August 20, 2025



www.RiversEdgeCDD.com

August 13, 2025

Board of Supervisors Rivers Edge Community Development District

Dear Board Members:

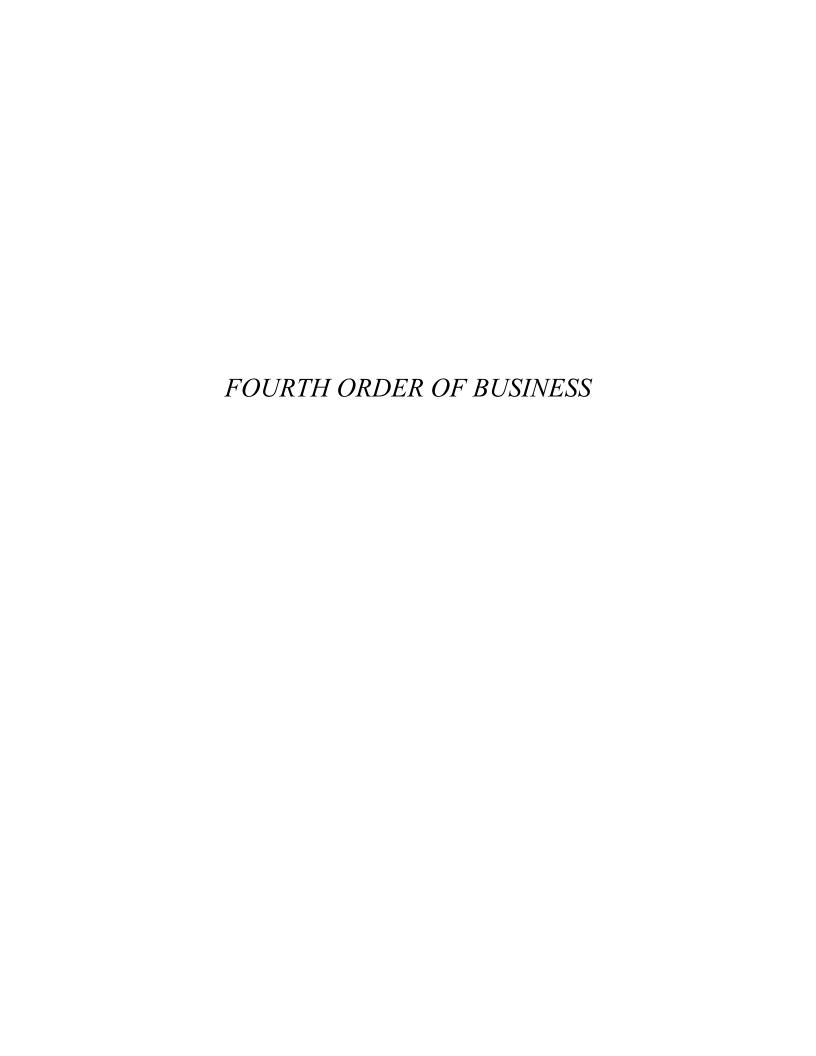
The Rivers Edge Community Development District Board of Supervisors Meeting is scheduled for Wednesday, August 20, 2025, at 5:00 p.m. at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)
- III. Discussion with JEA Community Outreach Team Water Conservation
- IV. Approval of the Consent Agenda
  - A. Minutes of the July 16, 2025 Meeting
  - B. Financial Statements as of June 30, 2025
  - C. Check Register
- V. Staff Reports
  - A. Landscape Maintenance Report
  - B. District Engineer
  - C. District Counsel
  - D. District Manager
    - Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026
    - 2. Consideration of Adopting Goals & Objectives for Fiscal Year 2026
  - E. General Manager
    - 1. Monthly Amenity, Field Operations and Pond Reports

- 2. Update on JEA Discussions
- VI. Consideration of Cost Share Request for Maintenance of Ponds 16-23
- VII. Public Hearings for the Purpose of Adopting the Fiscal Year 2026 Budget and Imposing Special Assessments
  - A. Consideration of Resolution 2025-09, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026
  - B. Consideration of Resolution 2025-10, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- VIII. Selection of Audit Committee
  - IX. Consideration of Hallows Cove Academy License Agreement
  - X. Discussion of HallowCrawl Event
  - XI. Consideration of Agreement with UPS for Holiday Storage
- XII. Other Business
- XIII. Supervisor Requests
- XIV. Audience Comments
- XV. Next Scheduled Meetings Joint Special Board Meeting at 10:00 a.m. and Regular Board Meeting at 11:00 a.m. on September 17, 2025, at the RiverTown Amenity Center
- XVI. 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.



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, July 16, 2025 at 11:02 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

### Present and constituting a quorum were:

Mac McIntyreChairmanScott MaynardVice ChairmanFrederick BaronSupervisorRobert CameronSupervisor

Christopher White Supervisor by telephone

### Also present were:

Corbin deNagy District Manager
Lauren Gentry District Counsel
Mary Grace Henley District Counsel
Jeff Mason District Engineer

Jason DavidsonGeneral Manager, VestaRichard LoscoGeneral Manager, VestaKevin McKendreeField Operations, VestaKimberly FatuchLifestyle Director, VestaLisa McCormickVesta/Amenity ServicesKen CouncilAmenity Manger, Vesta

Mike ScuncioYellowstoneMalcolm SantosYellowstoneGarrett CanadyYellowstone

The following is a summary of the discussions and actions taken at the July 16, 2025 meeting.

### FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

### THIRD ORDER OF BUSINESS

### Approval of the Consent Agenda

- A. Minutes of the June 18, 2025 Meeting
- B. Financial Statements as of May 31, 2025
- C. Check Register

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

### FOURTH ORDER OF BUSINESS

### **Staff Reports**

### A. Landscape Maintenance - Report

Mr. Santos gave an overview of the landscape report, copy of which was included in the agenda package.

### **B.** District Engineer

There being none, the next item followed.

### C. District Counsel – Consideration of New Rates for Fiscal Years 2026 and 2027

Ms. Gentry stated we are halfway through the year and a friendly reminder on your ethics training, don't forget you do have all year complete that. If you need us to resend those free links let me know.

An update on amenity suspension procedures because this came up at the last meeting, there was an amenity suspension at District II and I thought this would be a good time to brief the board on how the amenity suspension at another district works. Those are reciprocal among districts so if someone is suspended at one district they are suspended for all three district amenity facilities. Our staff and supervisors don't have the ability to waive that. The District II board did make a decision at their meeting to lift the suspension for the resident they addressed today and impose a term of time served. If you ever have questions or need more information about what has occurred, I know Vesta is happy to answer any questions. If you have questions about procedures, feel free to reach out to me as well.

Next, just an update on the JEA discussions -- Supervisor Baron did request that we reach out to JEA about the water pressure issues we have been having that have been impacting our ability to irrigate landscaping improvements. Their counsel did get back to me and as a first step he suggested we set up a meeting between district representatives and JEA representatives on the ground without counsel just to let everybody speak freely and bring in counsel if we need that. That staff meeting did happen last week, and Supervisor Baron was our liaison.

Mr. Baron stated there are ongoing discussions with JEA and no action for legal.

Mr. Losco stated we are in communication with JEA; we have spoken with Yellowstone. We are trying to set up a meeting with JEA reps next week or the following week.

Finally, we did bring back the rate letter that was introduced a few months ago. As a reminder in 2021 when we started the new firm, we did honor the rates from the prior firm, which resulted in a 20% to 30% discount for the last four years. There was a request at that time that we don't include an automatic fee escalator, and we bring back any increases to the board. That is what we are doing today. This fee letter does contemplate spreading the increase over two years. You are still getting between 5% and 15% discount over current rates depending on the category. We do plan to take whatever steps we can to keep your costs reasonable.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the new rates for district counsel were approved.

### D. District Manager

There being none, the next item followed.

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

Mr. Losco stated a copy of the monthly report is in the agenda package. The St. Johns County Sheriff's Office will be conducting a town hall meeting on Wednesday July 23<sup>rd</sup> at 6:00 p.m. at the RiverHouse facility. We will send out an eblast to the community shortly.

### FIFTH ORDER OF BUSINESS

### **Consideration of Cost Share Requests**

### A. Garden South Alleyway Repairs

Ms. Gentry stated the other two boards have concerns about this supplemental cost share and in the interest of getting everybody's questions answered we suggest a joint meeting in

September between all three boards to talk about this alleyway request and the splash pad cost sharing. Mattamy declined to reimburse the district for those splash pad expenditures. The board's next direction was that we would want it to be cost shared so we propose discussing that as well and to give Corbin a chance to review how his office approaches cost share budgeting and get an amendment into that agreement that gives a map of all the current District III amenities. The Board gave direction to delay commencing construction until after the joint meeting discussion.

### **B.** Keystone Corner Golf Cart Signage

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the cost share request for Rivers Edge in the amount of \$3,835.27 was approved.

### SIXTH ORDER OF BUSINESS

### **Discussion of Facility Use**

Mr. deNagy stated this is an open discussion on giving direction to staff on how to move forward as they get these requests from the school.

Mr. Maynard asked has staff received any new requests?

Ms. Fatuch stated I continue to receive requests for the PTO to utilize the RiverHouse, however, they say the reasoning is the school right now is not to its full build so they are unable to use the building. No other sports teams or anything have requested it.

Mr. Maynard asked do we allow the PTO?

Ms. Fatuch stated no, their timeframe didn't work out. I did partner with them the last weekend for students to come up to the RiverClub to get school physicals.

Mr. Baron stated let's talk to them and find out if they have other parcels in RiverTown they can easily clear one off and create a field. They own the land; they just have to clear it. It is their problem we are trying to solve.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor Mr. Maynard was appointed as the district's representative to interface with the school board to see if they would be open to some land clearing and creation of a field instead of the additional usage in the CDD's fields.

### SEVENTH ORDER OF BUSINESS Discussion of the Fiscal Year 2026 Budget

Mr. deNagy stated we will have our budget hearing next month at which time you will finalize the budget.

## EIGHTH ORDER OF BUSINESS Review of District's Goals and Objectives for Fiscal Year 2025

Mr. deNagy stated this is review of the District's goals and objectives for fiscal year 2025. Because this was the first year of adopting goals and objectives, there was not a lot of guidance on what these should be, they were largely compliance based. The District is on track to meet its goals and objectives.

## NINTH ORDER OF BUSINESS Continued Discussion of Events Sponsorship Policy

Ms. Gentry stated to follow-up we did incorporate those changes directed by the board at the last meeting that applicants must have an owner residing in RiverTown and that the board wanted an opportunity to review the slate of potential sponsors before the actual event was finalized.

Ms. Fatuch stated with the board meeting once a month and because this would be a September event, I would ask for sponsors for this event specifically. If I'm not able to secure those sponsors until the August meeting, we are a month out for the event. I believe everybody I have spoken with are business owners within RiverTown,

Mr. Maynard stated since this is a trial I'm in support of giving Kim the latitude to make that decision.

Mr. Baron stated I think she is asking for a liaison so we can appoint a liaison.

Mr. McIntyre stated I will take that on.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor Mr. McIntyre was appointed as liaison to staff for the sponsorship program.

Ms. Gentry stated for purposes of this pilot event Mac will be liaison to work with Vesta on the final slate of sponsorships to give any guidance that is needed and we would not due to time constraints bring that back to the board at the August meeting.

### TENTH ORDER OF BUSINESS Discussion of Joint Meeting in September

Mr. deNagy stated we talked about this briefly earlier in the meeting. We are looking at September 17<sup>th</sup>, your normal meeting is at 11:00 a.m. and we would have the joint meeting at 10:00 a.m. It will be a discussion about cost share and update the cost share agreement to include Rivers Edge III.

### **ELEVENTH ORDER OF BUSINESS** Other Business

There being none, the next item followed.

### TWELFTH ORDER OF BUSINESS Supervisors' Requests

Mr. Cameron stated we have been in contact with streets and bridges through Kevin because of Fred's request. They can take out any trees or whatever from the roadways in the county.

Mr. McKendree stated it is school board property and I will set up a meeting with them.

Mr. Maynard moved to appoint Mr. Baron as liaison with the county on clearing of trees, etc. on roadways and Mr. McIntyre seconded the motion and on voice vote with none in favor the motion failed.

On MOTION by Mr. Cameron seconded by Mr. McIntyre with all in favor Mr. Maynard was authorized to add that to his discussion.

Mr. Cameron stated I'm looking at the pool project because I was assigned that previously. I think we need to look at a spot to put the Riptide's equipment. They are storing it in the maintenance area.

Mr. White stated I can take that on as liaison since I have been working with the Riptides through the season.

Mr. White stated Kim and I have been emailing back and forth and I would like to bring the board into the loop. The app and the update to the app for the neighborhood we seem to hear the same reason why we can't get it going. If we are going to look for sponsorships in the community, we have been trying to put together a list of RiverTown owned businesses to share

6

with the community and share on the website and app. I feel like we are putting the cart before the horse, we are going to ask them for money but six months ago we asked them patiently support their system and get it posted somewhere. Kim did get back to me last Thursday and said there were still some things she is looking through but I don't know if there is an update and the timeframe to get that done and/or do we need someone else involved to speed this up and support you.

Ms. Fatuch stated the changes to the website are a little bit higher than me, it is Vesta's IT team that is ultimately making the big changes to the website. We are working together. I do not want to do a big announcement to the residents about our website and it be subpar. I would like a fully ready product to put in front of the residents before we start telling them to go there.

- Mr. Baron asked what is the date you are committing to?
- Ms. Fatuch stated at this time I will get with marketing, 30 days.
- Mr. White asked at the next meeting we should have this up and running?
- Ms. Fatuch stated I am hopeful we will have things up and running. The website is up and running right now, the business aspect has not been implemented yet on that website.

Mr. White stated there are third party apps and websites within the community that are owned by homeowners that seem to be moving faster than the community is on this thing. That puts us in a weird spot especially when we are looking for sponsorships and asking people to donate money they can get their name on the website for.

Mr. McKendree stated I will work closely on the corporate level so we can get this pushed to ensure that timeframe is met.

### THIRTEENTH ORDER OF BUSINESS Audience Comments

A resident stated the tennis court lights on the second tennis court, the one closest to the road is so dark that we can start on that court then hopefully another court finishes so they can go over to one that has better lighting. As winter approached and the sun goes down much earlier that is going to be a big problem. It gets so dark that someone can get hurt not being able to see the ball or running or whatever. We updated the lights on the other courts and I'm very grateful and the pickleball courts are great.

The second thing is we need more people out here supervising RiverHouse. There is someone who sits at the RiverClub but there are people out there way past sunset. If we don't

have someone walking around or have a presence here they can get very crazy in the evening. Someone is going to get hurt and it makes us look bad.

Mr. Baron stated Vesta will investigate the two requests you have and bring it back to the board.

# FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 20, 2025 at 11:00 a.m. at the RiverTown Amenity Center

Mr. deNagy stated the next meeting is scheduled for August 20, 2025 at 11:00 a.m. that is your budget adoption meeting.

On MOTION by Mr. McIntyre seconded by Mr. Cameron with all in favor the meeting adjourned at 11:51 a.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman



Community Development District

Unaudited Financial Reporting June 30, 2025



## Rivers Edge Community Development District Combined Balance Sheet June 30, 2025

		General Fund	L	Debt Service Fund	Сар	pital Reserve Fund		tal Project Fund	Gove	Totals rnmental Funds
Assets:										
Cash:										
Operating Account	\$	374,750	\$	_	\$	44,453	\$		\$	419,203
Assessments Receivable	Φ	16,790	Φ	10,818	Φ	44,433	Φ	_	Ψ	27,608
Due from Rivers Edge II		5,674		10,616		-		-		5,674
_		21,678		-		-		-		21,678
Due from Mattamy - Utilities		21,070		-		-		-		21,070
Due from Other		10		-		-		-		10
Investments:										
State Board of Administration (SBA)		7,853		-		862,954		-		870,807
US Bank Custody Account		1,414,308		-		-		-		1,414,308
<u>Series 2016</u>										
Reserve		-		245,829		-		-		245,829
Revenue		-		349,731		-		-		349,731
Prepayment		-		1		-		-		1
<u>Series 2018</u>										
Reserve		-		116,539		-		-		116,539
Revenue		-		210,184		-		-		210,184
Series 2018A-1/2018A-2										
Revenue		-		105,703		-		-		105,703
Excess Revenue		-		409		-		-		409
Reserve 2018A-1		-		68,919		-		-		68,919
Reserve 2018A-2		-		87,438		-		-		87,438
Prepaid Expenses		2,838		-		-		-		2,838
Deposits		7,241		-		-		-		7,241
Total Assets	\$	1,851,140	\$	1,195,570	\$	907,408	\$	-	\$	3,954,117
Liabilities:										
Accounts Payable	\$	106,414	\$	-	\$	-	\$	-	\$	106,414
Accrued Expenses		55,794		-		-		-		55,794
Fica Payable		92		-		-		-		92
Total Liabilites	\$	162,300	\$	-	\$	-	\$	-	\$	162,300
Fund Balance:										
Nonspendable:										
Prepaid Items	\$	2,838	\$	-	\$	-	\$	-	\$	2,838
Deposits		7,241		-		-		-		7,241
Restricted for:										
Debt Service		-		1,195,570		-		-		1,195,570
Assigned for:										
Capital Reserve Fund		-		-		907,408		-		907,408
Unassigned		1,678,762		-		-		-		1,678,762
Total Fund Balances	\$	1,688,840	\$	1,195,570	\$	907,408	\$	-	\$	3,791,818

### **Community Development District**

### **General Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Pro	rated Budget		Actual				
	Budget	Th	u 06/30/25	Th	ru 06/30/25		Variance	Progress	
Revenues:									
Special Assessments - Tax Roll	\$ 2,498,348	\$	2,498,348	\$	2,512,650	\$	14,302		
Misc Income/Interest	30,000		30,000		37,769		7,769		
Rental Revenue	30,000		22,500		16,280		(6,220)	1	
Cost Share Landscaping Rivers Edge II	801,623		601,217		601,217		0		
Cost Share Landscaping Rivers Edge III	103,480		77,610		77,610		(0)	1	
Cost Share Amenity Rivers Edge II	88,478		66,359		66,359		0		
Cost Share Amenity Rivers Edge III	155,848		155,848		116,796		(39,052)	)	
Community Garden	1,500		1,500		1,775		275		
Tennis Revenue	1,000		750		353		(397)	)	
Special Events	15,000		15,000		24,095		9,095		
Total Revenues	\$ 3,725,277	\$	3,469,132	\$	3,454,904	\$	(14,228)		
Expenditures:									
General & Administrative:									
Supervisor Fees	\$ 12,000	\$	9,000	\$	11,600	\$	(2,600)	97%	
FICA Expense	918		689		887		(199)	97%	
District Engineer	25,000		18,750		9,678		9,072	39%	
District Counsel	55,000		41,250		25,144		16,106	46%	
District Management	56,040		42,030		42,030		(0)	75%	
Assessment Roll Administration	5,618		5,618		5,618		-	100%	
Dissemination Agent	6,854		5,140		6,041		(900)	88%	
Information Technology	3,244		2,433		2,433		0	75%	
Website Maintenance	1,671		1,254		1,253		0	75%	
Annual Audit	5,200		-		-		-	0%	
Trustee Fees	12,500		12,500		12,408		92	99%	
Arbitrage	1,800		1,350		1,200		150	67%	
Telephone	500		375		185		190	37%	
Postage	1,500		1,125		1,462		(337)	97%	
Printing & Binding	3,000		2,250		328		1,922	11%	
Insurance	11,126		11,126		10,300		826	93%	
Legal Advertising	2,500		1,875		328		1,547	13%	
Other Current Charges	500		375		20		355	4%	
Office Supplies	100		75		11		64	11%	
Dues, Licenses & Subscriptions	175		175		175			100%	

205,246

\$

157,389

131,102

\$

26,288

**Total General & Administrative** 

### **General Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025  $\,$ 

	Adopted	Pro	rated Budget	Budget Actual			
	Budget	Thr	ru 06/30/25	Thi	ru 06/30/25	Variance	Progress
Operations & Maintenance							
Ground Maintenance							
Field Operations Management (Vesta)	\$ 39,438	\$	29,579	\$	29,579	\$ -	75%
Landscape Maintenance	1,347,729		1,010,797		808,233	202,564	60%
Landscape Contingency	61,200		61,200		214,234	(153,034)	350%
Irrigation Repairs and Maintenance	45,000		45,000		80,960	(35,960)	180%
Lake Maintenance	56,340		42,255		48,645	(6,390)	86%
Irrigation Water Use	245,000		183,750		176,719	7,031	72%
Electric	158,000		118,500		147,653	(29,153)	93%
Street Lighting & Signage Repairs and Replacements	20,000		20,000		50,691	(30,691)	253%
Street and Drainage Maintenance	5,000		3,750		50,071	3,750	0%
Repairs and Maintenance	18,530		18,530		41,666	(23,136)	225%
-	 ·					 	22370
Subtotal Ground Maintenance	\$ 1,996,237	\$	1,533,360	\$	1,598,379	\$ (65,018)	
Amenity Center - River House							
General Manager (Vesta)	\$ 46,793	\$	35,095	\$	36,129	\$ (1,034)	77%
Amenity Manager (Vesta)	29,632		22,224		22,224	0	75%
Maintenance Service (Vesta)	105,417		79,063		79,063	-	75%
Lifestyle Director (Vesta)	43,328		32,496		32,496	(0)	75%
Lifeguards (Vesta)	43,563		23,117		23,117	-	53%
Facility Attendant (Vesta)	73,150		54,863		54,862	0	75%
Security Monitoring	3,500		2,625		1,878	747	54%
Security Guards	100,000		75,000		71,732	3,267	72%
Telephone & Internet	38,000		28,500		14,410	14,090	38%
Insurance	106,238		106,238		99,742	6,496	94%
Fitness Equipment Lease	27,921		27,921		27,921	-	100%
Janitorial Services & Supplies (Vesta)	32,875		24,656		24,656	0	75%
Pressure Washing	20,000		15,000		-	15,000	0%
Pool Chemicals (Poolsure)	20,420		15,315		17,411	(2,096)	85%
Natural Gas	410		308		395	(87)	96%
Electric	37,000		27,750		27,673	77	75%
Water & Sewer	45,000		33,750		41,644	(7,894)	93%
Repair and Replacements	110,000		110,000		118,503	(8,503)	108%
Refuse	50,000		37,500		33,351	4,149	67%
Pest Control	12,000		9,000		5,284	3,716	44%
Fire Alarm System Maintenance	2,000		2,000		4,271	(2,271)	214%
Access Cards	3,250		3,250		3,250	-	100%
License & Permits	1,800		1,800		1,780	20	99%
Other Current	8,000		8,000		8,342	(342)	104%
Special Events	50,000		50,000		51,652	(1,652)	103%
Holiday Decorations	20,150		20,150		42,525	(22,375)	211%
Office Supplies & Postage	3,500		3,500		3,430	70	98%
Community Garden	500		500		9,000	(8,500)	1800%
Subtotal Amenity Center - River House	\$ 1,034,447	\$	849,620	\$	856,741	\$ (7,122)	
Total Operations & Maintenance	\$ 3,030,684	\$	2,382,980	\$	2,455,120	\$ (72,140)	

### **General Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025  $\,$ 

	Adopted		Pro	orated Budget		Actual		
		Budget Thru 06/30/25		Th	ru 06/30/25	Variance	Progress	
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	\$	2,540,369	\$	2,586,222	\$ (45,853)	69%
Excess (Deficiency) of Revenues over Expenditures	\$	(21,653)	\$	928,762	\$	868,682	\$ 31,625	
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$ -	
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$ -	
Net Change in Fund Balance	\$	(21,653)	\$	928,762	\$	868,682	\$ 31,625	
Fund Balance - Beginning	\$	21,653			\$	820,158		
Tuna batance Beginning	Ψ	21,033			Ψ	020,130		
Fund Balance - Ending	\$	(0)			\$	1,688,840		

### **General Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025  $\,$ 

	Adopted		Pro	orated Budget		Actual		
		Budget	Thru 06/30/25		Th	ru 06/30/25	Variance	Progress
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	\$	2,571,247	\$	2,586,222	\$ (14,975)	69%
Excess (Deficiency) of Revenues over Expenditures	\$	(21,653)	\$	897,885	\$	868,682	\$ 747	
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$ -	
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	
Net Change in Fund Balance	\$	(21,653)	\$	897,885	\$	868,682	\$ 747	
Fund Balance - Beginning	\$	21,653			\$	820,158		
i una baiance - beginning	Ψ	21,033			Ψ	020,130		
Fund Balance - Ending	\$	(0)			\$	1,688,840		

