154,453	462,505
05/01/29	5,830,000	5.200%	155,000	154,453	
11/01/29	5,675,000	5.200%		150,423	459,875
05/01/30	5,675,000	5.200%	165,000	150,423	
11/01/30	5,510,000	5.200%		146,133	461,555
05/01/31	5,510,000	5.200%	175,000	146,133	
11/01/31	5,335,000	5.200%		141,583	462,715
05/01/32	5,335,000	5.200%	185,000	141,583	
11/01/32	5,150,000	5.200%	,	136,773	463,355
05/01/33	5,150,000	5.200%	190,000	136,773	,
11/01/33	4,960,000	5.200%		131,833	458,605
05/01/34	4,960,000	5.200%	205,000	131,833	,
11/01/34	4,755,000	5.200%	,	126,503	463,335
05/01/35	4,755,000	5.200%	215,000	126,503	,
11/01/35	4,540,000	5.200%		120,913	462,415
05/01/36	4,540,000	5.200%	225,000	120,913	102,110
11/01/36	4,315,000	5.200%	220,000	115,063	460,975
05/01/37	4,315,000	5.200%	235,000	115,063	,
11/01/37	4,080,000	5.200%		108,953	459,015
05/01/38	4,080,000	5.200%	250,000	108,953	,
11/01/38	3,830,000	5.350%	200,000	102,453	461,405
05/01/39	3,830,000	5.350%	265,000	102,453	101,100
11/01/39	3,565,000	5.350%	,	95,364	462,816
05/01/40	3,565,000	5.350%	275,000	95,364	,
11/01/40	3,290,000	5.350%	,	88,008	458,371
05/01/41	3,290,000	5.350%	290,000	88,008	,
11/01/41	3,000,000	5.350%	,	80,250	458,258
05/01/42	3,000,000	5.350%	310,000	80,250	,
11/01/42	2,690,000	5.350%	,	71,958	462,208
05/01/43	2,690,000	5.350%	325,000	71,958	,
11/01/43	2,365,000	5.350%	010,000	63,264	460,221
05/01/44	2,365,000	5.350%	345,000	63,264	,
11/01/44	2,020,000	5.350%	,	54,035	462,299
05/01/45	2,020,000	5.350%	360,000	54,035	102,277
11/01/45	1,660,000	5.350%	500,000	44,405	458,440
05/01/46	1,660,000	5.350%	380,000	44,405	100,110
11/01/46	1,280,000	5.350%	220,000	34,240	458,645
05/01/47	1,280,000	5.350%	405,000	34,240	100,010
11/01/47	875,000	5.350%	100,000	23,406	462,646
05/01/48	875,000	5.350%	425,000	23,406	,010
11/01/48	450,000	5.350%	,500	12,038	460,444
05/01/49	450,000	5.350%	450,000	12,038	462,038
Total			\$ 6,255,000	\$ 4,972,323	\$ 11,227,323

Rivers Edge Community Development District

Approved Budget Debt Service Series 2018A1 & A2 Capital Improvement Revenue Bonds

Description		Adopted Budget FY 2025		ctuals Thru 5/31/25		jected Next Months	Pr	ojected Thru 9/30/25		Approved Budget FY 2026
REVENUES:										
Special Assessments - Tax Roll	\$	444,246	\$	443,586	\$	659	\$	444,246	\$	444,246
Interest Earnings Carry Forward Surplus ⁽¹⁾		5,000 152,151		13,071 158,617		2,000		15,071 158,617		5,000 107,846
TOTAL REVENUES	\$	601,397	\$	615,275	\$	2,659	\$	617,934	\$	557,092
EXPENDITURES:										
Series 2018A-1										
Interest - 11/1	\$	50,114	\$	50,114	\$	-	\$	50,114	\$	47,752
Principal Prepayment - 11/1		,		5,000	·	-	·	5,000		-
Interest - 5/1		50,114		50,021		-		50,021		47,752
Principal - 5/1		165,000		165,000		-		165,000		170,000
Series 2018A-2										
Interest - 11/1	\$	42,531	\$	42,531	\$	-	\$	42,531	\$	38,984
Principal Prepayment - 11/1		-		5,000		-		5,000		-
Interest - 5/1		42,531		42,422		-		42,422		38,984
Principal - 5/1		90,000		90,000		-		90,000		90,000
Principal Prepayment - 5/1		-		60,000		-		60,000		-
TOTAL EXPENDITURES	\$	440,291	\$	510,088	\$	-	\$	510,088	\$	433,473
Other Sources/(Uses)										
Interfund transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$	440,291	\$	510,088	\$	-	\$	510,088	\$	433,473
EXCESS REVENUES (EXPENDITURES)	\$	161,106	\$	105,187	\$	2,659	\$	107,846	\$	123,619
⁽¹⁾ Carry Forward is Net of Reserve Requirement Interest Due 11/1/26										82,218