Month to Month

		Oct N	ov Dec	g Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 170,23	1 \$ 2,140,714	\$ -	\$ 125,089	\$ - \$	52,341 \$	7,486 \$	16,790 \$	- \$	- \$	- \$	2,512,650
Misc Income/Interest	2,5	67 28	11 633	627	6,477	5,747	6,880	6,176	8,381	-	-	-	37,769
Insurance Proceeds		-		-						-	-	-	
Rental Revenue	2,8	54 37	5 2,250	2,355	306	1,300	1,025	1,190	4,625	-	-	-	16,280
Cost Share Landscaping Rivers Edge II	66,8	02 66,80	2 66,802	66,802	66,802	66,802	66,802	66,802	66,802	-	-	-	601,217
Cost Share Landscaping Rivers Edge III	8,6			17,247	8,623	8,623	8,623	8,623	8,623	-	-	-	77,610
Cost Share Amenity Rivers Edge II	7,3			7,373	7,373	7,373	7,373	7,373	7,373	-	-	-	66,359
Cost Share Amenity Rivers Edge III	12,9			12,987	12,987	12,987	12,987	12,987	12,897	-	-	-	116,796
Community Garden		-			1,275	425	75			-	-	-	1,775
Tennis Revenue	3	53		-		-	-	-	-	-	-	-	353
Special Events	1,4		7 2,151	1,594	8,688	1,636	2,623	2,035	2,125	-	-	-	24,095
Total Revenues	\$ 102,9	64 \$ 268,51	.0 \$ 2,232,910	\$ 108,986	\$ 237,621	\$ 104,894 \$	158,730 \$	112,673 \$	127,616 \$	- \$	- \$	- \$	3,454,904
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 2.0	00 \$ 1,00	0 \$ 1,000	\$ 1,000	\$ 1,000	\$ 1,800 \$	1,000 \$	1,800 \$	1,000 \$	- \$	- \$	- \$	11,600
FICA Expense			77 77	77	77	138	77	138	77	-	-	-	887
District Engineer		14 1,44		928	688	814	444	1,455	254	-	_	_	9,678
District Counsel	5,1			1,631	3,567	2,624	3,164	2,236	3,134	-	_	_	25,144
District Management	4,6			4,670	4,670	4,670	4,670	4,670	4,670	_	_	_	42,030
Assessment Roll Administration	5,6		- 1,070	.,0,0	-		-	-	-	_	_	_	5,618
Dissemination Agent		71 57	1 571	571	571	571	1,171	571	571	_	_	_	6,041
Information Technology		70 27		270	270	270	270	270	270	_	_	_	2,433
Website Maintenance		39 13		139	139	139	139	139	139		_	_	1,253
Annual Audit	-			107	10,	-	-	-	-	_	_	_	1,200
Trustee Fees	4,3	41 2,50	0 4,026	_	_	_	_	_	1,541	_	_	_	12,408
Arbitrage		00 60			_	_	_	_	1,011	_	_		1,200
Telephone		11	- 6	17	21	26	66	12	27	_	_	_	185
Postage		92 45		111	103	53	164	183	119	_	_	_	1,462
Printing & Binding			7 30	15	24	28	18	12	137			_	328
Insurance	10,3		. 30	15	24	20	10	12	137				10,300
Legal Advertising	10,3	-		206	90			32					328
Other Current Charges		-	- 20	200	90	-	-	32	-	-	-	-	20
_		4	2 1	1	1	1	1	1	1	-	-	-	11
Office Supplies Dues, Licenses & Subscriptions	1	1 75	2 1		-	-	-	1	-	-	-	-	175
Total General & Administrative	\$ 34,7		36 \$ 16,200	\$ 9,635	\$ 11,221	\$ 11,135 \$	11,183 \$	11,518 \$	11,940 \$	- \$	- \$	•	
Operations & Maintenance	\$ 34,7	84 \$ 13,48	36 \$ 16,200	\$ 9,635	\$ 11,221	\$ 11,135 \$	11,183 \$	11,518 \$	11,940 \$	- 3	- \$	- \$	131,102
Ground Maintenance													
Field Operations Management (Vesta)	\$ 3,2	87 \$ 3,28	7 \$ 3,287	\$ 3,287	\$ 3,287	\$ 3,287 \$	3,287 \$	3,287 \$	3,287 \$	- \$	- \$	- \$	29,579
Landscape Maintenance	89,8			89,804	89,804	89,804	89,804	89,804	89,804	_	_	_ `	808,233
Landscape Contingency	4,7			7,900	1,340	4,900	7,475	1,260	179,857	-	-		214,234
Irrigation Repairs and Maintenance	9,6			10,380	12,694	5,722	12,718	8,135	13,468	_	-		80,960
Lake Maintenance	6,1			4,470	4,470	5,430	5,430	5,430	8,280	_	-		48,645
Irrigation Water Use	19,2			18,263	11,764	14,427	15,272	14,460	29,224	_	-		176,719
Electric	16,4			17,756	17,643	17,307	22,018	18,542	4,085	-	_	_	147,653
Street Lighting & Signage Repairs and Replacements	4,2				7,216	10,280	1,835	13,315	430	-	_	-	50,691
Street and Drainage Maintenance	7,2	- 1,02		-	7,210	10,200	1,033	13,313		_	_		50,071
													-
Repairs and Maintenance	3,3	87 1,45	3,946	6,564	4,894	2,249	2,533	14,789	1,853	-	-	-	41,666

# 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 \$	4,030 \$	- \$	- \$	- \$	36,129
Amenity Manager (Vesta)	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	-	-	-	22,224
Maintenance Service (Vesta)	8,785	8,785	8,785	8,785	8,785	8,785	8,785	8,785	8,785	-	-	-	79,063
Lifestyle Director (Vesta)	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	-	-	-	32,496
Lifeguards (Vesta)	-	-	-	-	-	3,984	2,720	3,504	12,909	-	-	-	23,117
Facility Attendant (Vesta)	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	-	-	-	54,862
Security Monitoring	209	209	209	209	209	209	209	209	209	-	-	-	1,878
Security Guards	7,483	10,029	6,999	7,397	7,155	5,152	10,990	7,630	8,898	-	-	-	71,732
Telephone & Internet	1,892	2,276	2,035	2,034	1,235	1,235	1,235	1,234	1,234	-	-	-	14,410
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	2,740	-	-	-	24,656
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals (Poolsure)	1,538	1,538	1,538	1,612	1,612	1,612	2,654	2,654	2,654	-	-	-	17,411
Natural Gas	43	45	46	42	43	45	43	45	43	-	-	-	395
Electric	3,003	2,816	3,011	3,471	3,465	2,685	2,825	3,058	3,339	-	-	-	27,673
Water & Sewer	3,308	4,475	4,064	4,795	4,601	4,470	5,194	5,194	5,542	-	-	_	41,644
Repair and Replacements	11,434	9,170	12,749	10,608	8,419	6,507	9,899	4,583	45,134	-	-		118,503
Refuse	4,628	4,628	5,357	5,175	5,124	5,340	-	1,741	1,359	-	-		33,351
Pest Control	593	593	593	611	611	611	449	611	611	_	-	_	5,284
Fire Alarm System Maintenance	-			-	-	625	-	3,646	-	_	-	_	4,271
Access Cards	3,250	_	_	_	_		_	-,	_	_	_	_	3,250
License & Permits	101	_	_	754	_	_	_	925	_	_	_	_	1,780
Other Current	329	354	290	312	1,425	630	4,235	379	389	_	_	_	8,342
Special Events	9,366	2,533	3,198	8,323	3,937	8,649	5,544	8,949	1,153	_	_	_	51,652
Holiday Decorations	11,375	2,000	-	7,700	-	-	-	-	23,450	_	_	_	42,525
Office Supplies & Postage	379	413	505	550	557	22	551	440	13	_	_	_	3,430
Community Garden	3/ /	- 115	303	9,000	337		-	- 110	-	_	_	_	9,000
Community darden				2,000									7,000
Subtotal Amenity Center - River House	\$ 185,945 \$	66,798 \$	68,304 \$	90,337 \$	94,372 \$	69,503 \$	74,286 \$	72,532 \$	134,666 \$	- \$	- \$	- \$	856,741
Total Operations & Maintenance	\$ 343,016 \$	216,816 \$	228,618 \$	255,115 \$	247,483 \$	222,908 \$	234,658 \$	241,553 \$	464,953 \$	- \$	- \$	- \$	2,455,120
Reserves													
General Reserve - Grounds Maintenance	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	_
General Reserve - Amenity Center			-			-		-	-				_
Additional Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Reserves	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- <b>\$</b>	- \$	- \$	- \$	-
Total Expenditures	\$ 377,799 \$	230,302 \$	244,818 \$	264,750 \$	258,705 \$	234,043 \$	245,841 \$	253,071 \$	476,893 \$	- \$	- \$	- \$	2,586,222
Excess (Deficiency) of Revenues over Expenditures	\$ (274,835) \$	38,208 \$	1,988,092 \$	(155,764) \$	(21,084) \$	(129,148) \$	(87,111) \$	(140,398) \$	(349,277) \$	- \$	- \$	- \$	868,682
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Other Financing Sources/Uses	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Net Change in Fund Balance	\$ (274,835) \$	38,208 \$	1,988,092 \$	(155,764) \$	(21,084) \$	(129,148) \$	(87,111) \$	(140,398) \$	(349,277) \$	- \$	- \$	- \$	868,682

### **Community Development District**

### **Debt Service Fund Series 2016**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted			ated Budget		Actual		
		Budget	Thr	u 06/30/25	Thr	ru 06/30/25	V	ariance
Revenues:								
Special Assessments - Tax Roll	\$	709,452	\$	709,452	\$	713,480	\$	4,029
Interest Income		5,000		5,000		23,548		18,548
Total Revenues	\$	714,452	\$	714,452	\$	737,029	\$	22,577
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	\$	24,209	\$	27,577
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	6,632	\$	6,632	\$	24,209	\$	27,577
Fund Balance - Beginning	\$	327,591			\$	576,120		
Fund Balance - Ending	\$	334,222			\$	600,328		

### **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 06/30/25	Thr	u 06/30/25	7	/ariance
Revenues:							
Special Assessments - Tax Roll	\$ 456,295	\$	456,295	\$	458,917	\$	2,621
Special Assessments - Prepayment	-		-		34,247		34,247
Interest Income	5,000		5,000		13,919		8,919
Total Revenues	\$ 461,295	\$	461,295	\$	507,084	\$	45,788
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)	\$	(5,706)	\$	90,788
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)	\$	(1,529)	\$	94,966
Fund Balance - Beginning	\$ 203,962			\$	331,318		
Fund Balance - Ending	\$ 197,348			\$	329,789		

### **Community Development District**

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

### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 06/30/25	Thr	ru 06/30/25	1	Variance
Revenues:								
Special Assessments - Tax Roll	\$	444,246	\$	444,246	\$	446,570	\$	2,325
Interest Income		5,000		5,000		13,996		8,996
Total Revenues	\$	449,246	\$	449,246	\$	460,566	\$	11,320
Expenditures:								
<u>Series 2018A-1</u>								
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	\$	(49,522)	\$	81,320
Other Financing Sources /(Uses):								
,,,,,	\$	_	\$		\$		¢	
Transfer In/(Out)				<u>-</u>		-	\$	
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	8,955	\$	9,158	\$	(49,522)	\$	81,320
Fund Balance - Beginning	\$	152,151			\$	314,974		
Fund Balance - Ending	\$	161,106			\$	265,452		
. and Datanee British	Ψ	101,100			Ψ .	200,102		

### **Capital Projects Fund Series 2018**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Actual
	Thru	06/30/25
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**

### **Capital Reserve Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual	
	Budget	Thr	u 06/30/25	Th	ru 06/30/25	Variance
Revenues						
Interest	\$ 10,000	\$	10,000	\$	28,710	\$ 18,710
General Reserve - Grounds Maintenance	100,000		-		-	-
General Reserve - Amenity Center	180,000		-		-	-
Additional Reserves	231,000		-		-	-
Total Revenues	\$ 521,000	\$	10,000	\$	28,710	\$ 18,710
Expenditures:						
Repair and Replacements	\$ 100,000	\$	75,000	\$	62,453	\$ 12,547
Capital Outlay	150,000		150,000		288,456	(138,456)
Other Current Charges	1,000		750		32	718
Total Expenditures	\$ 251,000	\$	225,750	\$	350,941	\$ (125,191)
Excess (Deficiency) of Revenues over Expenditures	\$ 270,000			\$	(322,231)	
Other Financing Sources/(Uses)						
Transfer In/(Out)	\$ -	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$ 270,000			\$	(322,231)	
Fund Balance - Beginning	\$ 1,202,089			\$	1,229,639	
Fund Balance - Ending	\$ 1,472,089			\$	907,408	

## Community Development District Long Term Debt Report

nterest Rate:	4.5% - 5.3%	
Maturity Date:	5/1/2046	
Reserve Fund Definition	30% of Maximum Annual Debt at Iss	uance
Reserve Fund Requirement	\$ 245,829	
Reserve Fund Balance	245,829	
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
ess: November 1, 2019 (Optional)		(5,000
Less: May 1, 2020 (Mandatory)		(185,000
Less: May 1, 2020 (Optional)		(15,000
ess: November 1, 2020 (Optional)		(5,000
Less: May 1, 2021 (Mandatory)		(195,000
ess: May 1, 2022 (Mandatory)		(200,000
ess: 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

Series 2018, Cap	ital Improvement Revenue Bonds
Interest Rate:	4.1% - 5.3%
Maturity Date:	5/1/2049
Reserve Fund Definition	25% of Maximum Annual Debt at Issuance
Reserve Fund Requirement	\$ 116,539
Reserve Fund Balance	116,539
Bonds outstanding - 9/30/2018	\$ 7,050,00
Less: May 1, 2020 (Mandatory)	(105,00
Less: May 1, 2021 (Mandatory)	(110,00
Less: November 1, 2021 (Optional)	(20,00
Less: May 1, 2022 (Mandatory)	(115,00
Less: May 1, 2022 (Optional)	(5,00
Less: May 1, 2023 (Mandatory)	(120,00
Less: May 1, 2023 (Optional)	(15,00
Less: May 1, 2024 (Mandatory)	(125,00
Less: May 1, 2024 (Optional)	(5,00
Less: November 1, 2024 (Optional)	(5,00
Less: May 1, 2025 (Mandatory)	(130,00
Less: May 1, 2025 (Optional)	(40,00
Current Bonds Outstanding	\$ 6,255,00

Series 2018A-1, Capital improvement Revenue Retunding Bonds					
Interest Rate:	2.9%-3.75%				
Maturity Date:	5/1/2038				
Reserve Fund Definition	25% of Maximum Annual Debt at Issuance				
Reserve Fund Requirement	\$ 68,919				
Reserve Fund Balance	68,919				
Bonds outstanding - 9/30/2018	\$ 3,940,000				
Less: May 1, 2019 (Mandatory)	(150,000)				
Less: May 1, 2019 (Optional)	(65,000)				
Less: November 1, 2019 (Optional)	(25,000)				
Less: May 1, 2020 (Mandatory)	(150,000)				
Less: May 1, 2020 (Optional)	(10,000)				
Less: November 1, 2020 (Optional)	(15,000)				
Less: May 1, 2021 (Mandatory)	(150,000)				
Less: May 1, 2021 (Optional)	(10,000)				
Less: November 1, 2021 (Optional)	(5,000)				
Less: May 1, 2022 (Mandatory)	(155,000)				
Less: May 1, 2022 (Optional)	(5,000)				
Less: May 1, 2023 (Mandatory)	(155,000)				
Less: May 1, 2023 (Optional)	(5,000)				
Less: May 1, 2024 (Mandatory)	(160,000)				
Less: November 1, 2024 (Optional)	(5,000)				
Less: May 1, 2025 (Mandatory)	(165,000)				
	( , ,				
Current Bonds Outstanding	\$ 2,710,000				

# Rivers Edge Community Development District Long Term Debt Report

Series 2018A-2, Capital Improvement Revenue Refunding Bonds				
Interest Rate:	4.375%-59	6		
Maturity Date:	5/1/2038			
Reserve Fund Definition	50% of Maximum Annual	Debt at Issu	ance	
Reserve Fund Requirement	\$ 87,4	38		
Reserve Fund Balance	87,4	38		
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
9	7/10/2025	2,984.01	4,767.52	3,066.51	16,789.70	27,607.75
		-	-	-	-	
		-	-	-	-	
		-	-	-	-	
TOTAL TAX ROLL RECEIPTS		446,570.46	713,480.32	458,916.79	2,512,650.36	4,131,617.92
DALANOS DUS		(0.550.00)	(4.075.50)	(0.004.45)	(4.4.050.00)	(00,000,00)
BALANCE DUE		(2,550.92)	(4,075.58)	(2,621.45)	(14,352.93)	(23,600.88)

BALANCE DUE	(2,550.92)	(4,075.58)	(2,621.45)	(14,352.93)	(23,600.88)
PERCENT COLLECTED	100.57%	100.57%	100.57%	100.57%	100.57%

*C*.

# Community Development District

## **Check Run Summary**

June 30, 2025

Fund	Date	Check No. Amo		Amount
General Fund				
Payroll	6/20/25	50750-50754	\$	923.50
		Sub-Total	\$	923.50
Accounts Payable	6/6/25 6/13/25 6/20/25 6/26/25	6988-7004 7005-7028 7029-7044 7045-7054	\$	13,138.44 334,825.62 13,749.49 10,256.60
		Sub-Total	\$	371,970.15
Capital Fund Accounts Payable			\$	-
		Sub-Total	\$	-
Total			\$	372,893.65

PR300R		PAYROLL CHECK REGISTER	RUN	6/20/25	PAGE	1.
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHE( DA)		
50750	18	AHMED M MCINTYRE	184.70	6/20/202	25	
50751	24	CHRISTOPHER P WHITE	184.70	6/20/202	25	
50752	21	FREDERICK T BARON	184.70	6/20/202	25	
50753		ROBERT L CAMERON	184.70	6/20/202	25	
50754		SCOTT MAYNARD	184.70	6/20/202	25	

923.50 TOTAL FOR REGISTER

REDG RIVERS EDGE DLAUGHLIN

## **Attendance Sheet**

District Name: Rivers Edge CDD

Board Meeting Date: June 18, 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:	
/slon/	6/18/2025
District Manager Signature	Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/13/25 PAGE 1
\*\*\* CHECK DATES 06/01/2025 - 06/30/2025 \*\*\* RIVERS EDGE - GENERAL

BANK A RIVERS EDGE GENERAL					
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/06/25 00400	5/27/25 05272025 202505 320-57200- 9/13 10HR EVENT DEPOSIT	49400	*	1,603.80	
	9/13 TOHR EVENT DEPOSIT	ALL ABOUT EVENTS-JACKSONVILLE LL	C		1,603.80 006988
6/06/25 00103	5/18/25 48456350 202505 330-57200- HOT&COLD COOLER W/SMARTFL	50000	*	9.98	
	5/18/25 48456350 202505 330-57200-5 15X 5G SPRING WATER	50000	*	178.84	
		CRYSTAL SPRINGS			188.82 006989
6/06/25 00409	6/04/25 06042025 202506 300-36900-3 SPEC EVENT DEPOSIT REFUND	10200	*	150.00	
		LOCKSEY LARKIN			150.00 006990
6/06/25 00326	5/22/25 5585 202505 320-57200-4 SIGN FACE RPLC PROJECT	46500	*	5,575.00	
		SUNDANCER SIGN GRAPHICS			5,575.00 006991
6/06/25 00340	5/21/25 1137 202505 320-57200-4 9 TREE LIGHTS RPLC	46500	*	1,780.00	
		TMT ELECTRIC LLC			1,780.00 006992
6/06/25 00156	5/20/25 62064706 202505 330-57200-4 MAY PEST CONTROL		*	225.16	
		TURNER PEST CONTROL			225.16 006993
6/06/25 00156	5/20/25 62064716 202505 330-57200-		*	385.98	
		TURNER PEST CONTROL			385.98 006994
6/06/25 00389	5/13/25 25422529 202505 330-57200- JANITORIAL SUPPLIES		*	37.33	
		W B MASON CO INC			37.33 006995
6/06/25 00389	5/13/25 25422668 202505 330-57200- JANITORIAL SUPPLIES		*	515.59	
		W B MASON CO INC			515.59 006996
6/06/25 00389	5/14/25 25425799 202505 330-57200-4 JANITORIAL SUPPLIES		*	173.98	
		W B MASON CO INC			173.98 006997
6/06/25 00389	5/14/25 25427725 202505 330-57200- JANITORIAL SUPPLIES		*	29.49	<del></del>
		W B MASON CO INC			29.49 006998

REDG RIVERS EDGE OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/13/25 PAGE 2
\*\*\* CHECK DATES 06/01/2025 - 06/30/2025 \*\*\* RIVERS EDGE - GENERAL

	BA	ANK A RIVERS EDGE GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/06/25 00389	5/15/25 25428956 202505 330-57200-4 JANITORIAL SUPPLIES		*	41.29	
		W B MASON CO INC			41.29 006999
6/06/25 00389	5/16/25 25432349 202505 330-57200-4 JANITORIAL SUPPLIES	45700	*	7.96	
		W B MASON CO INC			7.96 007000
6/06/25 00389	5/16/25 25432807 202505 330-57200-4 JANITORIAL SUPPLIES		*	117.98	
		W B MASON CO INC			117.98 007001
6/06/25 00255	5/20/25 20689 202505 330-57200-4 DISINFECTANT WIPES CASE			346.26	
		WIPES COM 			346.26 007002
6/06/25 00334	5/19/25 916496 202505 320-57200-4 TROUBLESHOOT/VALVE RPR	46000	*	1,343.80	
		YELLOWSTONE LANDSCAPE			1,343.80 007003
6/06/25 00334	5/19/25 916497 202505 320-57200-4 MAY IRR RPR 87 PERDIDO ST	46000	*	616.00	
		YELLOWSTONE LANDSCAPE			616.00 007004
6/13/25 00266	6/03/25 47242 202506 330-57200-4 SUPPLIES & INSTALL EQUIPS	45700	*	5,320.00	
		EPIC POOLS AND HARDSCAPE			5,320.00 007005
6/13/25 00266	6/05/25 47254 202506 330-57200-6 SUPPLIES & INSTALL EQUIPS	45700	*	2,650.00	
		EPIC POOLS AND HARDSCAPE			2,650.00 007006
6/13/25 00365	6/01/25 101300 202506 320-57200-4 JUN LAKE MAINTENANCE	46800	*	5,430.00	
					5,430.00 007007
6/13/25 00071	5/27/25 23474025 202505 330-57200-3 SECURITY SRV 5/12-5/25/25	34510	*		
	5/27/25 23474025 202505 330-57200-1 MILEAGE	34510	*	330.78	
		GIDDENS SECURITY CORPORATION			2,903.42 007008
6/13/25 00003	6/01/25 278 202506 310-51300-1	34000	*	4,670.00	
	6/01/25 278 202506 310-51300-3 JUN WEBSITE ADMIN		*	139.25	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/13/25
\*\*\* CHECK DATES 06/01/2025 - 06/30/2025 \*\*\* RIVERS EDGE - GENERAL

ciiden biild		PANK A RIVERS EDGE GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	6/01/25 278 202506 310-51300- JUN INFO TECH	35100	*	270.33	
	6/01/25 278 202506 310-51300-	32400	*	571.17	
	JUN DISSEM AGENT SRVCS 6/01/25 278 202506 310-51300-	51000	*	1.14	
	OFFICE SUPPLIES 6/01/25 278 202506 310-51300-	42000	*	119.04	
	POSTAGE 6/01/25 278 202506 310-51300- COPIES	42500	*	137.25	
	6/01/25 278 202506 310-51300- TELEPHONE	41000	*	26.69	
	IELEPHONE	GOVERNMENTAL MANAGEMENT SERVICES			5,934.87 007009
6/13/25 00410	5/04/25 001 202505 320-57200- 6/21 2HR MUSIC PERFORM	49400	*	750.00	
	0/21 ZHR MOSIC PERFORM	K ROSE PRODUCTIONS LLC			750.00 007010
6/13/25 00073	6/01/25 13129562 202506 330-57200-	45210	*	2,653.65	
		POOLSURE			2,653.65 007011
6/13/25 00401	5/30/25 54667 202504 310-51300- APR O & M	31100	*	750.00	
		PRIME AE GROUP INC			750.00 007012
6/13/25 00411	6/02/25 3 202505 320-57200-	60000	*	2,000.00	
		QUILLS TREE SERVICES LLC			2,000.00 007013
6/13/25 00058	6/01/25 5492 202506 330-57200-	34500		125.72	
	6/01/25 5492 202506 330-57200- JUN FITNESS CNTR MONITOR	34500	*	35.72	
	6/01/25 5492 202506 330-57200- JUN PARK MONITOR		*	47.23	
		SONITROL OF NORTH CENTRAL FLORIDA			208.67 007014
	5/31/25 427112 202505 330-57200-	34000	*	130.61	
		VESTA PROPERTY SERVICES, INC.			130.61 007015
6/13/25 00155	6/01/25 426791 202506 330-57200- JUN GEN MANANGER SRVCS	34000	*	3,899.42	
	6/01/25 426791 202506 320-57200- JUN FIELD OPS		*	3,286.50	

PAGE 3

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/13/25 PAGE 4
\*\*\* CHECK DATES 06/01/2025 - 06/30/2025 \*\*\* RIVERS EDGE - GENERAL

CHECK DATES	00/01/2025 - 00/30/		K A RIVERS EDGE GENERAL			
CHECK VEND# DATE	DATE INVOICE	EXPENSED TO YRMO DPT ACCT# SU	VENDOR NAME B SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	6/01/25 426791 2		001	*	3,610.67	
	6/01/25 426791 2	TYLE SRVCS 02506 330-57200-34		*	6,095.83	
	6/01/25 426791 2	ITY ATTENDANT 02506 330-57200-34	100	*	8,784.75	
	6/01/25 426791 2	ENANCE SRVCS 02506 330-57200-45	300	*	2,739.58	
	JUN JANIT 6/01/25 426791 2 JUN AMENI	02506 330-57200-34 TY MANANGER		*	2,469.33	
			VESTA PROPERTY SERVICES, I	INC.		30,886.08 007016
6/13/25 00155	6/03/25 42625-52 2 MAY LIFEG	02505 330-57200-34		*	3,504.25	
			VESTA PROPERTY SERVICES, I	INC.		3,504.25 007017
6/13/25 00174	5/31/25 1226660 2	02505 330-57200-46 NKLERS RPR	010	*	3,074.00	
	FIRE SERI	NICIERS RER	WAYNE AUTOMATIC FIRE SPRIN	NKLERS, INC		3,074.00 007018
	3/31/25 883115 2 MAR RPR 2	02503 320-57200-46		*	747.00	
			YELLOWSTONE LANDSCAPE			747.00 007019
6/13/25 00334	6/03/25 928154 2		000	*	2,035.60	
	MAI RPR K	ENDALL CROSSING	YELLOWSTONE LANDSCAPE			2,035.60 007020
6/13/25 00334	6/01/25 928507 2 JUN LANDS	02506 320-57200-46	100	*	89,803.68	
	JUN LANDS	CAPE MAINTENANCE	YELLOWSTONE LANDSCAPE			89,803.68 007021
6/13/25 00334	6/03/25 928149 2	02506 320-57200-463	101		168,018.24	
	MULCH INS	TALL 2025	YELLOWSTONE LANDSCAPE			168,018.24 007022
6/13/25 00334	6/03/25 928150 2	02506 320-57200-46	102	*	2,195.00	
	JAPANESE	BLUEBERRIES	YELLOWSTONE LANDSCAPE			2,195.00 007023
6/13/25 00334	6/03/25 928151 2	02506 320-57200-463	102	*	2,300.00	
	TREE 222	RIVERWALK BLVD	YELLOWSTONE LANDSCAPE			2,300.00 007024
6/13/25 00334	6/03/25 928153 2	02506 320-57200-46		*	1,878.55	
	RPLC ELM	TREE ORANGE BT	YELLOWSTONE LANDSCAPE			1,878.55 007025

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/13/25 PAGE 5
\*\*\* CHECK DATES 06/01/2025 - 06/30/2025 \*\*\* RIVERS EDGE - GENERAL

	BA	NK A RIVERS EDGE GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/13/25 00334	6/03/25 928155 202506 320-57200-4 RPLC HOLLY TREE NORTHLAKE		*	1,133.00	1 105 00 005005
		YELLOWSTONE LANDSCAPE			1,135.00 007026
6/13/25 00334	6/03/25 928156 202505 320-57200-4 MAY RIVER HOUSE AMENITIES	16000	*	517.00	
	MAI RIVER HOUSE AMENIIIES	YELLOWSTONE LANDSCAPE			517.00 007027
6/13/25 00375	5/19/25 29472702 202505 330-57200-5 STAFF UNIFORM T-SHIRT	50000	*	1,607.15	
		4IMPRINT INC			1,607.15 007028
6/17/25 00375	5/19/25 29472702 202505 330-57200-5 STAFF UNIFORM T-SHIRT	70000	V V	1,007.15	
		4IMPRINT INC			1,607.15-007028
6/20/25 00208	5/31/25 72651 202505 320-57200-4 BASKETBALL CT LIGHT FIX	16500	*	5,440.00	
		ALL SERVICE ELECTRIC GROUP INC			5,440.00 007029
6/20/25 00076	6/09/25 42331219 202506 330-57200-4 ACTIVE SCRAPER/MAT ONYX	15700	*	125.21	
		CINTAS FIRE 636525			125.21 007030
6/20/25 00076	6/09/25 52744009 202506 330-57200-4 FIRST AID SUPPLIES	15700	*	45.19	
		CINTAS FIRE 636525			45.19 007031
6/20/25 00103	6/15/25 14845635 202506 330-57200-5 16X 5G SPRING WATER		*	239.83	
	6/15/25 14845635 202506 330-57200-5	50000	*	9.98	
	HOT&COLD COOLER W/SMARTFL 6/15/25 14845635 202506 330-57200-5 10X 5G SPRING WATER	0000	*	138.89	
		CRYSTAL SPRINGS			388.70 007032
6/20/25 00365	6/11/25 101351 202506 320-57200-4 GAMBUSIA FISH STOCKING	16800	*	2,850.00	
		FLORIDA WATERWAYS INC			2,850.00 007033
6/20/25 00071	6/10/25 23474204 202506 320-57200-3 SEC SRVCS 5/25-6/8/25	34510	*	2,648.88	
	6/10/25 23474204 202506 320-57200-3 MILEAGE	34510	*	298.03	
	11111101	GIDDENS SECURITY CORPORATION			2,946.91 007034

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/13/25 PAGE 6
\*\*\* CHECK DATES 06/01/2025 - 06/30/2025 \*\*\* RIVERS EDGE - GENERAL
BANK A RIVERS EDGE GENERAL

	B.	ANK A RIVERS EDGE GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/20/25 00278	MAINTENANCE SUPPLIES		*	43.97	
		HAGAN ACE HARDWARE OF MANDARIN			43.97 007035
6/20/25 00278	5/12/25 426230 202505 330-57200- MAINTENANCE SUPPLIES	45700	*	208.51	
		HAGAN ACE HARDWARE OF MANDARIN			208.51 007036
6/20/25 00278	5/16/25 426267 202505 330-57200- MAINTENANCE SUPPLIES	45700	*	15.98	
		HAGAN ACE HARDWARE OF MANDARIN			15.98 007037
6/20/25 00278	5/22/25 426313 202505 330-57200- MAINTENANCE SUPPLIES	45700	*	78.20	
		HAGAN ACE HARDWARE OF MANDARIN			78.20 007038
6/20/25 00340	6/18/25 1138 202506 320-57200- LED MONUMENT SIGN LIGHTS	46500	*	430.00	
		TMT ELECTRIC LLC			430.00 007039
6/20/25 00156	6/16/25 62076429 202506 330-57200- JUN PEST CONTROL	45900	*	225.16	
		TURNER PEST CONTROL			225.16 007040
6/20/25 00156	6/16/25 62076440 202506 330-57200- JUN FLEA/TICK SERVICE		*	385.98	
		TURNER PEST CONTROL			385.98 007041
6/20/25 00389		45700	*	249.45	
		W B MASON CO INC			249.45 007042
6/20/25 00389		45700	*	58.99	
		W B MASON CO INC			58.99 007043
6/20/25 00389	6/13/25 25492093 202506 330-57200- JANITORIAL SUPPLIES	45700	*	257.24	
		W B MASON CO INC			257.24 007044
6/26/25 00266		45700	*	2,500.00	
	5/13/25 47121 202505 330-57200- SUPPLIES & INSTALL EQUIPS	45700	V	2,500.00-	
	SUPPLIES & INSTALL EQUIPS	EPIC POOLS AND HARDSCAPE			.00 007045

CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STATUS AMOUNTCHECK DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS  6/26/25 00300 6/16/25 12517 202505 310-51300-31500 * 4,452.02 MAY GENERAL COUNSEL	#
MAY CENEDAL COLINGEL	007046
	007046
KILINKSI VAN WYK PLLC 4,452.02	
6/26/25 00155 5/31/25 427165 202505 330-57200-50000 * 11.17 GODADDY FOR NEW WEBSITE	
5/31/25 427165 202505 330-57200-50000 * 179.00  WEBSITE BOOKING SOFTWARE	
VESTA PROPERTY SERVICES, INC. 190.17	007047
6/26/25 00389 6/18/25 25500470 202506 330-57200-45700 * 157.96	
JANITORIAL SUPPLIES  W B MASON CO INC  157.96	007048
6/26/25 00334 6/10/25 933984 202505 320-57200-46000 * 199.00	
MAY IRRIGATION REPAIRS  YELLOWSTONE LANDSCAPE  199.00	007049
6/26/25 00334 6/10/25 933985 202505 320-57200-46000 * 895.50	
MAY IRRIGATION REPAIRS  YELLOWSTONE LANDSCAPE 895.50	007050
6/26/25 00334 6/10/25 933986 202505 320-57200-46000 * 330.95	
MAY IRRIGATION REPAIRS  YELLOWSTONE LANDSCAPE  330.95	007051
6/26/25 00334 $-6/10/25$ 933982 202506 320-57200-46000 * 3,085.00	
DECODER REPLACEMENT  YELLOWSTONE LANDSCAPE  3,085.00	007052
6/26/25 00334 6/10/25 933983 202503 320-57200-46000 * 618.00	
MAR IRRIGATION REPAIRS  YELLOWSTONE LANDSCAPE  618.00	007053
6/26/25 00334 6/10/25 933987 202506 320-57200-46000 * 328.00	
JUN IRRIGATION REPAIRS  YELLOWSTONE LANDSCAPE  328.00	007054
TOTAL FOR BANK A 371,970.15	

REDG RIVERS EDGE OKUZMUK

TOTAL FOR REGISTER

371,970.15

Quote #: q65958

Rivers Edge CDD

All About Events

6100 Philips Highway Jacksonville, FL 32216

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

www.allabouteventsjax.com

Status: Quote

Quote #: q65958

Event Beg: Sat 9/13/2025 8:00AM Event End: Sat 9/13/2025 6:00PM

Operator: Taylor Weber

Customer#: 20643

Rivers Edge CDD

Phone 904-940-5850

475 W Town PI

Job Descr: Delivery

Ste 114

Saint Augustine, FL 32092

Ordered By: Kim Fatuch

Sales Rep: Taylor Weber taylor.weber@allabouteventsjax.com

Delivery Fri 9/12/2025

Kim Fatuch 720-285-6311 RiverHouse at RiverTown

140 Landing St

Jacksonville, FL 32259

CUSTOMER TO CONFIRM DELIVERY/PICKUP TIMES

Pickup Mon 9/15/2025

Kim Fatuch 720-285-6311 RiverHouse at RiverTown

140 Landing St

Jacksonville, FL 32259

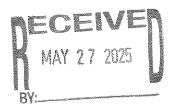
CUSTOMER TO CONFIRM DELIVERY/PICKUP TIMES

λty	Items Rented	Each	Status	Disc%	Price
2	PICNIC TABLE - 6' Client responsible for set-up and breakdown of tables unless otherwise noted.	\$89.955	Rental	10%	\$179.91
2	WHISKEY BARREL BISTRO TABLE ONLY 2 AVAILABLE	\$89.955	Rental	10%	\$179.91
1	12' X 16' STAGE	\$486,00	Rental	10%	\$486.00
20	STAGE LEGS - 2'	\$0.00	Rental	10%	\$0.00
1	STAGE STAIRS - 2'	\$78.30	Rental	10%	\$78.30
5	STAGE SKIRTING - 2' X 8' BLACK	\$10.80	Rental	10%	\$54.00
40	STAGE SKIRT CLIPS	\$0,00	Rental	10%	\$0.00
1	20' X 20' STAGE	\$1,012.50	Rental	10%	\$1,012.50
36	STAGE LEGS - 2°	\$0.00	Rental	10%	\$0.00
1	STAGE STAIRS - 2'	\$78.30	Rental	10%	\$78.30
8	STAGE SKIRTING - 2' X 8' BLACK	\$10,80	Rental	10%	\$86.40
64	STAGE SKIRT CLIPS	\$0.00	Rental	10%	\$0,00
2	RUSTIC WOOD BAR	\$179,10	Rental	10%	\$358.20
2	WHISKEY BARREL	\$0.00	Rentai	10%	\$0.00
1	FLOOR/STAGE PRODUCTION FEE	\$250.00	Retail		* \$250.00
1	Delivery 32259	\$199.00	Delivery		\$199.00

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

Quote is valid for 5 days.

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



Approved CDD I Submitted to AP on 5.27.25 by Kimberly Fatuch

Kimberly Fatuch

Page 5 of 5

Quote #: q65958

Rivers Edge CDD

Quote	Rental:	\$2,513.52
Cancellation / Reschedule Policy – You may cancel your order up until 14 days prior to delivery/customer pick-up and receive a tore credit for the amount paid less a 25% service fee. This store credit is good for 12 months from issuance. This excludes	Damage Waiver:	\$245.07
pecial order and/or sub-rented items. These may not be canceled. There are no refunds/store credits given on cancellations made ass than 14 days prior to delivery/customer pick-up.	Sales:	\$250.00
	Delivery Charge:	\$199.00
	Subtotal:	\$3,207.59
	Total:	\$3,207.59
	Paid:	\$0.00
Rivers Edge CDD	Amount Due:	\$3,207.59

**Upcoming Delivery Dates** 

Delivery Calendars are available for each of

your Ship-To Locations by accessing your self-

service account online at selfserve.water.com.



Crystal

Bottled Water \* Filtration \* Coffee

We are proud to offer iconic brands like Pure Life Purified Water and Saratoga Spring Water, plus other regional water brands, available in a variety of sizes from 8-ounce bottles to 1-gallon bottles. Add these to your next delivery order at water.com/myaccount.

Customer Account#:662311414845635

RIVERTOWN FITNESS CENTER

See Account Summary Details

Invoice Date: Invoice #: Purchase Order #: 05-18-25 14845635 051825 See Details Below

Date

Transaction #

Details

Previous Balance

Summary continued on next page...

Qt y. Each

,

Amount

1,362.42

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

Previous Balance \$1,362.42 Payment \$1,352.42

Total New Charges \$188.82

Pay This Amount

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



Crystal

200 Eagles Landing Blvd Lakeland, FL 33810 Customer Account#:

Due By: Late Fees May Apply After:

Total Amount Due:

662311414845635 Upon Receipt 06-10-25 \$198.82

356. P.0040

Check here and see reverse for address and phone corrections.

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#### Customer Account#:662311414845635

ate Détails		Qty.	Each	Amount
-25-25	Payment - Thank You			-312,75
	Downer There Voy			-317.24
-25-25	Payment - Thank You			-353.72
5-05-25	Payment - Thank You			
5-05-25	Payment - Thank You	1		-368.71
	Remaining Balance			10.00
	Products and Other Charges			208.84
	Ship To Reference # 15261387			
	Total Products and Other Charges	7,00		208.84
				***************************************
	Rental Ship To Reference # 15261387			9.98
	Total Rental			9.98
				1
	Deposits			-30.00
	Ship To Reference # 15261387			-30.00
and the same of th	Total Deposits	9-1-15 (4 ) 1-1   1-1	-0.00000 000 00000 -00000-0000	
	Total New Charges:			188.82
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#### Customer Account#:662311414845635

Date	Détails		Qty.	Each	Amount
		Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259		over programme to the control of the	
	R2511821545799	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO Sales Tax Total	1	9.98	9.98 0.00 <b>9.98</b>
	Rec'd By:				
05-06-25	T251266970032	CRYSTAL SPRINGS 5G SPRING WATER 5.0 GALLON BOTTLE DEPOSIT 5.0 GALLON BOTTLE RETURN DELIVERY FEE	15 15 -20 1	12.99 6.00 6.00 13.99	194.85 90.00 -120.00 13.99 0.00
		Sales Tax Total			178.84
	Rec'd By:				
		Total for Location			188.82
		**Effective on your next statement, new pricing will apply to your 5-gallon water and equipment rental. To help ensure we're delivering the quality products you expect we're adjusting our pricing. Thank you, we appreciate your business.**			
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How to Read Your Bill  Delivery Calendar: Your scheduled deliveries for	Graphics to the state of the st	Gastar Sun Tenan Calls  Meter Sun Tenan Calls  Meter Sun Sun Tenan Calls  Meter Sun	Important Manifuly Promotions: Register online for access to your account. You can view and pay your bill, check delivery schedule and order
the next three months.	Conserve democray 27245474534683	bysing dash Class 1	products all online.
Customer Account Number:	ESTANCE STREET  STORY THE STREET  MAN TO STREET STRE	Perhase Over R	99 rat. 89
For prompt service, please use this number when referring to your account.	Produce Relation  C23220 Papering Englished objects There has been using the control of the cont	\$129 \$129 \$120	Bottle Deposits: Highlights bottle deposits and returns.
	Epiper par 31 g. 10 cmm/or Square en Linder 10 cmm/or sq		Easy to Psy: Psy your invoice through the mail, online at
Summary: Previous balance and posted payments since last bill.	POSITION & SECTION FROM COLD COMMENT IN THE SECTION OF T	es in	Pay your invoice through the mail, online at www.water.com or call us to expedite your remittance with automatic credit card paymen
	This yes, form that is about in the by the by the sense areas by, yes, one year had you benefits (yes they show you get had be abovey at water		W. Ferrange C. S.
Total New Charges: This information provides totals for various products and transactions.	10034 7 10036	grange of the second se	Mail Remittance With Payment To: Please detach remittance and mail
Talliago produces and included in	Series to the series of the se	uses RECORDER: U) (CC2) (22 CEAT OF PAIN SIZE) (FIRST CONTROL	using business envelope provided.
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#### Billing Rights Summary

in case of Errors or Questions About Your Bill:

in case or errors of Questions Apolit Your shift.

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

in your letter, give us the following information:

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

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

#### Electronic Funds Transfer Notice

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

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

#### **Insufficient Funds Notice**

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

#### We appreciate your business.

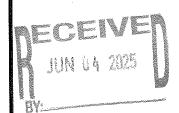
As a food product, bottled water is subject to rules and regulations promulgated by the Federal Food and Drug Administration (FDA).
For futher information, please write DS Services of America, Inc. at P.O. Box 660579, Dallas, TX 75266-0579.

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

Address Changes				and the grant of t
Mailing address only Mailing and delivery address	ł			
Name				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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Customer Account Number		Do Not Fo	rget To:	
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© 2019 DS Services of America, Inc. All rights reserved

- Write the complete account number on your check
- Mail remittance and payment using the enclosed envelope.



# Rivers Edge COMMUNITY DEVELOPMENT DISTRICT

#### General Fund

### **Check Request**

Date	Amount	Authorized By		
June 4, 2025	\$150.00	Kenneth Council		
4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4	Payable to:			
	Locksey Larkin			
Date Check Needed:	Budget Categor	y:		
ASAP	001.300.36900.	10200		
Special Even	nt Deposit Refund	All and the second seco		
	r Dr, St Johns, Florida 32259			
	1000000			
14.000	Agri, dansami	AAA (AAA)		
	Arranger	4-10-10-10-1		
(Attach	supporting documentation for re	equest.)		

			ivers Edge CDD1 Deposit Sheet	5/14/202	5		1			
	DATE	CHECK/MO#	RESIDENT	CASH	CHECK	DESCRIPTION		C	CASH	
1	4/25/2025	cash	Primp by Rhian Richard LLC	\$25		Primp Truck Pkng	\$ 1	00		\$0
2	4/25/2025	cash	Food Truck Friday	\$65		FTF 4/25	\$	50		\$0
3	5/2/2025	cash	Primp by Rhian Richard LLC	\$25		Primp Truck Pkng	\$	20	12	\$240
4	5/2/2025	cash	Food Truck Friday	\$95		FTF 5/2	\$	10	5	\$50
5	5/9/2025	cash	Primp by Rhian Richard LLC	\$25		Primp Truck Pkng	\$	5	10	\$50
6	5/9/2025	cash	Food Truck Friday	\$110		FTF 5/9	\$_	1	5	\$5
7	4/22/2025	19719427269	Art in Motion		\$ 20.00	Art PGM Feb	То	tal C	ash	\$345
8	4/22/2025	19719427270	Art in Motion	Branching.	\$ 30.00	Art PGM March				
9	4/22/2025		Art in Motion		\$ 35.00	Art PGM April	1			
10	12/16/2025		Anh Le		\$ 125.00	RH rent	]			
11	1/21/2025	185	Reba Peacock	2	\$ 150.00	RH rent 4/19	]			
12	2/5/2025	10687	Veronica Moody		\$ 150.00	Rh rent 4/27	1			
13	2/5/2025	4752	Daniel Davis		\$ 150.00	RH rent 5/3	1			
14	2/11/2025		Tatiana Ade		\$ 150.00	RH 5/4	1			
15	2/12/2025	1890	Courtney Hall		\$ 150.00	RH 5/4	1			
16	2/21/2025		Locksey Larkins		\$ 150.00	RH 4/19	1			
17	3/31/2025	1098	Emily Rea	1.0	\$ 75.00	Cab 5/4				
Total				\$345	\$1,185.00		]			
	•		TOTAL TO BE DEPOSITED	\$1.	530.00					
			Prepared by: Ken Counc	il <u> </u>	C Council		1			

Total Deposit

\$1,530.00



#### SUNDANCER SIGN GRAPHICS

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

## INVOICE

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

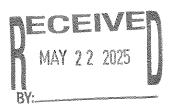
SHIP TO
Rivers Edge CDD
140 Landing St
St Johns, FL 32259

DATE 05/22/2025
DUE DATE 06/21/2025
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Services *SIGN FACE REPLACEMENT PROJECT* *63 Total Sign Faces Installed	1	5,575.00	
	,		

SUBTOTAL TAX TOTAL BALANCE DUE 5,575.00 0.00 5,575.00 **\$5,575.00** 

Approved RECDD Submitted to AP 5.22.2025 By Kevin McKendree Kevin McKendree



#### TMT Electric, LLC

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



904-789-0193

Veteran Owned

#### INVOICE

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

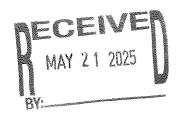
 INVOICE
 1137

 DATE
 05/21/2025

 TERMS
 Net 30

 DUE DATE
 06/20/2025

DATE ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Services	Nine tree lights replaced at the Visitor's Center on the CDD maintained portion of the parking lot. Provided and installed new LED tree lights and mounting caps. Verified correct operation upon completion.	1	1,780.00	1,780.00
Please make check payable to TMT Electric LLC.	SUBTOTAL			1,780.00
	TAX			0.00
	TOTAL			1,780.00
	BALANCE DUE	.,		\$1,780.00



Approved RECDD Submitted to AP 5.21.25 By Kevin McKendree

Kevin McKendree

### Service Slip/Inveice

INVOICE:

620647066

DATE:

05/20/2025

ORDER:

620647066

Bill To:

[233943]

Pest

Rivers Edge CDD Richard Losco 475 West Town Place Suite 114

**Z**Turner

Saint Augustine, FL 32092-3648

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Work Location:

[233943]

904-679-5523

RiverHouse(RECDD 1) Richard Losco 140 Landing Street Saint Johns, FL 32259-8621

ह) हैं (चे श्रेह्म रहे   05/20/2025   <sup>°</sup> (चे हुने होते)	1(Matc)	Target Pest Teams NET 30	Teehmosur  Last Survice Map Go	ide		Trime II 12:13 PM Trime 3.1 12:13 PM
Se	nvice:	NET 30	- Bescription			Price
PCM		Commercial Pest Contr	rol - Monthly Service			<b>\$225.16</b>
				TAX	T. PAID	\$225.16 \$0.00 \$0.00 \$225.16
		Approved RECE Submitted to A/I		AMC	DUNT DUE	\$225.16
		By Richard Lose Richard Lo	00	we		
			CEIVE AY 2 3 2025	Fall	CHNICIAN SIGNA	TURE
		5Y:	economic de la maria della mar	CU	Hailey STOMER SIGNA	TURE

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

Customer agrees to pay accrued expenses in the event of collection.

## Sepvice Slip/Inveloc

INVOICE:

620647167

DATE:

05/20/2025

ORDER:

620647167

**Z**Turner Pest **Control** 

PAYMENT ADDRESS:
Turner Peat Control LLC - P.O. Box 600323 - Jacksonville, Florida 32269-8323
904-355-5300 - Toil Free: 808-225-5305 - turnerpeat.com

Він То; [233943]

Rivers Edge CDD Richard Losco 475 West Town Place Suite 114

Saint Augustine, FL 32092-3648

Work Location:

[233943]

904-679-5523

RiverHouse(RECDD 1) Richard Losco 140 Landing Street Saint Johns, FL 32259-8621

ត្តមស្ដៃទីទ្រាវិធី 05/20/2025 ខិព្យវុទ្ធព្រះស្រ	18/4/0 12:13 PM	Tangal Best	Teshnician Last Service Map Ci		12:13 PM
		NET 30	05/20/2025		12:50 PM
5.1	Alexander (		ं शहाने शृक्षी है		Pivies -
РСМ		Commercial Pest - Fle	ea/Tick Monthly Service		\$385.98
				SUBTOTAL TAX AMT. PAID TOTAL	\$385.98 \$0.00 \$0.00 \$385.98
		Approved RI Submitted to By Richard I Richard	o A/P 05-23-25 Losco	AMOUNT DUE	\$385.98
		B	For an experimental construction and con	TECHNICIAN SIGNATURE TECHNICIAN SIGNATURE SIGN	

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

5

Thereby asknowledge the satisfactory completion of all services rendered. and agree to pay the cold of services as specified above.