Rivers Edge Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2018A1 Capital Improvement Revenue Bonds

Period	(Outstanding Balance	Coupons	Principal	Inter	Interest		Annual Debt Service
11/01/25	\$	2,710,000	2.750%		\$	47,752	\$	47,752
05/01/26		2,710,000	3.000%	\$ 170,000		47,752		
11/01/26		2,540,000	3.000%			45,202		262,954
05/01/27		2,540,000	3.100%	175,000		45,202		
11/01/27		2,365,000	3.100%			42,489		262,691
05/01/28		2,365,000	3.200%	180,000		42,489		
11/01/28		2,185,000	3.200%			39,609		262,099
05/01/29		2,185,000	3.375%	185,000		39,609		
11/01/29		2,000,000	3.375%			36,488		261,097
05/01/30		2,000,000	3.500%	190,000		36,488		
11/01/30		1,810,000	3.500%			33,163		259,650
05/01/31		1,810,000	3.500%	200,000		33,163		
11/01/31		1,610,000	3.500%			29,663		262,825
05/01/32		1,610,000	3.500%	205,000		29,663		
11/01/32		1,405,000	3.500%			26,075		260,738
05/01/33		1,405,000	3.500%	215,000		26,075		
11/01/33		1,190,000	3.500%			22,313		263,388
05/01/34		1,190,000	3.750%	220,000		22,313		
11/01/34		970,000	3.750%			18,188		260,500
05/01/35		970,000	3.750%	230,000		18,188		
11/01/35		740,000	3.750%			13,875		262,063
05/01/36		740,000	3.750%	240,000		13,875		
11/01/36		500,000	3.750%			9,375		263,250
05/01/37		500,000	3.750%	245,000		9,375		
11/01/37		255,000	3.750%			4,781		259,156
05/01/38		255,000	3.750%	255,000		4,781		259,781
Total				\$ 2,710,000	\$ 7	37,943	\$	3,447,943

Rivers Edge Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2018A2 Capital Improvement Revenue Bonds

Period	(Outstanding Balance	Coupons	Principal	Interest		Annual Debt Service
11/01/25	\$	1,595,000	4.375%		\$ 38,984	\$	38,984
05/01/26		1,595,000	4.375%	\$ 90,000	38,984		
11/01/26		1,505,000	4.375%		37,016		166,000
05/01/27		1,505,000	4.375%	95,000	37,016		
11/01/27		1,410,000	4.375%		34,938		166,953
05/01/28		1,410,000	4.375%	100,000	34,938		
11/01/28		1,310,000	4.375%		32,750		167,688
05/01/29		1,310,000	5.000%	105,000	32,750		
11/01/29		1,205,000	5.000%		30,125		167,875
05/01/30		1,205,000	5.000%	110,000	30,125		
11/01/30		1,095,000	5.000%		27,375		167,500
05/01/31		1,095,000	5.000%	115,000	27,375		
11/01/31		980,000	5.000%		24,500		166,875
05/01/32		980,000	5.000%	120,000	24,500		
11/01/32		860,000	5.000%		21,500		166,000
05/01/33		860,000	5.000%	125,000	21,500		
11/01/33		735,000	5.000%		18,375		164,875
05/01/34		735,000	5.000%	135,000	18,375		
11/01/34		600,000	5.000%		15,000		168,375
05/01/35		600,000	5.000%	140,000	15,000		
11/01/35		460,000	5.000%		11,500		166,500
05/01/36		460,000	5.000%	145,000	11,500		
11/01/36		315,000	5.000%		7,875		164,375
05/01/37		315,000	5.000%	155,000	7,875		
11/01/37		160,000	5.000%		4,000		166,875
05/01/38		160,000	5.000%	160,000	4,000		164,000
Total				\$ 1,595,000	\$ 607,875	\$	2,202,875