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

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

Invoice Number	254225294
Customer Number	C3178876
Invoice Date	05/13/2025
Due Date	06/12/2025
Order Date	05/09/2025
Order Number	S152498663
Order Method	WEB

**Delivery Address** 

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

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

#### **Important Messages**

#### IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
WBIHAB6FTL40	LINER,33GAL,40/BX,BK	1	ВX	16.34	
CLO30966	CLOROX BLEACH LIQUID COMMERCIAL SOLUTIONS GERMICIDAL CONCEN	1	CT	20,99	20.99

SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL: ORDER TOTAL:

0.00 37.33 Total Due: 37.33

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



W.B. MASON CO., INC. PO BOX 981101

BOSTON, MA 02298-1101

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



Approved RECDD 1 Submitted to A/P 05-23-25 By Richard Losco Richard Losco

Remittance Section			
Customer Number	C3178876		
Invoice Number	254225294		
Invoice Date	05/13/2025		
Terms	Net 30		
Total Due	37.33		

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



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

Invoice Number	254226685
Customer Number	C3178876
Invoice Date	05/13/2025
Due Date	06/12/2025
Order Date	05/09/2025
Order Number	S152664924
Order Method	WEB

**Delivery Address** 

Rivers Edge CDD 1 Attn.; Ken

140 Landing Street Saint Johns FL 32259

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

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

#### **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
TCO28600	BAG;WASTE;DOG	2	СТ	46.99	93.98
CLO31043	DISINFECTANT,4IN1,OR	4	EA	4,99	19.96
GPC43714	SOAP FOAM REFILL, GENTLE, PAC BLU ULT, FRAG FREE, 4/CT	2	CT	49.78	99.56
RAC96085	CLEANER, TOILET, WITH BLEACH, 24 OZ, 2/PK, 4PK/CT	1	PK	7.27	7,27
NWLNEBPFGM	NITRILE EXAM 5 MIL POWDER-FREE GLOVES BLACK - MEDIUM	1	BX	10.99	10.99
NWLNEBPFGXL	NITRILE EXAM 5 MIL POWDER-FREE GLOVES BLACK - X-LARGE	1	BX	10,99	10.99
SJN327171	ORIGINAL GLASS CLEANER, FRESH SCENT, 32 OZ SPRAY BOTTLE, 4/CT	1	СТ	15.34	15.34
ZPEZUHTFF128	HIGH TRAFFIC FLOOR POLISH, 1 GAL BOTTLE	1	EΑ	24,23	24.23
CLO31221	CLEANER.CLOROX CLEANUP	1	СТ	65.45	65.45
CLO30966	CLOROX BLEACH LIQUID COMMERCIAL SOLUTIONS GERMICIDAL CONCEN	1	CT	20.99	20.99
MRCP100N	TOWEL,CFOLD.1PLY.RCY,15X19,2400/CT,NAT	2	CT	29.99	59.98

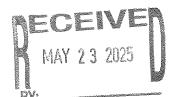
- Please See Next Page for Continuation -

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



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

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



Approved RECDD 1 Submitted to A/P 05-23-25 By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	254226685
Invoice Date	05/13/2025
Terms	Net 30
Total Due	515.59

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



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

Customer Number	C3178876
Invoice Number	254226685
Invoice Date	05/13/2025

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE	
	- Continued On From Previous Page -					
MRC05002	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	59.49	59.49	
FRS3WDS60CME	URINAL SCREEN,THE WAVE,CUC MELON,10/BX	1	BX	27.36	27.36	

SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL: ORDER TOTAL:

515.59 0.00 515.59 515.59

**Total Due:** 



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

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

	PM(P)
Invoice Number	254257997
Customer Number	C3178876
Invoice Date	05/14/2025
Due Date	06/13/2025
Order Date	05/09/2025
Order Number	S152498663
Order Method	WEB

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
SCC42BR	CUP,PPR,CONE,4.25OZ,WH	1	СТ	173.98	173.98

SUBTOTAL:

BTOTAL: 173.98 S TOTAL: 0.00

TAX & BOTTLE DEPOSITS TOTAL: ORDER TOTAL:

TOTAL: 173.98

Total Due:

173.9

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



W.B. MASON CO., INC. PO BOX 981101 BOSTON, MA 02298-1101 ECEIVE MAY 2 3 2025

Approved RECDD 1
Submitted to A/P 05-23-25
By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	254257997
Invoice Date	05/14/2025
Terms	Net 30
Total Due	173.98

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

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





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

	` '
Invoice Number	254277258
Customer Number	C3178876
Invoice Date	05/14/2025
Due Date	06/13/2025
Order Date	05/13/2025
Order Number	S152903043
Order Method	WEB

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

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

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

#### **Important Messages**

#### IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MRCP200N	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	1	СТ	29.49	29.49

SUBTOTAL:

TAX & BOTTLE DEPOSITS TOTAL:

ORDER TOTAL:

0.00 29,49

29.49

**Total Due:** 

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



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

Approved RECDD 1 Submitted to A/P 05-23-25 By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	254277258
Invoice Date	05/14/2025
Terms	Net 30
Total Due	29.49

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

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



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

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

254289566
C3178876
05/15/2025
06/14/2025
05/09/2025
S152664924
WEB

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

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

#### **Important Messages**

#### IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ZPEZUHTC128	CLEANER,HI,TRAF,128OZ	1	CT	41.29	41.29

SUBTOTAL:

TAX & BOTTLE DEPOSITS TOTAL:

ORDER TOTAL:

41.29 0.00 41.29

Total Due:

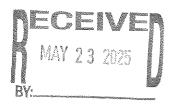
41.29

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



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

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



Approved RECDD 1 Submitted to A/P 05-23-25 By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	254289566
Invoice Date	05/15/2025
Terms	Net 30
Total Due	41.29

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





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

254323497 Invoice Number Customer Number C3178876 05/16/2025 Invoice Date 06/15/2025 **Due Date** 05/09/2025 Order Date S152664924 Order Number WEB Order Method

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

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

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

#### Important Messages

#### IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

-					
ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TOC110242	TRIGGER.BLUE/WHITE 8".BE, 200/CT	4	EΑ	1.99	7,96

SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL: ORDER TOTAL:

0.00 7.96 Total Due:

C3178876

254323497

05/16/2025

Net 30

7.96

7.96

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

WHO BUT

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

Submitted to A/P 05-23-25

Richard Losco

Approved RECDD 1 By Richard Losco

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

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

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

Remittance Section

**Customer Number** Invoice Number

Invoice Date

**Total Due** 

Terms



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

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

·	PM(P)
Invoice Number	254328075
Customer Number	C3178876
Invoice Date	05/16/2025
Due Date	06/15/2025
Order Date	05/13/2025
Order Number	S152903043
Order Method	WEB

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	2	СТ	58.99	117.98

SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL:

TOTAL: 117.98 TOTAL: 0.00

ORDER TOTAL:

117.98

Total Due:

: 117.9

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



W.B. MASON CO., INC. PO BOX 981101 BOSTON, MA 02298-1101 MAY 2 3 2025

Approved RECDD 1
Submitted to A/P 05-23-25
By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	254328075
Invoice Date	05/16/2025
Terms	Net 30
Total Due	117.98

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

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

#### Wipes LLC

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



#### INVOICE

BILL TO Rivers Edge CDD 475 West Town Place,

St. Augustine, Fl. 32092

BALANCE DUE

Rivertown - St Johns FL 140 Landing St Suite 114

St Johns, FL 32259

SHIP TO

SHIP DATE SHIP VIA

05/20/2025 UPS

INVOICE DATE **TERMS** DUE DATE

20689 05/20/2025 Net 30 06/19/2025

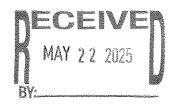
\$346.26

garan da da	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	3	98.96	296.88
Shipping	Freight Cost	3	16.46	49.38
Sales Tax	Sales Tax calculated by AvaTax for 53864-V0 at Tue May 20 02:28:52 UTC 2025	1	0.00	0.00
SUBTOTAL				346.26
TOTAL				346.26
at talka and a strong of the service of the service of the	en and the state of the second	and an analysis are at a transfer on the second of the second of the second at a second and a second at a second of the second		ere ere er

Payanvalee

Approved RECDD 1 Submitted to A/P 05-22-25 By Richard Losco

Richard Losco





#### 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 W

475 West Town Place Suite 114

St. Augustine, FL 32092

#### INVOICE

INVOICE #	INVOICE DATE
916496	5/19/2025
TERMS	PO NUMBER
Net 30	

#### **Remit To:**

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: June 18, 2025

Invoice Amount: \$1,343.80

escription cate, troubleshoot, and repair valve failure	urrent Amount
Irrigation Repairs	\$1,343.80

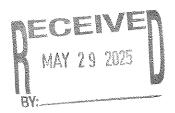
**Invoice Total** 

\$1,343.80

IN COMMERCIAL LANDSCAPING

Approved RECDD I Submitted to AP on 5.29.2025 by Jason Davidson

Jason Davidson



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



# completed

W. O. # NAME ADDRESS DATE

River	То	wn	••••	
Indian g	rass	cdd :	Ĺ	
5/13/2025	٠	PG	OF	

#		-			EACH	E>	TNSN
1	Decoder				\$540.00	\$!	40.00
4	splic kits				\$9,95	\$	39.80
1	cutt wire				\$20.00	\$	20.00
						\$	-
						\$	-
						\$	*
						\$	-
						\$	-
						\$	
						\$	*
				<del></del>		\$	4
		to and relation to the				\$	#
						\$	-
						\$	•
						\$	
					RTS TOTAL	\$	599.80
[	Please stamp here	7	DESCRIPTION	HOURS	RATE		TOTAL
			Tech	8	# \$93.00	1	744.00
						\$	·····
						\$	**
L					(-1)1	\$	744.00
	6 mmunico d		ι	ABOR & REI	HAL IOIAL	<u> </u>	744.00
	Approved	tw.*.					
	Not Approved						
Commo	ents:			PR	DPOSED WORK		
cutt wi	re and new Decoder			Ą	MATERIALS	\$	599.80
<u> </u>				LABOI	& RENTAL	\$	744.00
					TOTAL	\$	1,343.80
	<b>b</b>	•					
	Earl		CLIE	<b>V</b> T			



#### 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
916497	5/19/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: June 18, 2025

Invoice Amount: \$616.00

Description Current Amount
May irrigation repairs-2025******87 Perdido St.******

Irrigation Repairs

\$616.00

**Invoice Total** 

\$616.00

IN CORRESPONDED LANDSCAPING

Approved RECDD I Submitted to AP on 5.29.2025 by Jason Davidson

Jason Davidson



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



# Irrigation Inspection Report

W. O. #
NAME
<b>ADDRESS</b>
DATE

RIVERTO	OWN		
87 perdi	do st		
5/15/2025	PG	1 OF	2

cdđ 1

RUN DAYS																
START TIME(S)	9p	m	Α		М	w	F		WA	TER S	OURCE	<b>.</b>		REC	LAIM	
START TIME(S)	START TIME(S)		В	s	МТ	w T	F S		C	LOCK	TYPE		R	AINBIR	D ESP-LX	D
START TIME(S)	•		С	S	мт	w T	F S	F S RAIN/FREEZE SWITCH		YES						
					L 2012 700 P 70 17 17 17 17 17 17 17 17 17 17 17 17 17											<u>-</u>
ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	R	R	R	S	R	S	S	S	R	S		S	S	S	S	S
RUN TIME	45	45	40	20	20	20	20	20	40	20	5	20	20	35	20	20
PROGRAM	Α	Α	Α	Α	Α	Α	Α	Α	Α	A	Α	Α	Α	Α	Α	Α
		S= spray	heads		R≃rotor	neads		8=bubb	ers	D=c	rlp, neta	tim or m	icro spra	ıγs		······
ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																
		Note: A	bove iter	ns are pa	art of Irri	gation w	et cneck	I			1		1			
BROKEN PIPE												1				
BROKEN HEADS							1			2		1				
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES					<u>.</u>			1		1		2				
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)				***												
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE											ļ				ļ	
	<u> </u>	Note: C	rcled iter	ns are co	ompleted	1		<b></b>		<u> </u>	<del>/</del>		·	*		
					•											
Comments:zone 12 broken 1" pip	e															
<u> </u>				<del></del>				·								

DATE COMPLETED

5/15/2025

TECHNICIAN

davon albert

CLIENT



# Irrigation Inspection Report

W. O. #
NAME
ADDRESS
DATE

RIVERTO	NWC		
87 PERDI	DO ST		
5/15/2025	PG	2 OF	2

TELLOWSTONE					•					cdd1									
			_			RUI	V DA	.YS											
START TIME(S)	9F	·Μ	Α		М				F		WATER SOURCE				_	RECLAIM			
START TIME(S)			В	s	М	Т	w	Т	F	S	CLOCK TYPE				<del></del>	RAINBIRD ESP-LXD			
START TIME(S)			C	S	М	т	w	т	F	s	RAIN/FREEZE SWITCH				YES				
			_									·,····.						<del></del>	
ZONE #	17	18	19	20	2	1	22	2	2	3	24	25	26						
TYPE (S,R,B,D)	S	S	S	S/R	S	•	S	,	F	₹	S	mpr	R						
RUN TIME	20	20	10	35	2	0	20	0	3	5	20	20	35						
PROGRAM	Α	Α	Α	Α	Δ	1	Д		A	4	Α	Α	Α						
		S= spray	/ heads		R=ro	tor	nead:	S			8=bubb	lers	D=	drip, net	afim or	micro s	rays		
ADJUSTMENTS																			
PARTIAL CLOGS																$\perp$			

STRAIGHTENED Note: Above items are part of irrigation wet check **BROKEN PIPE** 1 1 1 1 1 **BROKEN HEADS BROKEN NOZZLES** SEVERELY CLOGGED 2 1 INCORRECT NOZZLES CHANGE TO 6 " CHANGE TO 12" CHANGE POP UP TO RISER RAISE HEADS (coverage) MISSING HEADS NON TURNING ROTORS VALVE FAILURE

	Note: Circled	items are completed			 
Comments: zone 21 and 24 bro	ken 12" spray head				 
		V			
	. 121 144, 4974			***************************************	
DATE COMPLETED	5/15/2025	TECHNICIAN	DAVON ALBERT	CLIENT	 

YELLOWSTONE LANDSCAPE

# COMPLETED WORK

W. O. #

NAME RIVER TOWN

ADDRESS 87 PERDIDO ST

DATE 5/15/2025

CDD1

#			T		EXT	ENTION
6	BROKEN 6" SPRAY + NOZZLES		\$	17.00	\$	102.00
7	NOZZLES		\$	4.00	\$	28.00
1	BROKEN 1" LATERAL LINE MISC FITTINGS		\$	12.00	\$	12,00
2	broken rotor		\$	26.00	\$	52.00
2	broken 12" spray head		\$	25.00	\$	50.00
					\$	_
					\$	-
					\$	-
					\$	-
					\$	-
					\$	-
					\$	
					\$	-
			T		\$	-
					\$	-
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					\$	_
					\$	<b>+</b>
					\$	-
		PARTS	ТО	TAL	\$	244.00

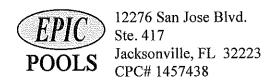
DATE	DESCRIPTION	HOURS	 RATE	7	ΓΟΤΑL
5/15/2025	TECH	4	\$ 93.00	\$	372.00
				\$	-
				\$	•
				\$	••
				\$	372.00

		Υ	0.2
COMMENTS : REPAIR BROKEN 1" line	***************************************		•
	NAATEDIALC	116	244.00
	MATERIALS	]   >	244.00
	LABOR & RENTAL	\$	372.00
	TOTAL	\$	616.00
		£	

DATE COMPLETED 5/15/25

TECHNICIAN DAVON ALBERT

CLIENT



# **Invoice**

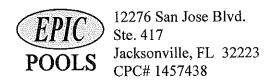
Date	Invoice #
6/3/2025	47242

904-417-5100 Phone

Bill To				Job Address						
Rivers Edge 475 West T Ste. 114 St. Augustin		2		Rivers Edge CDD One Welcome Center 90 Lanier Street Saint Johns, FL 32259						
P.O. Nu	ımber	Terms	Rep		Project					
		see contract								
Quantity		Descri	ption		Price Each	Amount				
1	CAT2000	propose to furnish all mate	tube in the Sten	ner pumps, all new	5,320.00	5,320.00				

	Epic Pools propose to furnish all materials, labor, and tools to install new CAT2000 chemical controller, feeder tube in the Stenner pumps, all new tubing from filter pump to the stenner feeder and from feeder to existing chemical tanks. Calibrate chemical controller and verify proper operation for the Splash Pad at Rivertown.	5,320.00	5,320.00
Approve	for your business, we appreciate it very much.  ed RECDD  ed to AP 6.3.2025	Total	\$5,320.00
By Kevi	n McKendree WcKendree	Payments/Credits	\$0.00
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Balance Due	\$5,320.00

debbie@epicpool.com	www.epicpool.com



# Invoice

Date	Invoice #
6/5/2025	47254

904-417-5100 Phone

Bill To			Job Address			
Rivers Edge 475 West To Suite 114 St. Augustin	own Place	;		Rivers Edge CD Welcom Center 90 Lanier Street Saint Johns, FL		
P.O. Number Terms Rep		Rep	Project			
			DB			
Quantity		Descrip	otion		Price Each	Amount
	Approved RECDD Submitted to AP 6.5.2025 By Kevin McKendree  Kewin McKendree				2,650.00	2,650.00
Thank you	Thank you for your business, we appreciate it very much.				Total	\$2,650.00
					Payments/Cre	edits \$0.00
					Balance D	<b>ue</b> \$2,650.00

debbie@epicpool.com	www.epicpool.com

## 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:

06/01/2025 101300 07/01/2025

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

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)		

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

Kevin McKendree

Approved RECDD

Submitted to AP 6.3.25

By Kevin McKendree

Thank You For Your Business!



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

INVOICE NO.	23474025	
DATE	05/27/25	

#### 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	on Receipt 1946 1946			P.O. NO.		
Description		Quan	tity	Unit of Measure	Price	Amount
Security Service 05/12/2025-05/25 Security Officer Mileage		1	12.00 05.00	Hours Per Appro Subm By Rid	ved RECDD 1	02-25
Please remit payment to: Giddens Security Co		/e S Suite 1	Jackson		erd Losci	2,903.42
				TOTAL(\$)		\$2,903.42

#### Governmental Management Services, LLC

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

## Invoice

\$5,934.87

**Balance Due** 

Invoice #: 278
Invoice Date: 6/1/25

Due Date: 6/1/25

Case:

P.O. Number:

#### Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2025 Website Administration - June 2025 Information Technology - June 2025 Dissemination Agent Services - June 2025 Office Supplies Postage Copies Telephone		4,670.00 139.25 270.33 571.17 1.14 119.04 137.25 26.69	4,670.00 139.25 270.33 571.17 1.14 119.04 137.25 26.69
	Total Payments	s/Credits	\$5,934.87 \$0.00



# K. ROSE PRODUCTIONS LLC

Kalani Rose (904)-524-2347 Kalanirosie@aol.com 1242 Glynlea Rd Jacksonville FL 32216

Invoice to:

**Rivers Edge CDD I** 475 West Town PL, Suite 114 St. Augustine, FL 32092 Invoice #001

Approved CDD I Submitted to AP on 6.4.25 by Kimberly Fatuch

Kimberly Fatuch



**Event Details:** 

Event Date - Saturday June 21st 2025

Event Location -140 Landing St. St. Johns, FL 32259
Event performance time @4-6pm
Plumeria Package (Solo Musician - Vocals & Acoustic Uke/Guitar)

Description

Price

Total

Load in 1 Hour to performance (unless discussed earlier by client)

PA provided by Musician

2 Hour acoustic/vocals solo - top 40 music (short 10 min break from musician)

Pay to: @Kalani Rose Music

DEPOSIT/ FULL PAYMENT
THROUGH ZELLE, CHECK OR VENMO

Total Due: \$750.00

75% nonrefundable Deposit Due to firmly lock in event date -\$562.50

MAHALO FOR PARTNERING WITH K.ROSE PRODUCTIONS LLC!





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

Government Management Services 475 West Town Place Suite 114

Bill To

Rivers Edge c/o

St Augustine FL 32092

### Invoice

Date Invoice# 6/1/2025 131295628993

Terms	Net 20
Due Dáte	6/21/2025
PO #	

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

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

Item	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	\$2,603.65
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$50.00

 Subtotal
 \$2,653.65

 Tax
 \$0.00

 Total
 \$2,653.65

 Amount Paid/Credit Applied
 \$0.00

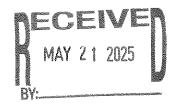
Balance Due \$2,653.65

#### Click Here to Pay Now



Approved RECDD Submitted to AP 5.21.25 By Kevin McKendree

Kevin McKendree







Cotumbus Office 8415 Pulsar Place, Suite 300, Columbus, OH 43240 P: 614.839,0250 F: 614.839,0251

May 30, 2025

Project No:

P0113094.60

Invoice No:

54667

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

Project

P0113094.60

Rivers Edge CDD - O & M

For services including attending April CDD meeting via phone, coordination of alley proposals.

Professional Services from April 01, 2025 to April 30, 2025

**Professional Personnel** 

	Hours	Rate	Amount
Vice President	3.00	250.00	750.00
Totals	3.00		750.00
Total Labor			

**Total this Invoice** 

750.00 \$750.00

Invoice received 6/5/2025

Corbin deNagy 6/6/2025



## Quill's Tree Services, LLC

255 Rivertown Shops Drive | Suite 102 #140 | St Johns, Florida 32259

+1 904-788-1185 | brent@quillstreeservices.com | www.quillstreeservices.com

#### RECIPIENT:

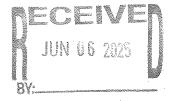
#### **Vesta Property Services**

Rivers Edge CDD 1 475 West Town Place Suite 114 St. Augustine, Florida 32092 Phone: 904-607-1038

Inwolescalls	
Issued	Jun 02, 2025
Due	Jul 02, 2025
. Toki	\$2,000,000

#### For Services Rendered

APJAsceral/Arthuber	Desomption	(a) we	- Wandana	Terist
Way 17, 2025				
Tree Removal in Northlake for Domini Katz	Two trees were felled, cutting them to approximately ground level, leaving all wood and debris in the preserve.	1	\$350.00	\$350.00
Tree Removal in Northlake for Domini Katz		1	\$250.00	\$250.00
May 10, 2025				
Tree Removals at Orange Branch and Kendal Crossing.	Complete removal of two hazardous pine trees and a hazardous oak tree, including cutting them down to ground level, hauling away all wood and debris.	3	\$333.33333	\$1,000.00
May 17, 2025	The state of the s			
Tree removal at Orange Branch and Verdure St.	Fell one large and extremely hazardous pine tree near the sidewalk at the intersection above. Cut the pine tree to ground level and left all wood and debris carefully staged in the preserve.	1	\$400.00	\$400.00



Approved RECDD Submitted to AP 6.6.2025 By Kevin McKendree

Kevin McKendree

Thank you so much for your business. It was an absolute pleasure serving you and my community today. Don't hesitate to contact us with any questions regarding this invoice.

Total

\$2,000.00

Invoice #5492







#### **RIVERTOWN**



Access Code



\*05IWS1V798WB\*

Due Date:

Jun 1st 2025

Balance (USD):

\$208.67

#### **SELECT YOUR PAYMENT METHOD:**

Pay with card









Return Policy:

MERCHANT DISCRETION



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 427112 05/31/2025

**Terms** 

Net 30

**Due Date** 

06/30/2025

Memo

Billable Mileage split

Brassilphias Billable Mileage split in 3	ंदा@क्का <b>र</b> /≉ = 1	Taratic 130.61	74\htts://dail.
		and believe the second	***************************************

Total

130.61

Corbin deNagy 6/9/2025

<u>Vesta Mileage Report</u>

Name:	Kevin McKendree Month		May-25				
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
5/1	Daily mileage	Rivertown	Rivertown	32.6	Riversedge CDD		32.6
5/2	Daily mileage	Rivertown	Rivertown	31	iversedge CD	D	31
5/5	Daily mileage	Rivertown	Rivertown	68.5	iversedge CD	D	68.5
5/6	Daily mileage	Rivertown	Rivertown	43,2	Riversedge CDD		43,2
5/7	Daily mileage	Rivertown	Rivertown	40	iversedge CD	D	40
5/8	Daily mileage	Rivertown	Rivertown	28.8	iversedge CD	D	28.8
5/9	Daily mileage	Rivertown	Rivertown	24.9	iversedge CD	D	24.9
5/13	Daily mileage	Rivertown	Rivertown	53.3	iversedge CD	D	53.3
5/14	Daily mileage	Rivertown	Rivertown	36.8	iversedge CD	D	36.8
5/15	Daily mileage	Rivertown	Rivertown	37.3	iversedge CD	D	37.3
5/16	Daily mileage	Rivertown	Rivertown	27.9	iversedge CD	D	27.9
5/19	Daily mileage	Rivertown	Rivertown	56.6	iversedge CD	D	56.6
5/20	Daily mileage	Rivertown	Rivertown	44.4	iversedge CD	D	44.4
5/21	Daily mileage	Rivertown	Rivertown	23.5	iversedge CD	D	23.5
5/22	Daily mileage	Rivertown	Rivertown	30.4	iversedge CD	D	30.4
5/23	Daily mileage	Rivertown	Rivertown	36.7	iversedge CD	D	36.7
5/28	Daily mileage	Rivertown	Rivertown	55.8	iversedge CD	D	55,8
5/29	Daily mileage	Rivertown	Rivertown	38.3	iversedge CD	D	38.3
5/30	Daily mileage	Rivertown	Rivertown	45.6	iversedge CD	D 	45.6
						Total Mileage	712
						Reimbursement Rate	\$0.550

Reimbursement Rate \$0.550

Total \$391.82

Reimbursement \$

Date Submitted in

Date Submitted in Paycom 6/3/25

\$130.61



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

#### Invoice

Invoice # Date 426791 06/01/2025

Terms

Net 30

**Due Date** 

07/01/2025

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

Thank you for your business.

Total

30,886.08

Corbin deNagy

6/3/2025

NECENE JUN 63 2025



Vested in your community.

## Billable Services Invoice

Vesta 245 Riverside Ave Suite 300 Jacksonville, FL. 32202 Phone: 904-355-1831

Invoice: <u>4.26.25 – 5.25.25</u>

Date: 6-3-2025

To:

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

Non-contractual Billable ServicesLifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
Apríl 26 <sup>th</sup> – May 25 <sup>th</sup>	177.61	\$19.73	\$3504.25
		- American	1
		TOTAL	\$3504.

Thank you for your business!

JUN 05 2025

Corbin de Nagy

6/5/2025

Vesta y

Vested in your community.



1226660 INVOICE DATE 05/31/2025



SOLD TO:

Rivers Edge CDD

475 West Town Place

Suite 114

Saint Augustine, FL 32092

SHIP TO:

Rivers Edge CDD

140 Landing Street

Saint Johns, FL 32259

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
794985	REC0147		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745

Work Completed Per Quote #1350187 - \$3,074.00 - Please see attached for quote.

DESCRIPTION	PRICE (BEFORE TAXES IF APPLICABLE)
Material, Labor and Other:	\$3,074.00

#### 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: Maya N Hunnicutt Phone: 9042683030

Email: mnhunnicutt@waynefire.com

SUBTOTAL: \$3,074.00 TOTAL: \$3,074.00

#### Remit To:

Dept # 9942 Wayne Automatic Fire Sprinklers Inc PO Box 850001 Orlando, FL 32885-9942

Phone: (407)656-3030 Fax: (407)656-8026

Approved RECDD 1
Submitted to A/P 06-03-25
By Richard Losco
Richard Losco







Automatic Fire Sprinklers, Inc.®

Wayne Automatic Fire Sprinklers, Inc. JAX Branch 11326 Distribution Ave W Jacksonville, FL 32256-2745

Approved 03-06-25

Richard Losco

By Richard Losco

CUSTOMER	BILL TO	JOB LOCATION	
Rivers Edge CDD	Rivers Edge CDD	Rivers Edge CDD	DATE March 4, 2025
140 Landing Street	475 West Town Place	140 Landing Street	EXPIRY DATE April 3, 2025
	Suite 114	Saint Johns, FL 32259	SALES REP Marlie M. Gibson
Saint Johns, FL 32259	Saint Augustine, FL 32092		PHONE 9042683030 EXT 1122
Jason Davidson		Jason Davidson	
(904) 940 0008 FX:	(904) 940 0008 FAX:	(904) 940 0008 FAX:	
jdavidson@vestapropertyservices.c	jdavidson@vestapropertyservices .com	jdavidson@vestapropertyservic es.com	EMAIL mmgibson@waynefire.co m

This quote is for the deficiencies found during the inspection performed by Michael Miller.

- Wayne Automatic Fire Sprinklers to install repair kit and replace the cap on the Hydrant that is seized.
- Wayne Automatic Fire Sprinklers to install 4 missing escutcheons located outside of the gym.

Upon receipt of this signed quote, materials will be ordered to complete the above scope. If for any reason the scope cannot be scheduled with the customer, the material cost will be invoiced and materials will be left onsite.

This quote is only valid for 30 days from the date of origination and is subject to material and/or labor price increases.

**PRICE DESCRIPTION** \$3,074.00 TOTAL: Materials and Labor:

#### Exclusions: The following are not included in this proposal:

- Posting, scheduling or conducting a "fire watch" due to fire system impairment(s).
- Any shut down fees associated with the scope of work.
- Damage incurred from lack of integrity of existing components.
- Concrete/Pavement/Wall/Ceilings Cutting, Removing, Patching or Painting. - Fire caulking.
- Painting or priming of pipe.
- Insulation of pipe or components unless otherwise noted.
- Wiring of electrical devices.
- Asbestos Removal.
- Water quality or Adequacy of Water Supply.
- Design work / hydraulic calculations / permitting fees unless otherwise noted.
- Additional backgrounds and design if CAD files are not provided.
- 3D/BiM design and coordination unless otherwise noted.
- Centering of sprinkler heads in tiles unless otherwise noted.
- Any added requests made by the AHJ.
  - NOTE: Buyer is aware that there may be a delay in installation due to local AHJ Review/Permitting Timelines.
- Overtime or night work unless otherwise noted.
- Scheduling with tenants for unit access unless otherwise noted.
  - NOTE: Buyer is to schedule access with tenants unless otherwise noted.
- Any repairs not included in scope above.

#### SEE TERMS AND CONDITIONS AND TOTAL PRICE ON FOLLOWING PAGE(S).

Jacksonville Concord Raleigh Fort Myers Deerfield Beach Corporate Office Tampa 5905 Triangle Dr 1500 S Powerline Rd Ste A 11326 Distribution Ave W 4370 Motorsport Dr. 222 Capitol Court 3226 Cherry Palm Dr 4683 Laredo Ave Tampa, FL 33619 Ft. Myers, FL 33905 Deerfield Beach, FL 33442 Jacksonville, FL 32256 Concord, NC 28027 Raleigh, NC 27617 Ocoee, FL 34761 919-723-2348 704-782-3032 239-433-3030 954-917-3030 904-268-3030 407-656-3030 813-630-0303

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

Page 1 of 3

Printed: 2025-03-05

Minutes Matter®

#### **QUOTATION 1350187**



Wayne Automatic Fire Sprinklers, Inc. JAX Branch 11326 Distribution Ave W Jacksonville, FL 32256-2745

#### **TERMS AND CONDITIONS (DECEMBER 2018)**

WAFS is referred to herein as "Seller" and the Customer is referred to as "Buyer".

SCOPE OF UNDERTAKING. Seller will perform the services described on the first page of this Quotation/Work Order ("Quotation") (the Work) as indicated in the Scope of Work Section. Seller will not perform the services or supply the materials or equipment described in the Exclusions above on page 1; no labor, services, equipment or materials are included in this Quotation except as specifically set forth in the Scope of Work described above. Except as specifically set forth below in the Limited Warranty, Seller makes no guaranty or Warranty that equipment or services supplied by Seller will detect or avert occurrences or the consequences therefrom that the equipment or services are designed to detect or avert. Buyer's signing of this Quotation shall create an enforceable contract between Seller and Buyer. Any alterations or additions to the Quotation made by Buyer must be initialed by Seller or shall be null and void and of no legal effect.

**EQUIPMENT DISCONNECTIONS.** Buyer is on NOTICE that the system(s)/device(s) listed on the face of this Quotation will be temporarily or permanently disconnected and no longer in service and, thus, cannot detect, perform and/or report occurrences of transmit signals.

**EXISTING SYSTEM.** Where new work is connected to an existing system, any deficiencies detected in the existing system during testing or charging of the system are solely the responsibility of the Buyer and are not covered by any Limited Warranty that may be applicable to the Work. Buyer hereby indemnifies and releases Seller from any and all claims arising out of or relating to the existing system and any damage, loss or injury caused by or to the existing system.

LIMITATION OF LIABILITY. In consideration of the potential relative costs and benefits accruing to Seller for performing the Work, Buyer agrees that under no circumstances shall the liability of Seller, whether in tort or contract, arising out of or relating to this Quotation or the performance or failure to perform any action by Seller or any employee, agent, subcontractor or representative of Seller exceed the monetary. Price payable by Buyer to Seller as set forth above in this Quotation. As a condition precedent to any claim or lawsuit against Seller, all outstanding invoices must have been paid in full, without compromise on amounts owed.

ACTIONS BY OTHERS. In no event shall Seller be liable for any damage, loss, injury, or any other claim arising from any servicing, alterations, modifications, changes, failure to maintain or movements of the covered system(s) or any of its component parts by the Buyer or any third party.

WAIVER OF SUBROGATION. The Seller is not an insurer against loss or damage. Sufficient insurance shall be obtained by Buyer to cover the premises (and property therein) where the Work will be performed. Buyer agrees to rely exclusively on Buyer's insurance to recover for injuries, losses or damages suffered in the event of any loss, damage or injury to the premises, persons or property therein. Buyer, for itself and all others claiming by or through it under this Quotation, releases and discharges Seller from and against all losses, costs, expenses, and damages covered by Buyer's insurance. It is expressly agreed and understood that no insurance company, insurer or other entity/individual will have any right of subrogation against Seller.

INCIDENTAL/CONSEQUENTIAL DAMAGES. Under no circumstances shall Seller be liable to Buyer for indirect, incidental or consequential damages of any kind, including but not limited to damages arising from or related to the use, loss of use, performance, or failure of the covered system(s) to perform.

LIMITED WARRANTY. SELLER WARRANTS THAT THE WORK FURNISHED UNDER THIS QUOTATION WILL BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR (365) DAYS FROM THE DATE SAID WORK IS COMPLETED. SELLER AGREES TO REPAIR OR REPLACE THE WORK PROVIDED THE WORK HAS NOT FAILED DUE TO CIRCUMSTANCES UNRELATED TO THE MATERIALS OR WORKMANSHIP FURNISHED BY SELLER (e.g., ABUSE, FAILURE TO MAINTAIN, SERVICE OR REPAIR BY OTHERS ETC...). EXCEPT AS EXPRESSELY SET FORTH HEREIN, SELLER

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

INDEMNITY. Buyer agrees to indemnify, hold harmless and defend Seller, to the fullest extent permitted by law, against any and all losses, damages, costs, including expert fees and attorney's fees, arising from or related to any action or failure to act by Buyer or any employee, agent, representative, officer or director of Buyer. In the event Seller is forced to retain an attorney in order to collect monies owed to Seller by Buyer, Buyer agrees to pay Seller's reasonable attorney's fees incurred both pre-sult and in litigation related to the collection of monies owed by Buyer to Seller or to Seller's attempt to enforce any of the terms and conditions of this Quotation. This Quotation shall be governed by the laws of the State where the Work is performed, without reference to any conflict of laws principles.

WATER SUPPLY. Seller makes no claims and/or representations as to the presence currently or in the future of corrosion inducing matter, i.e. microbiological organisms, contained within the water supply. Seller recommends that the water supply be periodically tested and, as needed, treated. Periodic testing and treatment of the water supply and all costs associated therewith are the sole responsibility of Buyer. Any such testing by Seller must be pursuant to a separate written agreement.

AFFILIATES. The terms and conditions set forth in this Quotation shall inure to the benefit of all parents, subsidiaries and affiliates of Seller, whether direct or indirect Seller's employees, agents, officers and directors.

PAYMENT TERMS: If the Price is greater than \$20,000, an initial deposit of 50% of the quoted Price may be requested by Seller at signing of the Quotation and before any Work is performed. All payments due beyond the initial deposit (if any) are due no later than 30 days from the date of invoice.

TOTAL:	\$3,074.00
TAXES:	\$0.00
SUBTOTAL:	\$3,074.00

#### SEE TERMS AND CONDITIONS AND TOTAL PRICE ON FOLLOWING PAGE(S).

Corporate Office	Tampa	Fort Myers	Deerfield Beach	Jacksonville	Concord	Raleigh
222 Capitol Court	3226 Cherry Palm Dr	4683 Laredo Ave	1500 S Powerline Rd Ste A	11326 Distribution Ave W	4370 Motorsport Dr.	5905 Triangle Dr
Ocoee, FL 34761	Tampa, FL 33619	Ft. Myers, FL 33905	Deerfield Beach, FL 33442	Jacksonville, FL 32256	Concord, NC 28027	Raleigh, NC 27617
407-656-3030	813-630-0303	239-433-3030	954-917-3030	904-268-3030	704-782-3032	919-723-2348

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

Page 2 of 3



#### **QUOTATION 1350187**

Wayne Automatic Fire Sprinklers, Inc. JAX Branch 11326 Distribution Ave W Jacksonville, FL 32256-2745 USA

Please fax signed approval to (90	4) 268-0724.		
Note: This proposal may be withdrawn by Seller if not accepted within fifteen (15)	Buyer:		
days.	<del></del>	(Print Name)	
Acceptance of Proposal - The above prices, specifications and conditions are	Buver Signature:	,	
satisfactory and are hereby accepted. Seller is authorized to do work as specified.	, , , , , , , , , , , , , , , , , , , ,		****
Payment will be made as outlined below.	Date:		
Payment to be made as follows: COD	Date.		
Visa and MasterCard accepted for payment.			
3% surcharge will be applied to all credit card purchases.			

#### SEE TERMS AND CONDITIONS AND TOTAL PRICE ON FOLLOWING PAGE(S).

Corporate Office	Tampa	Fort Myers	Deerfield Beach	Jacksonville	Concord	Raleigh
222 Capitol Court	3226 Cherry Palm Dr	4683 Laredo Ave	1500 S Powerline Rd Ste A	11326 Distribution Ave W	4370 Motorsport Dr.	5905 Triangle Dr
Ocoee, FL 34761	Tampa, FL 33619	Ft. Myers, FL 33905	Deerfield Beach, FL 33442	Jacksonville, FL 32256	Concord, NC 28027	Raleigh, NC 27617
407-656-3030	813-630-0303	239-433-3030	954-917-3030	904-268-3030	704-782-3032	919-723-2348

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

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Minutes Matter®



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
883115	3/31/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: April 30, 2025

Invoice Amount: \$747.00

Description  March irrigation repairs-2025		Current Amount
Irrigation Repairs		\$747.00

Invoice Total

\$747.00

Approved RECDD I Submitted to AP on 6.2.2025 by Jason Davidson

Jason Davidson

JUN 02 2025 BY:

YELLOWSTONE SEARCH SERVICE SER

# COMPLETED WORK

W. O. #

NAME

**RIVER TOWN** 

**ADDRESS** 

25 RAFTER TAIL LN

DATE

3/18/2025

COOI

#			Γ		EX1	ENTION
1	BROKEN 12" SPRAY + NOZZLES		\$	24.00	\$	24.00
1	BROKEN 6" SPRAY + NOZZLE		\$	17.00	\$	17.00
6	NOZZLES		\$	4.00	\$	24.00
1	ZONE 15 REPLACE BAD DECODER WAS 23507 NOW 22551		\$	420.00	\$	420.00
2.	DBY		\$	5.00	\$	10.00
2	DBY/Y		\$	7.00	\$	14.00
2	BROKEN ROTOR		\$	26.00	\$	52.00
					\$	-
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		PARTS	то	TAL	\$	561.00

DATE	DESCRIPTION	Hours	RATE	7	TOTAL
3/18/2025	TECH	2	\$ 93.00	\$	186.00
				\$	
				\$	
				\$	<b>→</b>
				4	186 በበ

		Ş	186,00
COMMENTS:			
	MATERIALS	\$	561.00
	LABOR & RENTAL	\$	186,00
	TOTAL	\$	747.00
		<u></u> ,	

DATE COMPLETE 3/18/25

TECHNICIAN DAVON ALBERT

**CLIENT** 



# Irrigation Inspection Report

W.O.	#
NAME	:
ADDR	ES

RIVERTOV	VN	
<del></del>	<del></del>	•

SS

25 RAFTER TAIL LN

DATE

3/18/2025 PG 1 OF 2

CDD2

PRINCIPAL BOOK COMMANDE COMMA					RU	N DAYS										
START TIME(S)	9 <b>p</b>	om	Α		М	Т			WA	TER S	OURCE	=		REC	LAIM	N
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START TIME(S)			С	s	МТ	wτ	F S		RAIN/I	FREEZ	E SWľ	ТСН	YES			
ZONE#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	S	S	S	S	R	S	R	R	S	R	S	S	R	R	S	S
RUN TIME	20	20	20	20	40	20	40	40	20	40	20	20	20	40	20	10
PROGRAM	Α	Α	Α	Α	В	Α	Α	В	Α	В	Α	Α	Α	В	Α	Α
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SEVERELY CLOGGED INCORRECT NOZZLES	<u> </u>	1	1					<u></u>		ļ	1		ļ			
CHANGE TO 6 "							ļ		ļ	<u> </u>	ļ	ļ				
CHANGE TO 12"					<u> </u>			ļ		ļ	ļ	ļ	ļ			ļ
CHANGE POP UP TO RISER			ļ	<u></u>				ļ		ļ		<u> </u>			ļ	
RAISE HEADS (coverage)	<u> </u>	ļ			ļ		<u> </u>		ļ			<u> </u>		ļ	<u> </u>	
MISSING HEADS				<u> </u>	<u> </u>								<u> </u>	ļ		
NON TURNING ROTORS									<u> </u>		ļ	<u> </u>	ļ		ļ	ļ
VALVE FAILURE													ļ		1	
					}											<u> </u>
		Note: 0	ircled ite	ms are c	omplete	d										
Comments: ZONE 6 ONE BROKEN	12" SPI	RAY HEAI	D .		,,										<del></del>	
		<del></del>									· · · · · · · · · · · · · · · · · · ·			····		
		•														

3/18/2025

DATE COMPLETED

TECHNICIAN

CLIENT

DAVON ALBERT



# Irrigation Inspection Report

W. O. #
NAME
ADDRESS

DATE

RIVERTOWN 25 RAFTER TAIL LN			
25 RAFTER	TAIL LN		
<b>8/วกว</b> ร	PG	2 05	2

START TIME(S)  START TIME(S)  START TIME(S)	9PM 9PM			RU M	N DAYS			WA	TER SO	THRCE	1		REC	I AIM	
START TIME(S)				M	т			WA	TER SO	HECE	1		REC	MAIA	
	9PM		· ·				WATER SOURCE				RECLAIM				
START TIME(S)		В		Т		F		CLOCK TYPE			RAINBIRD ESP-LXD				
			s	мт	wT	F S	ı	RAIN/F	REEZI	: SWI	TCH		Y	ES	·, ····, ·
				,	·							T		1	
ZONE# 1	.7 1	.8 19	20	21	22	23	24	25	26	27					
TYPE (S,R,B,D)	R I	R S	S	S	S	S	S	S	R	R					
RUN TIME 4	10 2	0 20	15	20	20	20	20	10	40	40					
PROGRAM <b>F</b>		ВА	Α	Α	Α	Α	Α	Α	В	В					
	Ş= ;	spray heads		R≕rotor	heads		B≃bubb	ers .	D=0	rip, neta	tim or m	icro spra	iys	T	1
ADJUSTMENTS			<u> </u>											-	<u> </u>
PARTIAL CLOGS					ļ										ļ
STRAIGHTENED				<u> </u>											_
								<u> </u>		<u> </u>	<u> </u>			<u> </u>	
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BROKEN PIPE					<u> </u>					<b> </b>				<u> </u>	-
BROKEN HEADS	1			1	ļ						ļ	ļ			_
BROKEN NOZZLES										ļ	ļ	ļ		<u> </u>	
SEVERELY CLOGGED INCORRECT NOZZLES			1				1								_
CHANGE TO 6 "								<u></u>				ļ		_	
CHANGE TO 12"							<u> </u>	<u> </u>						ļ	
CHANGE POP UP TO RISER							<u></u>	ļ		ļ	ļ	<u> </u>	ļ		$oxed{\bot}$
RAISE HEADS (coverage)									ļ		ļ				_
MISSING HEADS															_
NON TURNING ROTORS														<u> </u>	_
VALVE FAILURE										<u> </u>			<u> </u>		1
	No	ote: Circled i	tems are	complete	.d				<u> </u>						

3/18/2025

DATE COMPLETED

TECHNICIAN

CLIENT

DAVON ALBERT



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

Property Name: Rivers Edge CDD I

Address:

475 West Town Place Suite 114

St. Augustine, FL 32092

#### INVOICE

INVOICE #	INVOICE DATE
928154	6/3/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: July 3, 2025

Invoice Amount: \$2,035.60

Description	*****Kandall Crassing*****	Current Amount
May irrigation repairs-2025**	*****Kendall Crossing*****	
Irrigation Repairs		\$2,035.60

**Invoice Total** 

\$2,035.60

Approved RECDD I Submitted to AP on 6.6.2025 by Jason Davidson





# completed

W. O. # NAME ADDRESS DATE

River	Town

Kendall crossing €00%

5/20/2025

#				EACH	ΕX	KTNSN
2	Decoders			\$420.00	\$	840.00
8	wire caps			\$9.95	\$	79.60
					\$	
					\$	-
					\$	-
					\$	
					\$	-
					\$	-
					\$	-
					\$	-
					\$	
					\$	- :
					\$	-
					\$	-
				TS TOTAL	\$	919.60
	Please stamp here DI		HOURS .	RATE \$93.00	\$	1,116.00
		Tech	7.4	1 533,00	\$	7,210.00
	-				\$	_
					\$	
L		. 14	ABOR & REN	TAI TOTAL		1,116.00
	Approved		IDON W HEN	1716 10 1712	LT	
	Not Approved	_				
Comme	ents:		PRO	POSED WORK		
	ed Decoders as neededon zone #62 and #112		М	ATERIALS	\$	919.60
		· · · · · · · · · · · · · · · · · · ·	LABOR	& RENTAL		1,116.00
		HARMAN COLOR				
***************************************				TOTAL	\$	2,035.60
			1		<u> </u>	·············
	•	CLIEN	IT			



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
928507	6/1/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2025

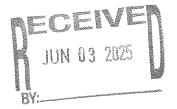
**Invoice Amount:** \$89,803.68

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

Invoice Total \$89,803.68

Approved RECDD I Submitted to AP on 6.3.2025 By Jason Davidson

Jason Davidson





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
928149	6/3/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 3, 2025

**Invoice Amount:** \$168,018.24

<b>Description</b> Rivers Edge CDD I	Mulch Install 2025	Current Amount
Mulch (Sub)		\$168,018.24

Invoice Total

\$168,018.24

Approved RECDD I Submitted to AP on 6.6.2025 by Jason Davidson

Jason Davidson





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

Property Name: Rivers Edge CDD I

Address:

475 West Town Place Suite 114

St. Augustine, FL 32092

#### INVOICE

INVOICE #	INVOICE DATE
928150	6/3/2025
TERMS	PO NÚMBER
Net 30	

#### **Remit To:**

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

invoice Due Date: July 3, 2025

**Invoice Amount:** 

\$2,195.00

Description

Replacement of Holly Trees with Japanese Blueberries at Northlake Neiborhood CDD I.

Landscape Enhancement

\$2,195.00

**Current Amount** 

Invoice Total

\$2,195.00

Approved RECDD I Submitted to AP on 6.6.2025 by Jason Davidson





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
928151	6/3/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 3, 2025

Invoice Amount: \$2,300.00

Description Current Amount

Remove and Replace the Elm tree at 222 Riverwalk Blvd.

Landscape Enhancement

\$2,300.00

Invoice Total

\$2,300.00

Approved RECDD I Submitted to AP on 6.6.2025 by Jason Davidson

Jason Davidson





Address:

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

475 West Town Place Suite 114

St. Augustine, FL 32092

#### INVOICE

INVOICE #	INVOICE DATE
928153	6/3/2025
TERMS	PO NUMBER
Net 30	

#### **Remit To:**

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 3, 2025

\$1,878.55 Invoice Amount:

Description Current Amou	

Remove and Replace the Elm tree on Orange BT.