Rivers Edge Community Development District

Approved Budget Capital Reserve Fund

Description	Adopted Budget FY 2025	ctuals Thru 5/31/25		ojected Next 4 Months	Pr	ojected Thru 9/30/25	l	Approved Budget FY 2026
REVENUES:								
Interest Income	\$ 10,000	\$ 25,736	\$	3,000	\$	28,736	\$	10,000
General Reserve - Grounds Maintenance	100,000	-		100,000		100,000		75,000
General Reserve - Amenity Center	180,000	-		180,000		180,000		75,000
Additional Reserves	231,000	-		231,000		231,000		-
Carryforward	1,202,089	1,229,639		-		1,229,639		1,355,419
TOTAL REVENUES	\$ 1,723,089	\$ 1,255,375	\$	514,000	\$	1,769,375	\$	1,515,419
EXPENDITURES:								
RiverHouse Access Control System (C/S)	\$ -	\$ -	\$	-	\$	-	\$	5,325
RiverHouse Painting (C/S)	-	-	·	-		-	·	32,191
RiverHouse Furniture (C/S)	-	-		-		-		28,400
RiverHouse A/C Unit Replacement (C/S)	-	-		-		-		39,050
RiverHouse Tennis Court Fencing (C/S)	-	-		-		-		28,400
RiverHouse Pool Pump Sand Filtration (C/S)	-	-		-		-		44,375
Permanent Holiday Lighting (C/S)	-	-		-		-		27,690
Playground Equipment (C/S)	-	-		-		-		7,100
Pocket Parks Equipment Repair/Replacement (C/S)	-	-		-		-		15,744
Maintenance Golf Cart (C/S)	-	-		-		-		3,550
Maintenance Work Truck (C/S)	-	-		-		-		23,075
Repair and Replacements	100,000	62,453		37,547		100,000		10,000
Capital Outlay	150,000	288,456		25,000		313,456		-
Other Current Charges	1,000	-		500		500		1,000
TOTAL EXPENDITURES	\$ 251,000	\$ 350,909	\$	63,047	\$	413,956	\$	265,900
Other Sources/(Uses)								
Transfer in/(Out)	\$ _	\$ -	\$	-	\$	-	\$	-
		-		-		-		-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$ 251,000	\$ 350,909	\$	63,047	\$	413,956	\$	265,900
EXCESS REVENUES (EXPENDITURES)	\$ 1,472,089	\$ 904,466	\$	450,953	\$	1,355,419	\$	1,249,519

Capital Reserve Study

<u>General</u>

Description	FY 2026 Reserve Study						
Reserves Beginning of Year	\$	1,091,975					
Contributions		439,488					
Interest Income		60,787					
Expenditures		(11,783)					
Anticipated Balance	\$	1,580,467					

Description	Proposed Budge	t FY 2026
Reserves Beginning of Year	\$	1,355,419
Contributions		150,000
Interest Income		10,000
Expenditures		(265,900)
Anticipated Balance	\$	1,249,519

Variance Reserve Study Vs Actual	\$	(330,948)
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Rivers Edge Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhood	Total Units	Bonds Units 2016	Bonds Units 2018	Bonds Units 2018A1 &A2	Annual Maintenance Assessments				Annual Debt Assessments							
					FY 2026	FY 2025	Increase/ (decrease)		FY 2026	FY 2026	FY 2026	FY 2025	FY 2025	FY 2025	Increase/ (decrease)	
									Series 2016	Series 2018	Series 2018A1&A2	Series 2016	Series 2018	Series 2018A1&A2	Total	
Single Family - 30'-39' Lot	23	2	0	21	\$1,310.90	\$1,191.70	\$119.20	10.00%	\$991.14	\$0.00	\$647.41	\$991.14	\$0.00	\$647.41	\$0.00	
Single Family - 40'-49' Lot	512	265	187	57	\$1,564.62	\$1,422.35	\$142.27	10.00%	\$991.14	\$1,121.81	\$781.41	\$991.14	\$1,121.81	\$781.41	\$0.00	
Single Family - 50'-59' Lot	490	192	86	205	\$1,839.49	\$1,672.22	\$167.27	10.00%	\$1,182.44	\$1,318.88	\$915.40	\$1,182.44	\$1,318.88	\$915.40	\$0.00	
Single Family - 60'-69' Lot	194	73	37	83	\$2,114.36	\$1,922.10	\$192.26	10.00%	\$1,182.44	\$1,515.96	\$1,049.38	\$1,182.44	\$1,515.96	\$1,049.38	\$0.00	
Single Family - 70'-79' Lot	218	58	24	100	\$2,537.23	\$2,306.52	\$230.71	10.00%	\$1,665.38	\$1,819.15	\$1,257.33	\$1,665.38	\$1,819.15	\$1,257.33	\$0.00	
Single Family - 80'+ Lot	81	43	9	10	\$2,812.09	\$2,556.39	\$255.71	10.00%	\$1,864.25	\$2,069.32	\$1,397.76	\$1,864.25	\$2,069.32	\$1,397.76	\$0.00	
Total	1518	633	343	476												

EIGHTH ORDER OF BUSINESS

Rivers Edge Community Development District Performance Measures/Standards & Annual Reporting Form October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes 🗌 No 🗌

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes 🗌 No 🗌

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes 🗌 No 🗌

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes 🗌 No 🗌

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes 🗌 No 🗌

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes 🗌 No 🗌

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes 🗆 No 🗆

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes 🗆 No 🗔

Chair/Vice Chair:_____

Date:_____

Print Name:

Rivers Edge Community Development District

District Manager:

Date:_____

Print Name:_____

Rivers Edge Community Development District