Landscape Enhancement

\$1,878.55

Invoice Total

\$1,878.55

Approved RECDD I Submitted to AP on 6.6.2025 by Jason Davidson





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
928155	6/3/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 3, 2025

Invoice Amount:

\$1,135.00

Description			Current Amount
Remove and Replace	Holly tree at Northlake CD	DDI	

Landscape Enhancement

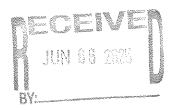
\$1,135.00

**Invoice Total** 

\$1,135.00

Approved RECDD I Submitted to AP on 6.6.2025 by Jason Davidson

ason Davidson





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
928156	6/3/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 3, 2025

Invoice Amount: \$517.00

Description Current Amount

May irrigation repairs-2025\*\*\*\*\*\*River House Amenities\*\*\*\*\*\*

Irrigation Repairs

\$517.00

Invoice Total

\$517.00

Approved RECDD I Submitted to AP on 6.6.2025 by Jason Davidson

son Davidson ason Davidson





# Indiraciona

W. O. #
NAME
ADDRESS
DATE

AMENITY C	ENTER		
RIVERTO	NW		
RIVERHO	USE		
5/13/2025	PG	1 OF	3

	irrigation	NAME	RIVERTOWN			
	Inspection	ADDRESS	RIVER	HOUSE		
<b>*</b>	Report	DATE	5/13/2025	PG 1 OF		
YELLOWSTONE			CDD1			
	RUN DAYS					
	A	WATER COLL	DCE	DEC! AINA		

START TIME(S)	8F	M'	Α	1	M	W	F	}	W	IIEK 2	JUKCE	:		KEC	LANVI	
START TIME(S)	8F	M	B.		Т	Ť	s		C	COCK	ГҮРЕ		R	AINBIRI	) ESP-LX	(D
START TIME(S)			С	s	M T	WT	F S	ļ	RAIN/	FREEZI	swi	ГСН	<u> </u>	Υ	ES	
						c tradition (CAPACITICAL										
ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	S	R	S		S	R	S	S		S	S	S	R	S		R
RUN TIME	20	40	10		10	3 <b>0</b>	10	15		15	10	10	45	10		40
PROGRAM	Α	Α	Α		A	A	Α	Α		Α	Α	Α	Α	Α		Α
		S= spray	heads	************	R=rolor	heads		B=bubb	iers	Dac	rip, neta	nm or m	icto shis	195		
ADJUSTMENTS							<u> </u>									
PARTIAL CLOGS										ļ						
STRAIGHTENED																
																ĺ
		Note: A	bove ite	ns are p	art of irri	gation <b>w</b>	et check	1	L		L.,,,					<u> </u>
BROKEN PIPE													1			
BROKEN HEADS						1	1									
BROKEN NOZZLES																
SEVERELY CLOGGED INCORRECT NOZZLES	2				2											
CHANGE TO 6 "														<u></u>		ļ <u>.</u>
CHANGE TO 12"										2						
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																<u> </u>
NON TURNING ROTORS																
VALVE FAILURE																
															<u> </u>	
Comments: zone 10 change 6" sp	oray to 1		ircled ite head on		omplete								·			

<del></del>						1				4	1	ľ	1		1
VALVE FAILURE															
	Note: C	Ircled ite	ems are c	ompleted	,, ,,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,,			. I.,		I.,		<b></b>	·	1	
Comments: zone 10 change 6"	spray to 12" spray	head on	flower												·
zone 13 broken 1/2 pipe									····						
440000000000000000000000000000000000000				,									······		
DATE COMPLETED	5/13/202	25	TECH	NICIAN		DAVON	ALBER	τ	CLIEN	IT					



# Irrigation Inspection Report

W. O. #
NAME
ADDRESS
DATE

AMENITY (	CENTER		
RIVERT	OWN		
RIVERHO	OUSE		
5/13/2025	PG	2 OF	3

CDD1

					RU	N DAYS		_								
START TIME(S)	81	PM	Α		М	W	F		WA	TER S	OURC			REC	LAIM	
START TIME(S)	81	PΜ	В		Т	Т	S		CLOCK TYPE RAINBIRD ESP-LXX			ďΣ				
START TIME(S)			С	S	МТ	WT	FS		RAIN/	FREEZI	E SWI	TCH		Υ	ES	
				Annual Control of the Control		og " And LP SERVICE WHEN			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							
ZONE #	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
TYPE (S,R,B,D)		R	R	R	K	S	S	R	S	S	S	S	S	R	S	R
RUN TIME		45	40	35	45	20	20	45	20	20	15	15	15	60	5	30
PROGRAM		Α	Α	А	В	В	В	В	В	В	В	В	В	В	В	В
	<u> </u>	S≃ spray	heads		R=rotor	heads		B≂bubb	ers	D=c	irip, neta	ilm or m	icro spra	ays	ſ	
ADJUSTMENTS																
PARTIAL CLOGS					ļ		-								i	
STRAIGHTENED																
	·							1								İ
	1	Note: A	bove itei	ns are p	art of irri	gation w	et check I		<u> </u>							
BROKEN PIPE				ļ												
BROKEN HEADS						1					1		2			
BROKEN NOZZLES							1									
SEVERELY CLOGGED INCORRECT NOZZLES									1							
CHANGE TO 6 "				<u> </u>												
CHANGE TO 12"					<u> </u>							<del> </del>				
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)						[										
MISSING HEADS					ļ											
NON TURNING ROTORS									1							
VALVE FAILURE								<u> </u>						_		ļ
ALICAL PARCOLL									<u> </u>							
	<u> </u>	Note: Ci	rcled ite:	ns are co	)   mpleted	 			<u> </u>	L	<u> </u>	<u> </u>	1	:		<u> </u>
Comments:ZONE 27 and 29 BROX	EN 12	SPRAY NE	:aa													
				**********						····						····
								, , <u>,=</u> ,					<u>.</u>		×	

DATE COMPLETED	
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W. O.#
NAME
ADDRESS

AMENITY (	CENTER		
RIVERT	NWO		
RIVER H	OUSE		
5/13/2025	PG	3 OF	3

<b>A</b> .	•	W. O. #	AMENITY	CENTER			
	Irrigation	NAME	RIVERT	OWN			
	Inspection	ADDRESS	RIVER HOUSE				
<b>F</b> *·	Report	DATE	5/13/2025	PG 3 OF			
YELLOWSTONE			CDD1	• • •			
	RUN DAYS						

TYPE (S,R,B,D)	8P 8P		A B		М		w		F	- 1	•	\A/AT	בם כר	URCI	-		RECL	A 15 /	
ZONE # 3 TYPE (S,R,B,D)	D-022-00-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	M	В		7				F.			VV/()	LNJ	JUNCI	-		NECL	Anvi	
ZONE # 3				į		т		Т		S	CLOCK TYPE RA			RAINBIRD ESP-LXD		D			
TYPE (S,R,B,D)			С	S	М	Т	w	т	F	S	RAI	IN/FF	REEZE	SWI	тсн		ΥE	S	
TYPE (S,R,B,D)		······································	<del>-</del>	paggagan organization on the	1	T	er autorument					Т	1				[	Ī	
,	33	34	<b>3</b> 5			•													
DUNITINGE		R	R								·	_							
RUN TIME 3	30	30	40																
PROGRAM	В	B S= spray	В	a disensitiva sur me ere est est est	0	otor l	and a				B=bubblers		D=d	rin, neta	im or m	cro spra	vs		
ADJUSTMENTS		2→ apray	116902		11-10						- Cabbiero								
PARTIAL CLOGS																			
STRAIGHTENED																			
		Note: A	bove iter	ns are p	art o	Tirrig	atio	n we	t che	eck									
BROKEN PIPE	<u></u>				-			.		.									
BROKEN HEADS			Ţ		<u> </u>									<u></u>					
BROKEN NOZZLES	ALL 201111 111								-										
SEVERELY CLOGGED INCORRECT NOZZLES																			
CHANGE TO 6 "					ļ														
CHANGE TO 12"																			
CHANGE POP UP TO RISER										·									<u></u>
RAISE HEADS (coverage)										,								····	
MISSING HEADS																			
NON TURNING ROTORS																			
VALVE FAILURE																			<u> </u>
				and the second		LINEAU TAP	Canada	grandeniem.		,					<u> </u>			ļ	
		Note: C	ircled ite	ms are c	omp	leted	1												
Comments:											<del>-</del>								
									,					·		~			

Commence.	 	 
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DATE COMPLETED

5/13/2**02**5

TECHNICIAN

DAVON ALBERT

CLIENT



DATE COMPLETED 5/13/25

# COMPLETED WORK

W. O. # AMENITY CENTER

NAME RIVER TOWN

ADDRESS RIVER HOUSE

DATE 5/13/2025

TOTAL

RATE

CLIENT

**HOURS** 

CDD1

#		T		EXT	ENTION
2	BROKEN 6" SPRAY AN NOZZLES	\$	17.00	\$	34.00
8	NOZZLES	\$	4.00	\$	32.00
5	BROKEN 12" SPRAYS AN NOZZLES	\$	24.00	\$	120.00
2	BROKEN ROTOR	\$	26.00	\$	52.00
				\$	-
				\$	-
				\$	
				\$	-
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				\$	
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				\$	
				\$	-
1	PART	S TC	TAL	\$	238.00

5/13/2025	TECH ·	3	\$ 93.00	\$	279.00
				\$	
				\$	-
				\$	
l				\$	279.00
		•			
·					
		MATE	RIALS	\$	238.00
		LABOR &	RENTAL	\$	279.00
	<u>.</u>				
	ere, que personagemente en entre de la decreta de Éscale en entre de la debida de de la companya del companya de la companya del companya de la companya del la companya de		TOTAL	\$	517,00
				L	

TECHNICIAN DAVON ALBERT

DESCRIPTION

DATE

## All Service Electric Group, Inc.

1556 Whitlock Avenue Jacksonville, FL 32211-5456 904/744-5050 Fax 904/745-0400 Florida License #EC00001076



# **Invoice**

Date	Invoice #
5/31/2025	72651

Bill To	
Rivers Edge CDD	
475 West Town Pl Suite 114	
St. Augustine, Fl 32092	

Work Performed At
River Town
Vista Property Services
156 Landing St.
St. Johns, FL 32259

P.O. No.	Rep
	JB

Work Performed	
5/29 & 30/25	

Description	Qty	Rate	Amount
Furnished labor and materials per estimate 4672 to:	1	5,200.00	5,200.00
Install new wiring in existing conduit from clubhouse electrical room to basketball court area (approximately 550'). Install small 6 circuit 30 amp 240 volt panel at basketball court near bushline.			
Connect 120 volt circuit at playground and 240 volt circuit for basketball lights to new panel. All provisions for voltage drop have been figured into wire sizing.			
*Existing wiring to playground will not allow more than 3 amps of current to maintain allowable voltage drop requirements.		er <sub>k</sub> ter	na na ana ana
Extra:			
Installed 2 GFI receptacles on pedestal by new panel.	1	240.00	240.00
Approved RECDD Submitted to AP 6.9.25 By Kevin McKendree			
Due upon receipt Kevin McKendres	Total		\$5,440.00



REMIT PAYMENT TO: CINTAS CORP P,O. BOX 630910

CINCINNATI, OH 45263-0910

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

CUSTOMER SVC/BILLING 833-290-0514 CINTAS FAX # **PAYMENT INQUIRY** 

904-741-6116 866-636-0160

#### **INVOICE**

SHIP TO:

BILL TO:

RIVERS EDGE CDD

140 LANDING ST

RIVERS EDGE CDD

475 W TOWN PL STE 114

ST AUGUSTINE, FL 32092-3649

SAINT JOHNS, FL 32259

INVOICE #

**INVOICE DATE** 

**SERVICE TICKET#** 

STORE #

4233121918

06/09/2025

4233121918

SOLD TO#

PAYER#

**PAYMENT TERMS** 

SORT#

**CINTAS ROUTE** 

21060308

21049176

NET 10 EOM 02800012730

22 / DAY 1 / STOP 020

EMP#/LOCK#	MATERIAL	DESCRIPTION		FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER		04	F	3	9.000	27.00	N
	X10186	4X6 ACTIVE SCRAPER		04	F	2	10.501	21.00	Ν
	X10189	3X5 XTRAC MAT ONYX		04	F	2	14.249	28.50	N
	X10192	4X6 XTRAC MAT ONYX		04	F	1	18.000	18.00	N
	X10202	3X10 XTRAC MAT ONYX		04	F	1	22.500	22.50	N
			SUBTOTAL					117.00	
		SERVICE CHARGE						8.21	N
		SUBTOTAL						125.21	
		TAX						0.00	į
		TOTAL USD						125.21	

Signature:

Cust. Name: RIVERS EDGE CDD

Nick.

11:12 AM 06/09/25

5oldTo# 0021060308

50# 4233121918

Invoice Total

Payment on Account

\$125.21

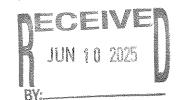
\$0.00

Richard Losco

Approved RECDD 1

By Richard Losco

Submitted to A/P - 06-10-25





CINTAS
P.O. Box 631025

CINCINNATI, OH 45263-1025

Service / Billing # Fax #

Payment Inquiry #

(904)562-7000 (904)562-7020

(877)275-4933

Invoice

Ship To RIVERS EDGE 1

140 LANDING STREET ST JOHNS, FL 32259

140 LANDING STREET

ST JOHNS, FL 32259

**RIVERS EDGE 1** 

Invoice # 5274400906 Invoice Date 06/09/2025 Credit Terms NET 30 DAYS Customer # 10528780

Store# RIVERS EDGE COMMUNITY DEV DISTRICT

Cintas Route LOC #0292 ROUTE 0009

Order # 7056019725 Payer # 10596960

Material :	#	Description		Qua	ntity	Unit Price	Ext Price	Tax
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	
55555		HARD SURFACE DISINFEC SVC		1	EA	\$10.45	\$10.45	
92019		COLD PACK, LARGE, 1/BOX		1	BOX	\$9.79	\$9.79	
						Unit Subtotal:	\$20.24	
Unit	000000000999900999	Unit Description:	Other					
400		SERVICE CHARGE		1	EA	\$24.95	\$24.95	
						Unit Subtotal:	\$24.95	
					Inv	roice Sub-total	\$45.19	
						Tax	\$0.00	
						Invoice Total	\$45.19	

Remit To CINTAS

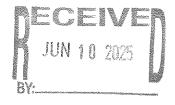
P.O. Box 631025

CINCINNATI, OH 45263-1025

Note

Approved RECDD 1 Submitted to A/P 06-10-25 By Richard Losco

Richard Losco





**Upcoming Delivery Dates** 

Delivery Calendars are available for each of

your Ship-To Locations by accessing your self-

service account online at selfserve.water.com.



Crystal.

Bottled Water \* Filtration \* Coffee

We are proud to offer iconic brands like Pure Life Purified Water and Saratoga Spring Water, plus other regional water brands, available in a variety of sizes from 8-ounce bottles to 1-gallon bottles. Add these to your next delivery order at water.com/myaccount.

Customer Account#:662311414845635

**RIVERTOWN FITNESS CENTER** 

See Account Summary Details

Invoice Date: Invoice #: Purchase Order #:

06-15-25 14845635 061525 See Details Below

Date

Transaction #

Details

**Previous Balance** Payment

Remaining Balance

Products and Other Charges Ship To Reference # 15261387 **Total Products and Other Charges** 

Rental

Ship To Reference # 15261387 **Total Rental** 

Qty. Each Amount

> 198.82 0.00

198.82

360.72 360.72

9.98 9.98

Summary continued on next page...

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

Previous Balance \$198.82 \$0.00

Total New Charges \$388.70

\$587.52

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

PRIMO

200 Eagles Landing Blvd Lakeland, FL 33810

Customer Account#: Due By:

Late Fees May Apply After: **Total Amount Due:** 

662311414845635 **Upon Receipt** 07-08-25 \$587.52

Check here and see reverse for address and phone corrections.

Approved RECDD 1 Submitted to A/P 06-18-25 By Richard Losco

Richard Losco

§ Mail Remittance With Payment To: \$

CRYSTAL SPRINGS

PO BOX 660579

DALLAS, TX 75266-0579

Rivers Edge Community Development District 1 475 W TOWN PL STE 114 ST AUGUSTINE, FL 32092

**RIVERTOWN FITNESS CENTER** 



Date	Détails		Qty.	Each	Amount
		Deposits Ship To Reference # 15261387 Total Deposits			18.00 <b>18.00</b>
		Total Deposits			4
		Total New Charges:			388.70
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				CT 134 (Sections	
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			Value of the second	57415-2577	tundad and thick
			The second secon	2000	
			-	ry respectively.	2

# Customer Account#:662311414845635

Date	Détails		Qty.	Each	Amount
		Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259		саадында наағіп, wesidi başaғ (қап. ү бою	
05-20-25	T251406970019	CRYSTAL SPRINGS 5G SPRING WATER 5.0 GALLON BOTTLE DEPOSIT 5.0 GALLON BOTTLE RETURN DELIVERY FEE Sales Tax Total	16 16 -13 1	12.99 6.00 6.00 13.99	207.84 96.00 -78.00 13.99 0.00 239.83
	Rec'd By:			на дадруууда автога автага	
	R2514621545799	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO Sales Tax	1	9.98	9.98 0.00
•	Rec'd By:	Total		A C. Symbol Market Company	9.98
06-03-25	T251546970030	CRYSTAL SPRINGS 5G PURIFIED WATER 5.0 GALLON BOTTLE DEPOSIT 5.0 GALLON BOTTLE RETURN DELIVERY FEE Sales Tax Total	10 10 -10 1	12.49 6.00 6.00 13.99	124.90 60.00 -60.00 13.99 0.00 138.89
	Rec'd By:				
		Total for Location			388.70
		****A reminder that your invoice shows a previous unpaid balance. Please remit payment by mail, online at water.com, or call Customer Service at 1-800-492-8377. If payment has been sent, we Thank You! ****			
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TI - No Book No Dall	Patricina (Pas () are art étro	man Column Column State Colle	
How to Read Your Bill	(proposing finitesy limins  distribution description Ministration (increase of finitesy 2) (increase of finitesy 3)	Costs	Important Monthly Promotions: Register online for access to your account. You can view and pay your bill,
Delivery Calendar: Your scheduled deliveries for		Whenever per per lette earle eith peril Replacies in desputies of the peril puri graf early peril of the desputies of the puri graf early peril of the desputies of the peril puri graf early peril of the desputies of the desputi	check delivery schedule and order products all orline.
the next three months.	Continues desirable 1254551724538687	}	-
	JUSTICA ESERTIA 25 MAIN STRUCET CHATE VICE AND GAR TEXTON	Invoke (Cale III Ac. 2) Invoke	
Customer Account Number: For prompt service, please use this number when referring to your account.	Produce Selecte  Child Selected Child - There has  January Bridge.	##46 62.28 51.74	Bottle Deposits: Highlights bottle deposite and returns.
	CONTROL OF TAXABLE CONTROL OF TAXABLE SECTION OF TA		Easy to Pey:
Summary: Previous balance and posted payments since last bill.	STREET AND CONTRACTOR OF CONTR	FSI 2007/FLÚ (	Pay your invoice through the mail, online at www.water.com or call us to expedite your remittance with automatic credit card payment
paymoras arros restorm.	(in pice or in least it marries of the light beautiful to the pice of the beautiful to the least of the least	Special Laboratory acceptance as a state compression of the first special part of the state of t	
Total New Charges: This information provides totals for	( in ) - ( in ) \$ (	1016 X (1016)	Mail Remittance With Payment To: Please detach remittance and mail
various products and transactions	Cristal international traces	Endicate Annual (1) An	using business envelope provided.
important Monthly Message	C) is have a single contraction of the state	<b>↓</b>	
	Berther Schieffeld generalistic upwer under tert to	4 Start Hermitarius With Prymont To 3 3	

#### **Billing Rights Summary**

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

in your letter, give us the following information:

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

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

#### **Electronic Funds Transfer Notice**

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

OPT OUT NOTICE: If you do not wish to participate in this check conversion program, please write to us on a separate sheet at: P.O. Box 660579, Dallas, TX 75268-0579.

#### Insufficient Funds Notice

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

#### We appreciate your business.

As a food product, bottled water is subject to rules and regulations promulgated by the Federal Food and Drug Administration (FDA).

For futher information, please write DS Services of America, Inc. at P.O. Box 660579, Dallas, TX 75266-0579.

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

Address Changes			annesses anno a secondo de contra constituição, a que to despecto de contra de transferencia.
Mailing address only	Mailing and delivery address		
Name	The state of the s	and the same of the delical Attainment of the same of	The second section of the section of the second section of the section of the second section of the sectio
Address			
City	State	Zip Code	Second Se
( )			
Phone Number	E-mail Address		
Customer Account Numbe		Do Not Forget To:	

@ 2019 DS Services of America, inc. All rights reserved

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

# 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:

06/11/2025 101351 07/11/2025

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

22,800	Gambusia	Gambusia Stocking for Aquatic Midge Fly Control Pond K	\$0.125	\$2,850.00

Total

\$2,850.00

Balance Due \$2,850.00

Stocked May 16th.

Please contact us for more information about payment options.

Thank you for your business.

Approved RECDD Submitted to AP 6.11.2025 By Kevin McKendree

Kevin McKendree



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

INVOICE NO.	23474204
DATE	06/10/25

#### **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 N 1946	Ο.	JOB N 1946	Ю.	P.O. NO.		
Description		Quai	ntity	Unit of Measure	Price	Amount	
Security Service 05/25/2025-06/08/20 Security Officer Security Officer - Holiday Mileage	025		104.00 8.00 455.00		22.97 32.50 0.655	2,388.88 260.00 298.03	
JUN 10 Z				Submitted By Richa Richar	RECDD 1 to A/P - 06-1 d Losco Losco	0-25	
Please remit payment to: Giddens Security Corpora	ition 528 Edgewood Av	ve S Suite	1 Jackson	ville, FL 32205 Sub-Total		2,946.91	
				Sales Tax			
				TOTAL(\$)		\$2,946.91	

PAGE NO: 1

# 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: 000

PURCHASE ORDER: 050525

32092

REFERENCE: PO # 050525 NET 15TH

CLERK:

DATE / TIME:

TERMINAL: 604

5/5/25 1:41

SOLD TO:

RIVERS EDGE CDD

475 WEST TOWN PLACE

SUITE 114

ST AUGUSTINE

SALESPERSON: 35 B2B CUSTOMER SALES - M

TAX: 031 FLORIDA SALES TAX MAN INVOICE: 426176/3

DEWARD NO:19820227380

REWARD	REWARD NO:19820227380									
SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE IPER			
1	1	****	8202114151	CABLE TIE 7.9" 120# BLK	14.99	1	14.99 /EA	14.99 N		
1	1			CABLE TIE 8" 50# BLK	8.99	1	8.99 /EA	8.99 N		
1	1			ANTIFZ/CLNT 1280Z	19.99	1	19.99 /EA	19.99 N		
	TAXABLE 0.00									

\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\*

43.97

TAXABLE NON-TAXABLE SUB-TOTAL

TAX AMOUNT **TOTAL AMOUNT** 

(CASSIDY, STEVE)

0.00 43.97

43.97

43.97

REMITTANCE

CLOSING DATE : 5/31/25 DUE DATE: 6/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT: 365050

AMOUNT PAID

\$43.97

**NEW BAL: 346.66** 

CLOSING DATE: 5/31/25

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

# STATEMENT

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

ANGE PARK, FLORIDA 32065 DUE DATE : 6/15/25 4) 773-0011 ACCT: 365050

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

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

Date	Ref	[S]	e		Description		Debit	Credit	Amount
5/ 5/25	426176	3	Ī	PO # 050525			43.97		43,97
5/12/25	426230	3	Τ	PO # 05/12/25			208.51		208.51
5/16/25	426267	3	1	PO # 0516	PO # 0516				15,98
5/22/25	426313	3	1	PO # 0522			78.20		78,20
PAYMENT	SUMMARY			CHECK 6948 5/14 CHECK 6947 5/14 CHECK 6951 5/14 CHECK 6949 5/19	CHECK 6950 5/14/25 CHECK 6948 5/14/25 CHECK 6947 5/14/25 CHECK 6951 5/14/25 CHECK 6949 5/19/25 CHECK 6952 5/19/25			31.95 39.98 210.08 11.99 141.61 32.37	
CURRENT 346,66	1-30 DA 0.00	Ys		31-60 DAYS 0,00	61-90 DAYS 0.00			NEW BA	\L: 346.66

TERMS: NET 15TH

Approved RECDD Submitted to AP 6.11.2025 By Kevin McKendree

365050

A - Adjustment

B - Balance Forward

Transaction Codes

C - Credit

F - Finance Charge

I - Invoice P - Payment

Kevin McKendree

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

PAGE NO: 1

# 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:

000

PURCHASE ORDER: 05/12/25

REFERENCE:

PO # 05/12/25

SHIP TO:

NET 15TH

CLERK: DRP3 DATE / TIME:

TERMINAL: 601

5/12/25 12:53

SOLD TO:

RIVERS EDGE CDD 475 WEST TOWN PLACE

SUITE 114

ST AUGUSTINE

32092 FL

SALESPERSON: 35 B2B CUSTOMER SALES - M

TAX: 031 FLORIDA SALES TAX MAN

REWARD NO:19820227380

INVOICE: 426230/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION	
3	3		5073531	KEYBLANK SCHLAGE SC1 ACE	3.99	3	3.99 /EA	11.97 N	
1	1	EΑ	5073531	KEYBLANK SCHLAGE SC1 ACE	3.99	. 1	3.99 /EA	3.99 N	
4	4	EA	57704	KEY SARGENT S22-ACE	4.59	4	4.59 /EA	18.36 N	
3	3	EΑ	5970827	SPLIT RING 1-3/8IN.	1.39	3	1.39 /EA	4.17 N	
1	1	EΑ	4394797	FLAPPER CLASS 5 KOHLER	17.99	1	17.99 /EA	17.99 N	
4	4	EΑ	3014457	FT LED G25 SW 40W 3PK	16.99	4	16.99 /EA	67.96 N	
1	1	EΑ	1626332	AQUAPHALT PATCH 55LB	59.99	1	59.99 /EA	59.99 N	
4	4	EΑ	500	MISC SCREWS NUTS OR BOLTS	3.29	4	3.29 /EA	13.16 N	
4	4	EΑ	500	MISC SCREWS NUTS OR BOLTS	0.69	4	0.69 /EA	2.76 N	
4	4	EΑ	500	MISC SCREWS NUTS OR BOLTS	0.65	4	0.65 /EA	2.60 N	
4	4	EΑ	500	MISC SCREWS NUTS OR BOLTS	1.39	4	1.39 /EA	5.56 N	
						TA	XABLE	0.00	
							N-TAXABLE	208.51 208.51	
** AMOUNT CHARGED TO STORE ACCOUNT ** 208.51 SUB-TOTAL									
TAX AMOUNT									
1	- (					TO	OTAL AMOUNT	208.51	
X	- Han	1		(CASSIDY, STEVE)					

Received By

# REMITTANCE

CLOSING DATE : 5/31/25 DUE DATE: 6/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT: 365050

AMOUNT PAIL

\$208.51

**NEW BAL: 346.66** 

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

# STATEMENT

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

CLOSING DATE: 5/31/25 DUE DATE: 6/15/25 ACCT: 365050

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

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

Date	Ref	Sit	c	4.00	Description		Debit	Credit	Amount
5/ 5/25	426176	3	ı	PO # 050525		43.97		43.97	
5/12/25	426230	3	1	PO # 05/12/25			208.51		208.51
5/16/25	426267	3	I	PO#0516			15,98		15,98
5/22/25	426313	3	1	PO # 0522	O# 0522				78.20
PAYMENT	SUMMARY			CHECK 6948 5/14 CHECK 6947 5/14 CHECK 6951 5/14 CHECK 6949 5/19	CHECK 6950 5/14/25 CHECK 6948 5/14/25 CHECK 6947 5/14/25 CHECK 6951 5/14/25 CHECK 6949 5/19/25 CHECK 6952 5/19/25			31,95 39,98 210,08 11,99 141,61 32,37	- Light - 11 - 11 - 12 - 12 - 12 - 12 - 12 - 1
CURRENT 346.66	1-30 DA 0.00	YS	31-60 DAYS 61-90 DAYS OVER 90 DAYS 0,00 0.00 0.00			NEW BA	L: 346.66		

TERMS: NET 15TH

Approved RECDD
Submitted to AP 6.11.2025
By Kevin McKendree

Kevin McKendree

365050

A - Adjustment

B - Balance Forward

Transaction Codes

C - Credit

F - Finance Charge

I - Invoice

P - Payment

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



PAGE NO: 1

# 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

DESCRIPTION

CUSTOMER NO: 365050

JOB NO: 000

PURCHASE ORDER: 0516

REFERENCE: PO # 0516

SHIP TO:

NET 15TH

CLERK:

DATE / TIME:

TERMINAL: 604

/PER EXTENSION

5/16/25 8:33

SOLD TO:

RIVERS EDGE CDD

475 WEST TOWN PLACE

REWARD NO:19820227380

**SUITE 114** 

ST AUGUSTINE FL 32092

SALESPERSON: 35 B2B CUSTOMER SALES - M

LINITS PRICE

TAX: 031 FLORIDA SALES TAX MAN

INVOICE: 426267/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	
2	2		4870960	COUPLING FLEX 1-1/2" PVC	7.99	2	7.99 /EA	15.98 N
_	_							
						!		
				1				
						ΤΔ	XABLE	0.00
							N-TAXABLE	15.98
			**	AMOUNT CHARGED TO STORE ACCOUNT *	15.9		JB-TOTAL	15.98
						T" A	X AMOUNT	0.00
								i
						1 (	OTAL AMOUNT	15.50
		z						

Received By

(MCKENDREE, KEVIN)

## REMITTANCE

CLOSING DATE : 5/31/25 DUE DATE: 6/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT: 365050

**AMOUNT PAID** 

\$15,98

**NEW BAL: 346.66** 

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

# STATEMENT

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

CLOSING DATE: 5/31/25 DUE DATE: 6/15/25 ACCT: 365050

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

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

Date	Ref	Sij	c		Description	Debit	Credit	Amount
5/ 5/25	426176	3	ı	PO # 050525		43.97		43.97
5/12/25	426230	3	<u> </u>	PO # 05/12/25		 208.51		208.51
5/16/25	426267	3		PO # 0516		15.98		15,98
5/22/25	426313	3	ı	PO # 0522		 78,20		78,20
PAYMENT	SUMMARY			CHECK 6950 5/14 CHECK 6948 5/14 CHECK 6947 5/14 CHECK 6951 5/14 CHECK 6949 5/19 CHECK 6952 5/19	1/25 1/25 1/25 1/25		31.95 39,98 210.08 11.99 141.61 32.37	
CURRENT 346.66	1-30 DA 0,00	YS		31-60 DAYS 0,00	61-90 DAYS 0,00	 R 90 DAYS 0.00	NEW BA	L: 346.66

TERMS: NET 15TH

Approved RECDD Submitted to AP 6.11.2025 By Kevin McKendree

Kevin McKendree

365050

Transaction Codes

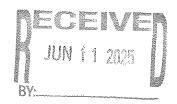
A - Adjustment B - Balance Forward C - Credit

F - Finance Charge

I - Invoice

P - Payment

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



PAGE NO: 1

# 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: 000

0522

PURCHASE ORDER:

REFERENCE: PO#0522

SHIP TO:

NET 15TH

CLERK:

DATE / TIME:

TERMINAL: 604

5/22/25 8:08

SOLD TO:

RIVERS EDGE CDD

475 WEST TOWN PLACE

**SUITE 114** 

ST AUGUSTINE

32092

FL

SALESPERSON: 35 B2B CUSTOMER SALES - M

TAX: 031 FLORIDA SALES TAX MAN

INVOICE: 426313/3

DEMA	חם	NO:19820227380
REVVM	1711	NOT MOZUZZI JOU

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
3	3		4000940	PIPE INSULATION 1/2"X6'	2.99	3	2.99 /EA	8.97 N
2	2		41732	PIPE CPVC 1/2"X10'	7.99	2	7.99 /EA	15.98 N
1	1		49806	PRIMER PVC PURPLE 40Z	7.99	1	7.99 /EA	7.99 N
l i	1		49758	CEMENT CPVC 4OZ	8.99	1	8.99 /EA	8.99 N
l 1	1	1	45319	VALVE BALL 1/2"CPVC PIPE	9.99	1	9.99 /EA	9.99 N
1	1		4694212	DROP EAR ELBOW 1/2" FIP	8.99	1	8.99 /EA	8.99 N
1	1		46605	DRAIN BOILR BRASS 1/2MPT	9.99	1	9.99 /EA	9.99 N
4	4	1	4002472	1/2"CPVC CPLNG S40	0.79	4	0.79 /EA	3.16 N
6	6	£ .	4267977	PIPE STRAP 1/2 INCH	0.69	6	0.69 /EA	4.14 N
							XABLE N-TAXABLE	0.00 78.20
			**	AMOUNT CHARGED TO STORE ACCOUNT *	* 78.2		IB-TOTAL	78.20
						TA	X AMOUNT	0.00
						TC	OTAL AMOUNT	78.20
X	Deceived By			(MCKENDREE, KEVIN)				

Received By

## REMITTANCE

CLOSING DATE : 5/31/25 DUE DATE: 6/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT: 365050

AMOUNT PAID

\$78.20

**NEW BAL: 346.66** 

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

# STATEMENT

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

RIVERS EDGE CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE FL 32092 CLOSING DATE: 5/31/25 DUE DATE: 6/15/25 ACCT: 365050

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

Date	Ref	SIT	é		Description		Debit	Credii	Amount
5/ 5/25	426176	3	ı	PO # 050525			43,97		43.97
5/12/25	426230	3	T	PO # 05/12/25	C-2002-030-030-04-0-0-0-0-0-0-0-0-0-0-0-0-0-0-		208,51		208.51
5/16/25	426267	3	Ī	PO#0516			15.98		15.98
5/22/25	426313	3	T	PO # 0522			78.20		78.20
PAYMENT	SUMMARY			CHECK 6950 5/14 CHECK 6948 5/14 CHECK 6947 5/14 CHECK 6951 5/14 CHECK 6949 5/19 CHECK 6952 5/19	/25 //25 //25 //25	unius suomenes suodi de versa		31.95 39.98 210.08 11.99 141.61 32.37	
CURRENT 346.66	1-30 DA 0.00	YS		31-60 DAYS 0.00	61-90 DAYS 0,00		₹ 90 DAYS 0.00	NEW B	\L: 346.66

TERMS: NET 15TH

Approved RECDD Submitted to AP 6.11.2025 By Kevin McKendree

365050

A - Adjustment

B - Balance Forward

Transaction Codes

C - Credit

F - Finance Charge

I - Invoice

Kevin McKendree

P - Payment

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



#### TMT Electric, LLC

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



904-789-0193

Veteran Owned

## **INVOICE**

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

 INVOICE
 1138

 DATE
 06/18/2025

 TERMS
 Net 30

 DUE DATE
 07/18/2025

DATE ACTIVITY	DESCRIPTION	QTY RATE	AMOUNT
Services	"RIVERTOWN" monument sign at Rafter Tail Lane entrance not fully lit. Replaced 35 LED modules. Verified all lights working upon completion.	430.00	430.00
***************************************	OUDTOTAL	<i>жышын жай</i> буулгач төгө оон из чийг түг	430.00
Please make check payable to TMT Electric LLC.	SUBTOTAL		430.00
	TAX		0.00
	TOTAL		430.00
	BALANCE DUE		\$430.00

Approved RECDD Submitted to AP 6.19.2025 By Kevin McKendree Kevin McKendree



# Service Slip/Invoice

INVOICE:

620764292

DATE:

06/16/2025

ORDER:

620764292

Turner
Pest

PAYMENT ADDRESS: Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florids 32260-0323 904-355-5380 • Toll Free: 800-225-5305 • turnerpest.com

Bill To:

[233943]

Rivers Edge CDD 475 West Town Place Suite 114

Saint Augustine, FL 32092-3648

Work Location:

[233943]

904-679-5523

RiverHouse(RECDD 1) Richard Losco

140 Landing Street Saint Johns, FL 32259-8621

6) ((4) (4) (6) 06/16/2025	Time 02:38 PM	स्थात्म १ <del>वस्य</del>	(Technician		02:38 PM
Pudic	ត្តខ្លាំថ្មី២)	Telems. NET 30	La <u>si</u> Stavijee   Maja Code 06/16/2025	yen: State of the	02:38 PM
Si	Tayloc		Description		T-Mrc(E)
РСМ		Commercial Pest Contro	ol - Monthly Service		\$225.16
				SUBTOTAL TAX AMT. PAID TOTAL	\$225.16 \$0.00 \$0.00 \$225.16
	S	pproved RECDD 1 ubmitted to A/P 06-1 y Richard Losco Pichard Losco		AMOUNT DUE	\$225.16
			JUN 18 2026	TECHNICIAN SIG	SNATURE
				CUSTOMER SIG	NATURE

3

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

# Scarifica Silio/Inmediae

INVOICE:

620764403

DATE:

06/16/2025

ORDER:

620764403

PAYMENT ADDRESS: Turner Peat Control LLC • P.O. Box 680323 • Jacksonville, Florida 32250-0323 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Bill To:

[233943]

Rivers Edge CDD 475 West Town Place

Turner
Pest

Suite 114

Saint Augustine, FL 32092-3648

Work

Location:

[233943]

904-679-5523

RiverHouse(RECDD 1) Richard Losco

140 Landing Street Saint Johns, FL 32259-8621

06/16/2025 02:38 PM		Teahniciaic		02:38 PM
सिंगालीलकः Öлder		Service Map Code /16/2025		03:14 PM
Schvice		(Description		(2)(1)(12)
CM	Commercial Pest - Flea/Tick Month	ly Service		\$385.98
			SUBTOTAL TAX AMT. PAID	\$385,98 \$0,00 \$0,00
			TOTAL	\$385.98
	Approved RECDD 1 Submitted to A/P 06-18-25 By Richard Losco Richard Losco		AMOUNT DUE	\$385.98
	JUN		TECHNICIAN SIGN	ATURE
	The state of the s	Siller	CUSTOMER SIGNA	ATURE

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

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



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

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

	PM(P)
Invoice Number	254704838
Customer Number	C3178876
Invoice Date	06/04/2025
Due Date	07/04/2025
Order Date	06/03/2025
Order Number	\$153387371
Order Method	WEB

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

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

# **Important Messages**

## IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
	WIPES, SCRIM,4PLY,POPUP,WH(W202)	3	CT	63,49	190.47
	TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT	2	CT	29,49	58.98

SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL:

249.45 0.00 249.45

ORDER TOTAL: Total Due:

249.45

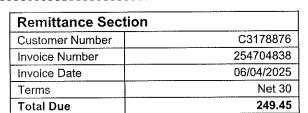
To ensure proper credit, please detach and return below portion with your payment



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

Approved RECDD 1
Submitted to A/P - 06-09-25
By Richard Losco
Richard Losco

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



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



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

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

254816531
C3178876
06/10/2025
07/10/2025
06/03/2025
\$153387371
WEB

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

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

# **Important Messages**

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALM275	TISSUE,TOILET,4.4X3.1,2PLY,500SHT,96/CT	11	CT	58,99	58.99

SUBTOTAL:

TAX & BOTTLE DEPOSITS TOTAL:

ORDER TOTAL:

58.99 0.00 58.99

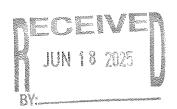
To ensure proper credit, please detach and return below portion with your payment



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

Approved RECDD 1
Submitted to A/P 06-18-25
By Richard Losco
Richard Losco

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



Remittance Section			
Customer Number	C3178876		
Invoice Number	254816531		
Invoice Date	06/10/2025		
Terms	Net 30		
Total Due	58.99		

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



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

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

	٠,
Invoice Number	254920936
Customer Number	C3178876
Invoice Date	06/13/2025
Due Date	07/13/2025
Order Date	06/12/2025
Order Number	\$153649575
Order Method	WEB

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

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

# **Important Messages**

#### IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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Thank you for your business! We encourage you to visit www.wbmason.com/Payment 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
	VACUUM,UPRIGHT,13",BK PAD,NOTE,3X3,RIO DE JANEIRO,AST	1	EA PK	239.95 17.29	239.95 17.29
MMM0542455MIACP	[PAD,NOTE,3X3,RIO DE JANEIRO,A31	· '	<u> </u>	(7,20)	11.20

SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL: ORDER TOTAL:

 SITS TOTAL:
 0.00

 DER TOTAL:
 257.24

 Total Due:
 257.24

257.24

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



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

Approved RECDD 1 Submitted to A/P 06-18-25 By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	254920936
Invoice Date	06/13/2025
Terms	Net 30
Total Due	257.24

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

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



INVOICE

Invoice # 12517 Date: 06/16/2025 Due On: 07/16/2025

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**

LG					
20	05/02/2025	Attend agenda planning call for regular meeting and special meeting; prepare budget approval resolution; prepare resolution adopting sponsorship policy.	1.20	\$285.00	\$342.00
LG	05/06/2025	Confer with Vesta regarding pool repairs and basketball lighting.	0.30	\$285.00	\$85.50
MGH	05/07/2025	Prepare license agreement with The Learning Trio for summer arts camp and exchange correspondence with District staff regarding information needed to finalize same; review historical information and latest updates regarding Hallo-Crawl event per Supervisor request in advance of joint meeting; analyze additional District staff feedback on pool repair and basketball lighting projects in preparation for joint Board meeting.	1.30	\$260.00	\$338.00
LG	05/07/2025	Advise regarding terms for summer art program; review status of Hallocrawl discussions.	0.30	\$285.00	\$85.50
SH	05/07/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$260.00	\$52.00
LG	05/08/2025	Analyze legal issues related to pool repair, basketball court lighting, and Hallocrawl planning.	0.20	\$285.00	\$57.00
	MGH LG SH	MGH 05/07/2025  LG 05/07/2025  SH 05/07/2025	prepare resolution adopting sponsorship policy.  LG 05/06/2025 Confer with Vesta regarding pool repairs and basketball lighting.  MGH 05/07/2025 Prepare license agreement with The Learning Trio for summer arts camp and exchange correspondence with District staff regarding information needed to finalize same; review historical information and latest updates regarding Hallo-Crawl event per Supervisor request in advance of joint meeting; analyze additional District staff feedback on pool repair and basketball lighting projects in preparation for joint Board meeting.  LG 05/07/2025 Advise regarding terms for summer art program; review status of Hallocrawl discussions.  SH 05/07/2025 Monitor legislation affecting District and provide newsletter summary of same.  LG 05/08/2025 Analyze legal issues related to pool repair, basketball court lighting, and	prepare resolution adopting sponsorship policy.  LG 05/06/2025 Confer with Vesta regarding pool repairs and basketball lighting.  MGH 05/07/2025 Prepare license agreement with The Learning Trio for summer arts camp and exchange correspondence with District staff regarding information needed to finalize same; review historical information and latest updates regarding Hallo-Crawl event per Supervisor request in advance of joint meeting; analyze additional District staff feedback on pool repair and basketball lighting projects in preparation for joint Board meeting.  LG 05/07/2025 Advise regarding terms for summer art program; review status of Hallocrawl discussions.  SH 05/07/2025 Monitor legislation affecting District and provide newsletter summary of same.  LG 05/08/2025 Analyze legal issues related to pool repair, basketball court lighting, and	prepare resolution adopting sponsorship policy.  LG 05/06/2025 Confer with Vesta regarding pool repairs and basketball lighting.  MGH 05/07/2025 Prepare license agreement with The Learning Trio for summer arts camp and exchange correspondence with District staff regarding information needed to finalize same; review historical information and latest updates regarding Hallo-Crawl event per Supervisor request in advance of joint meeting; analyze additional District staff feedback on pool repair and basketball lighting projects in preparation for joint Board meeting.  LG 05/07/2025 Advise regarding terms for summer art program; review status of Hallocrawl discussions.  SH 05/07/2025 Monitor legislation affecting District and provide newsletter summary of same.  LG 05/08/2025 Analyze legal issues related to pool repair, basketball court lighting, and

Service	MGH	05/08/2025	Analyze and confer regarding agenda package and District documents including contracts for pool repair and basketball lighting projects, proposals, Hallo-Crawl materials, in preparation for joint Board meeting.	0.60	\$260.00	\$156.00
Service	MGH	05/09/2025	Prepare for and attend special joint Board meeting.	1,20	\$260.00	\$312.00
Service	MGH	05/09/2025	Prepare Change Order No. 1 to pool repair agreement with Crown Pools for expansion joint repairs; prepare limited Notice to Proceed No. 2 for the same.	0.90	\$260.00	\$234.00
Service	LG	05/09/2025	Review pool change order.	0.20	\$285.00	\$57.00
Expense	KB	05/09/2025	Travel: Mileage - MGH.	17.67	\$0.67	\$11.84
Service	LG	05/12/2025	Review NTP for family pool joint repair.	0.20	\$285.00	\$57.00
Service	MGH	05/12/2025	Further prepare and finalize limited Notice to Proceed for interim expansion joint repair project.	0.20	\$260.00	\$52.00
Service	MGH	05/13/2025	Analyze correspondence from Supervisor of Elections and procedure for hosting 2026 election polling site.	0.20	\$260.00	\$52.00
Service	LG	05/18/2025	Review agenda and prepare for Board meeting.	0.30	\$285.00	\$85.50
Service	MGH	05/19/2025	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting; review District Manager meeting notes from joint Board meeting.	0.70	\$260.00	\$182.00
Service	LG	05/19/2025	Review notice to owner and advise regarding response.	0.20	\$285.00	\$57.00
Service	LG	05/21/2025	Strategize presentation of legal agenda items.	0.40	\$285.00	\$114.00
Service	MGH	05/21/2025	Prepare for and attend Board meeting.	3.40	\$260,00	\$884.00
Expense	KB	05/21/2025	Travel: Mileage - MGH.	54.00	\$0.67	\$36.18
Service	MGH	05/22/2025	Prepare Notice of Commencement for pool repair project; review and compile meeting notes and legal follow-up items; analyze issues related to sponsorship policy and update same for transmission to	1.50	\$260.00	\$390.00

			District staff in light of Board feedback; review Board Supervisor report and supporting documentation regarding JEA water pressure issues.			
Service	LG	05/22/2025	Review documentation regarding low water pressure.	0.30	\$285.00	\$85.50
Service	LG	05/23/2025	Review and revise NOC for pool repair project; advise regarding response to insurance adjuster questions.	0.30	\$285.00	\$85.50
Service	JK	05/23/2025	Call with multiple supervisors on agenda items	0.70	\$285.00	\$199.50
Service	LG	05/28/2025	Confer with Barron and district staff regarding JEA water issues; prepare letter to JEA regarding same.	0.80	\$285.00	\$228.00
Service	LG	05/30/2025	Advise regarding response to public records response for security data.	0.20	\$285.00	\$57.00
Service	MGH	05/30/2025	Review and revise Board meeting minutes; analyze and confer regarding overall status of District projects and outstanding legal follow-up items needed; analyze resident request for records pertaining to security footage.	0.60	\$260.00	\$156.00
Non-billa	ıble entries					
Service	MGH	05/02/2025	Prepare for and attend agenda planning call with District staff; confer regarding follow-up action items needed; analyze issues related to basketball lighting project and pool repair project in anticipation of upcoming special joint meeting; analyze Crown Pool proposal for emergency expansion joint repair.	<del>1.50</del>	\$ <del>260.00</del>	\$390.00
Service	MGH	05/06/2025	Analyze District staff feedback on issues pertaining to basketball lighting and expansion joint repair projects in preparation for joint Board meeting.	<del>0.20</del>	<del>\$260.00</del>	\$ <del>52.0</del> 0
Service	LG	05/09/2025	Attend joint meeting.	0.40	\$285.00	<del>\$114.00</del>
Service	MGH	05/13/2025	Review resident concerns regarding easement usage and fishing in District pond near residence and District Manager feedback regarding same.	<del>0.20</del>	\$ <u>260.00</u>	\$52.0 <del>0</del>
Service	LG	05/20/2025	Prepare communication to board regarding fee letter.	4.00	\$285.00	\$285.00

			Supervisors.		Total	\$4,452.02
Service	MGH	05/29/2025	Review and revise updated fee letter following discussions with Board	0.20	\$260.00	\$52.00
Service	LG	05/28/2025	Confer with Henley and Kilinski regarding district counsel rates and JEA letter issues.	<del>1.00</del>	\$285.00	\$285.00
Service	MGH	05/28/2025	Prepare for and attend call with Board Supervisor and District staff to discuss JEA irrigation issues; review and revise demand letter to JEA; analyze public and court records to research other communities impacted by JEA issues; review District Manager meeting notes.	<del>0.80</del>	\$2 <del>50.00</del>	\$208.90
Service	MGH	05/27/2025	Further prepare, finalize, and distribute Notice of Commencement for pool repair project.	0.30	\$260 <u>.00</u>	\$78.00
Service	MGH	05/20/2025	Confer with District Manager and other staff regarding legal fee increase and advance correspondence to the Board regarding same; review requests for information from insurance claims handler.	0.80	\$260.00	\$ <del>.208.00</del>
Condoc	MOU	05/20/2025	Confer with Dietrict Manager and	0.80	മാഹാ	\$208.00

# **Detailed Statement of Account**

# **Current Invoice**

Invoice Num	医结合性结合性 医二氏性 医多种性性 医多种性 医多种性 医多种性 医多种性	Amount Due	Payments Received Bala	ince Due
12517	07/16/2025	\$4,452.02	\$0.00	\$4,452.02
			Outstanding Balance	\$4,452.02
			Total Amount Outstanding	\$4,452.02

Please make all amounts payable to: Kilinski | Van Wyk PLLC Please pay within 30 days.

Corbin deNagy 6/19/2025



Invoice

Invoice # Date 427165 05/31/2025

**Terms** 

Net 30

**Due Date** 

06/30/2025

Memo

Bill To

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

Vesta Property Services, Inc. 245 Riverside Avenue Suite 300

Jacksonville FL 32202

Description	Quentity Rate Amount
Billable Expenses Mark Suiter - 2025-05-10 - DNH*GODADDY#3737271914 - used for new river	11.17
town website Kevin Johnston - 2025-05-09 - FS *oplugins.com - Rivertown Website booking	179.00
Total Billable Expenses	190.17

**Total** 190.17

Cost-shared

Corbin de Nagy

6/23/2025

JUN 23 2025



# CONTACT US 24/7 1-480-505-8877

# Receipt

No 3737271914

DATE:

5/9/2025

CUSTOM ER #:

48442891

BILL TO:

Mark Suiter

245 Riverside Ave,

Suite 300.

Jacksonville, Florida 32202,

United States

Vesta Property Services, Inc.

+1.8139665526

PAYMENT:

Visa .... 0146

\$11.17

Previous Balance

\$11.17

Received Payment

(\$11.17)

Balance Due (USD)

\$0.00

Term

Product

Amount

Contact Us

i ver

COM Damain

**410 99** 



Order ID: OPL250508-9846-38219

Order Created: May 8, 2025 Paid In Full: May 8, 2025

## Purchaser

Kevin Johnston Vesta Property Services 245 Riverside Ave., Suite 300 Jacksonville, FL 32202 United States

## Seller

FastSpring 801 Garden Street Suite 201 Santa Barbara, CA 93101

questionacharge.com

W-9 Form

# Product Support

http://oplugins.com info@oplugins.com

Description	Quantity	Sales Tax	Amount
Booking Calendar Business Large (single site usage) version	1	\$0.00	\$349.00
		Discount	\$170.00
		Subtotal	\$179.00
	en e	Sales Tax (0%)	\$0.00
		Total	\$179.00
<u>, a </u>			

Invoice ID: IVUASBBUI3LFFJNNNFDYRYIUDGBI





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

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

	FIVI(F)
Invoice Number	255004705
Customer Number	C3178876
Invoice Date	06/18/2025
Due Date	07/18/2025
Order Date	06/17/2025
Order Number	S153737280
Order Method	WEB

Delivery Address Rivers Edge CDD 1 Attn.: Ken

140 Landing Street Saint Johns FL 32259

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

## **Important Messages**

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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
HERH6036HC	LINER.30X36,.65MIL,CLR,250/CT	3	CT	32.99	98,97
ALM275	TISSUE,TOILET,4,4X3,1,2PLY,500SHT,96/CT	1 1	CT	58.99	58.99

SUBTOTAL:

TAX & BOTTLE DEPOSITS TOTAL:

157.96 0.00 157.96

ORDER TOTAL: Total Due:

157.96

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



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

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



Approved RECDD 1 Submitted to A/P 06-24-25 By Richard Losco

Richard Losco

Remittance Section		
Customer Number	C3178876	
Invoice Number	255004705	
Invoice Date	06/18/2025	
Terms	Net 30	
Total Due	157.96	

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



#### Bill To:

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

Property Name: Rivers Edge CDD I

Address:

475 West Town Place Suite 114

St. Augustine, FL 32092

#### INVOICE

INVOICE#	INVOICE DATE
933984	6/10/2025
TERMS	PO NUMBER
Net 30	

## Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 10, 2025

**Invoice Amount:** 

\$199.00

Description	Current Amount
May irrigation repairs-2025******Entrance round about******	

Irrigation Repairs

\$199.00

**Invoice Total** 

\$199.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I Submitted to AP on 6.19.2025 By Jason Davidson

)ason Davidson

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



# COMPLETED WORK

W. O. # CDD 1

NAME RIVER TOWN

ADDRESS ENTRANCE N ROUND ABOUT

DATE

5/29/2025

CDD 1

#					EXT	ENTION
5	CLOG NOZZLES		\$	4.00	\$	20.00
2	BROKEN 6" SPRAY + NOZZLES		\$	17.00	\$	34.00
2	BROKEN ROTOR		\$	26.00	\$	52,00
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					\$	144
					\$	-
					\$	_
					\$	-
		PARTS	TO	TAL	\$	106.00

DATE	DESCRIPTION	HOURS	RATE	T	OTAL
5/29/2025	TECH	1	\$ 93.00	\$	93.00
				\$	¥
				\$	-
				\$	~
1				Ś	93.00

COMMENTS:			<u> </u>	***************************************
		MATERIALS	\$	106.00
		LABOR & RENTAL	\$	93.00
		TOTAL	\$	199.00
DATE COMPLETED 5/29/25	TECHNICIAN DAVON A	LBERT CLIENT	***************************************	



#### Bill To:

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

Property Name: Rivers Edge CDD I

Irrigation Repairs

Address: 475 West Town Place Suite 114

St. Augustine, FL 32092

#### INVOICE

INVOICE#	INVOICE DATE
933985	6/10/2025
TERMS	PO NUMBER
Net 30	

# Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 10, 2025

**Invoice Amount:** \$895.50

Description		Curi	rent Amount
May irrigation repairs-2025****	**25 Kendall Crossing******		
Irrigation Renairs			\$895.50

**Invoice Total** 

\$895.50

IN COMMERCIAL LANDSCAPING

Approved RECDD I Submitted to AP on 6.19.2025 By Jason Davidson

ason Davidson



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



# **COMPLETED** WORK

W. O.#

NAME

River Town CDDS 25 Kendal Crossing 5/25

DATE

1		
		EXTENTION
1 Rotor	25 00	\$ 25.00
5   Pup up Sprays	16.50	\$ 82.50
5 Pop up Sprays 4 Nozzles 2 Solenoids/locate and repair	2.50	\$ 10.00 -
2   Solenoids/locate and repair	110.00	\$ 220.00
		\$ -
		\$
		\$ -
		\$ -
		\$ -
		\$ .
		\$ -
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		\$
		\$
		\$
		\$
		\$ -
		\$
t .	PARTS TOTAL	\$ 33750

DATE	DESCRIPTION	HOURS	RATE	TOTAL.
5/25	Labor	6	93 CO	\$ 558 00
				\$
				\$
				\$ -
TAME - 11 - 11 - 11 - 11 - 11 - 11 - 11 -				5 554 00

COMMENTS:		
	MATERIALS	T s
	LABOR & RENTAL	\$
	TOTAL	\$ 895 50.

DATE COMPLETED 5/25 TECHNICIAN Andrew J CLIENT River Town (171) 2



#### 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
933986	6/10/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 10, 2025

Invoice Amount: \$330.95

	Gurrent Amount
Description	

May irrigation repairs-2025\*\*\*\*\*\*River Walk and Kendall Crossing\*\*\*\*\*\*

Irrigation Repairs

\$330.95

**Invoice Total** 

\$330.95

IN COMMERCIAL LANDSCAPING

Approved RECDD I Submitted to AP on 6.19.2025 By Jason Davidson

Jason Davidson

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



# COMPLETED WORK

W. O. #		
NAME	Piver town CCOE	
ADDRESS	River Walk/Kradell	(20551
DATE	5-25	1.

#		T	EXTENT	ION
	1" Prain Bed 100 PGA - B Walve	1112000	\$ 120.63	3 -
	1" Proin-Bird 100 PGA-B valve 1" Slipfix pipe and for fitting	129.95	\$ 14.99	) -
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			\$	
	PAF	RTS TOTAL	\$   44	年天

DATE	DESCRIPTION	HOURS	RATE	ТО	TAI.
5-25	Labor	2	93,00	\$186	£ <del>20</del> ₹
				\$	
				\$	
<u> </u>				\$	
				\$ 18	ر دی

COMMENTS:			В 4 убробо 1 выпочных в воден тубованием разменения на применения в подоставления в подост
participated and the second se	A Company of the Comp		
And the second section of the section o		MATERIALS	\$
	•	LABOR & RENTAL	\$
2000			
The state of the s		TOTAL	\$ 330.95
DATE COMPLETED 5-25	TECHNICIAN DP Quan	رم CLIENT آره	Ver Town conz



#### Bill To:

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

Property Name: Rivers Edge CDD !

Address:

475 West Town Place Suite 114

St. Augustine, FL 32092

#### INVOICE

INVOICE#	INVOICE DATE
933982	6/10/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 10, 2025

Invoice Amount: \$3,085.00

Description Current Amount
Description

Decoder replacement \*\*\*\*\*\*2198 Kendall Crossing\*\*\*\*\*\*

Irrigation Repairs

\$3,085.00

**Invoice Total** 

\$3,085.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I Submitted to AP on 6.19.2025 By Jason Davidson

Jason Davidson



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



DATE COMPLETED 5/28/25

# **COMPLETED** WORK

W. O. #

NAME

**RIVER TOWN** 

**ADDRESS** 

2198 kendall crossing dr

DATE

5/28/2025

cdd 1

#	repairs made after irrigation inspection			EX	TENTION
1	zone 11 replace bad decoder was 28609 now 26281		\$ 420.00	\$	420.00
1	zone 13 replace bad solenoid		\$ 100.00	\$	100.00
1	zone 27 replace bad decoder was 28451 now 26283		\$ 420.00	\$	420.00
1	zone 29 replace bad decoder was 28457 now 24463		\$ 420.00	\$	420.00
1	zone 30 replace bad decoder was 28468 now 24465		\$ 420.00	\$	420.00
1	zone 31 replace bad decoder was 28467 now 24464		\$ 420.00	\$	420.00
1	zone 71 replace bad decoder was 23805 now 26278		\$ 420.00	\$	420.00
				\$	-
				\$	-
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				\$	
				\$	-
		PARTS	TOTAL	\$	2,620.00

DATE	DESCRIPTION	HOURS	F	RATE	TOTAL
5/28/2025	tech	5	\$	93.00	\$ 465.00
					\$ -
					\$ -
					\$ -
					\$ 465.00

COMMENTS locate and fix zones that was not work	king	1	405.00
	MATERIALS	\$	2,620.00
	LABOR & RENTAI	_ \$	465.00
	TOTAL	\$	3,085.00
DATE COMPLETED 5/28/25	TECHNICIAN davon albert CLIENT		

TECHNICIAN davon albert



#### 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
933983	6/10/2025
TERMS	PO NUMBER
Net 30	

## Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Atlanta, GA 30392-1017

Invoice Amount: \$618.00

Invoice Due Date: July 10, 2025

Description Current Amount

March irrigation repairs-2025\*\*\*\*\*\*2189 Kendall Crossing\*\*\*\*\*\*

Irrigation Repairs

\$618.00

**Invoice Total** 

\$618.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I Submitted to AP on 6.19.2025 By Jason Davidson

Jason Davidson

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

YELLOWSTONE

DATE COMPLETED 5/28/25

# COMPLETED WORK

W. O. #

NAME RIVER TOWN

ADDRESS 2198 kendall crossing dr

DATE

5/28/2025

cdd 1

#	repairs made after irrigation inspection				EXT	ENTION
19	nozzles		\$	4.00	\$	76.00
10	broken 6" sprays + nozzles		\$	17.00	\$	170.00
2	cut 1/2 flex line no charge maintenance damage				\$	_
					\$	-
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					\$	-
		PART	s TO	TAL	\$	246.00

DATE	DESCRIPTION	HOURS	RATE	٦	TOTAL
5/28/2025	tech	4	\$ 93.00	\$	372.00
				\$	-
				\$	-
				\$	
L				\$	372.00

CLIENT

		÷,	372.00
COMMENTS:			
	MATERIALS	\$	246.00
	LABOR & RENTAL	\$	372.00
	TOTAL	\$	618.00

**TECHNICIAN** davon albert



#### **Bill To:**

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

Property Name: Rivers Edge CDD I

Address:

475 West Town Place Suite 114

St. Augustine, FL 32092

#### INVOICE

INVOICE#	INVOICE DATE
933987	6/10/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 10, 2025

\$328.00

**Invoice Amount:** 

**Current Amount** Description

June irrigation repairs-2025\*\*\*\*\*\*380 Sternwheel\*\*\*\*\*\*

Irrigation Repairs

\$328.00

**Invoice Total** 

\$328.00

IN COMMERCIAL LANDSCAPING

Approved RECDD I Submitted to AP on 6.19.2025 By Jason Davidson

ason Davidson

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



# COMPLETED WORK

W. O. #	CDD1
NAME	RIVERTOWN
ADDRESS	380 STERNWHEEL DR

DATE 6/5/2025

#					EXT	ENTION
1	BROKEN 12" ROTOR		\$	75.00	\$	75.00
1	BROKEN 12" SPRAY + NOZZLE		\$	26.00	\$	26.00
6	nozzles		\$	4.00	\$	24.00
1	BROKEN 6" SPRAY HEAD + NOZZLE		\$	17.00	\$	17.00
1	BROKEN BUBBLER MOWER DAMAGE NO CHARGE				\$	-
					\$	~
					\$	-
					\$	
					\$	-
					\$	-
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					\$	-
					\$	-
					\$	-
<del></del>		PARTS	то	TAL	\$	142.00

DATE	DESCRIPTION	HOURS	F	RATE	7	TOTAL
6/5/2025	TECH	2	\$	93.00	\$	186.00
					\$	-
					\$	-
					\$	-
L					\$	186.00

COMMENT WORK ODER			\$ 100.00
		MATERIALS	\$ 142.00
		LABOR & RENTAL	\$ 186.00
		TOTAL	\$ 328.00
DATE COMPLETED 6/5/25	TECHNICIAN davon alb	ert CLIENT	



# Irrigation Inspection Report

W. O. # NAME ADDRESS

DATE

COL	) J,						
RIVERTOWN							
380 stern v	wheel dr						
6/5/2025	PG	1 OF	2				

			İ	<b>}</b>	RUI	N DAYS		ı								
START TIME(S)	8P	M	Α		T	т	5	S WATER SOURCE RECLAIM								
START TIME(S)	8:30	MAC	В	М	τ		F		C	LOCK .	TYPE		R	AINBIR	D ESP-LX	.D
START TIME(S)	54	M	С	S	Т	w	F	RAIN/FREEZE SWITCH Y		ES						
ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	S	R	R	S	R	S	R	R	S	S	R	S	R	S	S	S
RUN TIME	10	30	30	15	30	15	40	30	15	20	30	15	20	20	20	20
PROGRAM	Α	Α	A	Α	Α	Α	A	Α	Α	Α	A	Α	Α	Α	Α	Α
		S≔ spray	heads		R≅rotor	neads		B=bubb	ers	D≡c	rip, neta	lim or in	icro spra	γs	[	
ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED											<u> </u>					
		Mata	20 20 110		art of irri		of shoot							loomer de la		
	T	Note: 7	oove ne	ms are p	art os uri	gauun w	ercheck	<u> </u>	T	T		1	T	T	T	T
BROKEN PIPE							<del></del>				-	-			<b></b>	-
BROKEN HEADS		<u> </u>	1		ļ								ļ			ļ
BROKEN NOZZLES										l	<u> </u>					
SEVERELY CLOGGED INCORRECT NOZZLES																
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)															ļ	
MISSING HEADS												ny				
NON TURNING ROTORS		ļ	<u> </u>								<u> </u>				<u> </u>	
VALVE FAILURE											<u> </u>				<u> </u>	
		1						•								<u> </u>
	*	Note: (	ircled ite	ems are c	omplete	<b>d</b>		edioren arra anna	***************************************				····		-	
Comments:ZONE 3 BROKEN 12"	ROTOR									<del></del>						
A NEW CONTROLER /TIMER WAS	S PUT IN	SO SOM	E OF THE	ZONES	CHANGE							<del></del>		<del></del> -		

DATE COMPLETED

6/5/2025

**TECHNICIAN** 

DAVON ALBERT

CLIENT



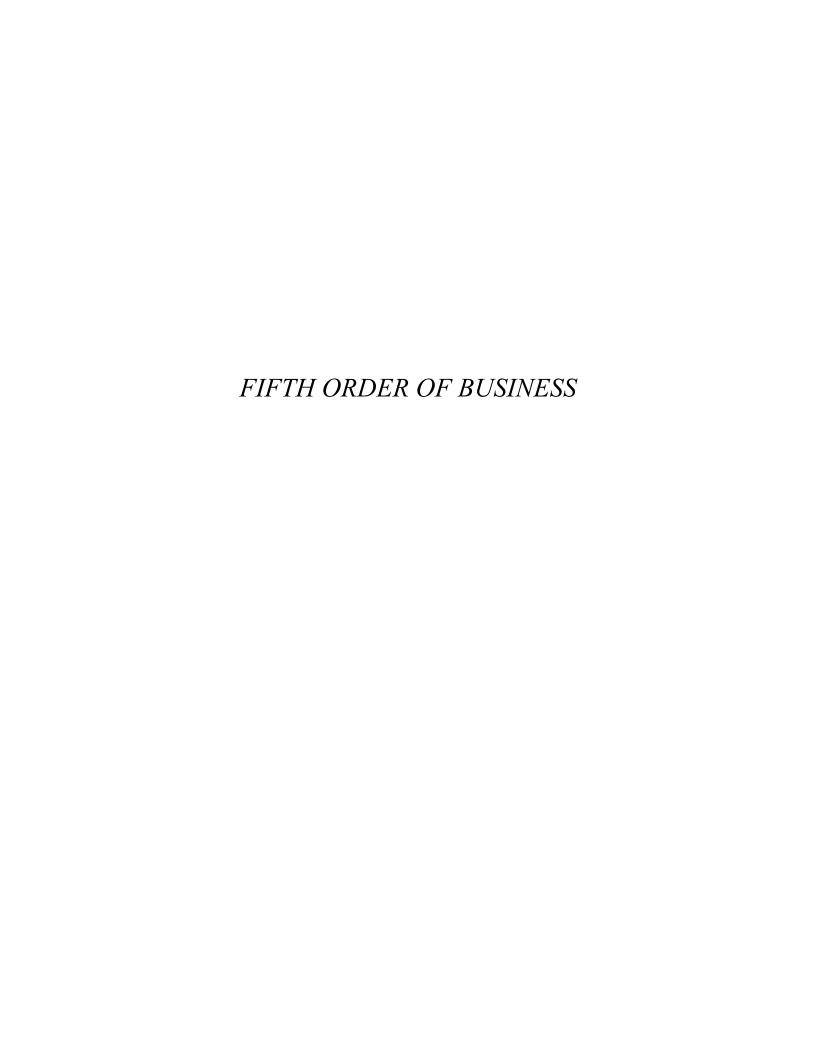
# Irrigation Inspection Report

W. O. #
NAME
ADDRESS
DATE

CDD1			
RIVERTO	WN		
380 STERN W	HEEL DR	T	SAMPLE SAMPLE
6/5/2025	PG	Ż OF	2

					RU	N DAYS											
START TIME(S)	8P	М	Α		Т	Т	S	WATER SOURCE						RECLAIM			
START TIME(S)	8:3	30	В		М	w	F		C	LOCK .	TYPE		RAINBIRD ESP-LXD				
START TIME(S)	5A	M	С	s	М	W	F	RAIN/FREEZE SWITCH				YES					
ZONE #	17	18	19	20	21	22	23	24	25	26	27	28					
TYPE (S,R,B,D)	S	S	S	S	S	S	S	S	S	S	S	S					
RUN TIME	20	20	20	20	20	20	20	20	20	20	20	20					
PROGRAM	B/C			B/C		В	В	В	В	В	В	В				Audient Aberen	
S= spray heads R=rotor heads B=bubblers D=drip, netalim or micro sprays																	
ADJUSTMENTS																	
PARTIAL CLOGS				ļ													
STRAIGHTENED											<u> </u>						
		Nata: (	Above ite	me aro p	arl other	galion w	at check					<u> </u>					
	T	HOIC. A	Anover ite	ins are p	art Or III	<del></del>	et check	T	1	T	1	<del></del>	1		1	***************************************	
BROKEN PIPE			ļ	ļ		1				<u> </u>	ļ	<u> </u>					
BROKEN HEADS				1				1	ļ		<u> </u>	1					
BROKEN NOZZLES																	
SEVERELY CLOGGED INCORRECT NOZZLES		2			1							3					
CHANGE TO 6 "																	
CHANGE TO 12"									<u> </u>								
CHANGE POP UP TO RISER	ļ							ļ		<u> </u>							
RAISE HEADS (coverage)			<u> </u>		ļ	<u> </u>											
MISSING HEADS	<u> </u>	ļ															
NON TURNING ROTORS	ļ												1 1				
VALVE FAILURE							<u> </u>		<u> </u>		<u> </u>	ļ					
	1										1						
Comments:ZONE 20 BROKEN 12	" SPRAY		Circled ite		,											A CONTRACTOR OF THE CONTRACTOR	
								**********									

DATE COMPLETED 5/6/2025 TECHNICIAN DAVON ALBERT CLIENT	ATE COMPLETED	5/6/2025	TECHNICIAN		CLIENT	Market Control on the Control of
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A.



#### Rivers Edge CDD - I, II, and III

#### **Landscape Update for August 2025**

#### General Maintenance

- We have detailed and cleaned up the RiverHouse and RiverClub. This week the team will mow the entire community. With the afternoon showers the weeds are growing like crazy. We are aware of this and have been pulling/spraying them as we see them. With the storm Wednesday afternoon, we had 60 new trees fall over at Claiborne Ln and the crew has already been working to stand them up.
- o Team is spraying for weeds throughout the community and trimming shrubs.
- o We will ensure that all tree suckers are removed from the base of the trees.
- o Team has been spraying all mulch beds for clean appearance.
- o We are removing 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 any areas of concern and the overall appearance of the community.
- Annual flowers were installed on July 17 along with fresh soil. We raised the beds for better aesthetics. We installed Angelonia's, Coleus and Pentas. This is my favorite rotation for summer!
  - The low beds have caused the flowers in the past to decline prematurely.
    - This is caused by the flowers staying too saturated, which causes the roots to rot.
- Proper mowing heights for each type of turf will be achieved throughout the community.
  - Because of this you will see scalping occasionally until the proper height is achieved.

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

#### Irrigation

- o Techs have been running through the system and making repairs as we go.
- o All clocks are set to run 3 times a week due to the amount of rain we have had
- o Lead tech is working with IQ system to help the system run more efficiently.
- We are setting five-day rain delays when we have rain
- Other options are being looked at to make the system more efficient and save on the annual water cost.
  - Items being looked at:
    - Eliminating bubblers on established trees that do not need them anymore
    - Making sure all rain sensors are operational
    - Adding rain sensors to battery operated valves
      - Each area will be different depending on layout and justification of cost.
        - Some will be looked at to be added to a clock with wiring.
        - Others will be looked at for rain sensor installation and hidden by plant material if required.

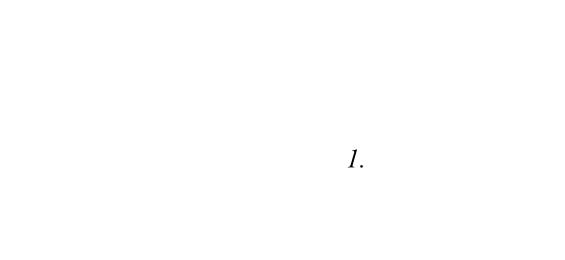
#### Fert/Chem

- Our techs will be treating turf weeds throughout the community.
- Lead tech is Treating roses with bone meal and liquid fertilizer.
- Will be out in the fallowing weeks to start granular fertilizer application. This application will help in boosting the turf and treating any turf weeds.

#### 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.





### BOARD OF SUPERVISORS MEETING DATES RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026

The Board of Supervisors of the Rivers Edge Community Development District will hold their regular meetings for the Fiscal Year 2025/2026 at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259, on the third Wednesday of each month at 11:00 a.m., unless otherwise indicated as follows:

October 15, 2025
November 19, 2025
December 17, 2025
January 21, 2026
February 18, 2026
March 18, 2026 at 5:00 p.m.
April 15, 2026
May 20, 2026 at 5:00 p.m.
June 17, 2026
July 15, 2026
August 19, 2026 at 5:00 p.m.
September 16, 2026

.

### Rivers Edge Community Development District Performance Measures/Standards & Annual Reporting Form October 1, 2025 – September 30, 2026

#### 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  $\square$  No  $\square$ 

#### **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  $\square$  No  $\square$ 

#### 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.

<b>Standard:</b> 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes $\square$ No $\square$
Goal 2.2: District Infrastructure and Facilities Inspections
<b>Objective:</b> District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
<b>Measurement:</b> A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.
<b>Standard:</b> Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.
Achieved: Yes $\square$ No $\square$
3. Financial Transparency and Accountability
Goal 3.1: Annual Budget Preparation
<b>Objective:</b> Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.
<b>Measurement:</b> 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.
<b>Standard:</b> 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes $\square$ No $\square$
Goal 3.2: Financial Reports
<b>Objective:</b> 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.
<b>Measurement:</b> Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
<b>Standard:</b> 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 $\square$ No $\square$

#### Goal 3.3: Annual Financial Audit

Rivers Edge Community Development District

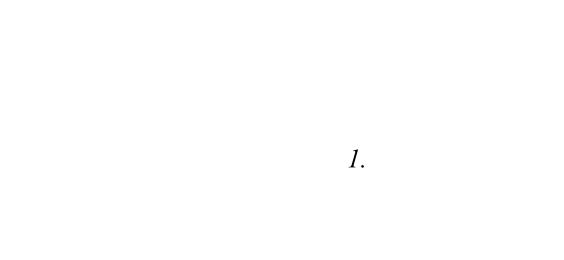
**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

**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.

<b>Achieved:</b> Yes □ No □	
Chair/Vice Chair:	Date:
Print Name:	-
Rivers Edge Community Development District	
District Manager:	Date:
Print Name:	-







Date of report: **08/20/2025** 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 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. We plan to present this in September.

#### **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 28<sup>th</sup> 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. Awaiting results of the cost share meeting in September.

#### 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.

#### **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. This is now complete.

#### 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. Yellowstone will be paying the bill for this repair. Product has been ordered with expected delivery date of 9/1.

#### Street Lights 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. This is now complete.

#### 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.

#### **Tennis Court Lights:**

It was brought to our attention by a resident that the lights in the court closest to Kendall Crossing are dimmer than the others and could pose a safety risk during play. We converted this court to LED bulbs while using the existing lantern head. This is now complete, but I would recommend we plan for FY26 to replace the old poles and lantern heads with modern LED fixtures and poles. This will make the tennis/pickleball facility look consistent and not band aided.

#### **Arbors Play Park Turf:**

The arbors play park holds water badly due to the amount of clay in the soil. This makes growing turf a challenge as the ground never dries out, even though we shut off the irrigation back in April. We plan on remediating the area soon. This remediation includes aerating and soil amendments along with adding some sod in areas that are beyond repair. We are simply waiting to start this on the availability of the Zoysia turf from the sod farms.

#### **Tennis Court Washout:**

The bad storm on 8/6 created a very large washout the traveled down the step wall and into the stadium court. We have a drainage issue here that needs to be fixed so that water is diverted appropriately. Then the washout needs to be repaired and finally the court may need to be re-clayed after the sand is removed.

#### **RECDD II**

#### **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. This is now complete.

#### **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 September 1<sup>st</sup>.

#### **RiverClub Pool Lights:**

We had a pool light break over the weekend in the pool and were sending a minor shock through the wall with the power off. We had 4 lights replaced and had an inspection of all the electrical components performed by a licensed electrician. We found some grounding issues that were addressed and everything is now fine. This is now complete.

#### RECDD 3

#### 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. This is now complete.

#### Fountain in front of RiverLodge:

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

#### RiverLodge Gym AC:

The air conditioning inside of the Riverlodge gym has been having trouble staying at the setpoint temperature. It was found this week that transformers inside of the unit are fried. This unit has an

abundance of low voltage components that are being affected everytime we have a power issue which we seem to have a lot of. We are looking into surge protection for these breaker panels, and the pool equipment panels as well. This will continue to be an issue until they are protected.

#### **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.

#### **Permanent Christmas Lighting:**

Permanent Christmas lights were approved by all three boards for each facility as a long-term cost saving measure. We will begin this job immediately starting with the RiverHouse. The RiverHouse fascia was painted prior to installation per Supervisor Baron's request. We are currently in the installation process.

(Continue)



Date of report 08/20/2025

Submitted by: Kim Fatuch

#### **Ongoing Projects**

- Have had a handful of residents reach out regarding sponsorship of the Renaissance Fair. Two residents have filled out paperwork. I will send it to Chair for acceptance.
- Sponsorships must be completed by August 22<sup>nd</sup> to allow adequate time to furnish flyers with logos.

#### **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.
  - RESCHEDULED for Aug 2nd
- 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.
  - Smaller turnout but a great event to partner with Hallowes Cove Academy
- 7.18.25 DJ Mike at the Cafe
  - Live music back at the RiverClub
- 7.24.25 Trivia with DJ Ross
  - o Extraordinary turnout with 19 teams!
  - Café brought in roughly \$4400 gross, a 100% increase over last year.
- 7.31.25 Poolside Murder Mystery
  - o Residents 18+ are invited to participate in a Poolside Murder Mystery Party
  - This is a ticketed event charging \$25 per resident
  - Sold out event with 140 tickets sold. Residents are still reaching out for tickets.

### **August Events**

- 8.1.25 Even Stevens Band at Café
  - o Jimmy Buffett cover band to start off Jimmy Buffett month
- 8.2.25 Recycle Regatta
  - Residents are invited to turn recycled treasures into amazing mini boats for a chance to win a free scoop of Sunset Slush





- 8.9.25 Jurassic Back-to-School at RiverLodge
  - o Families are invited to an awesome journey back in time to party with a T-rex and raptor
  - O Dig for bones, jump in a Jurassic theme bounce house
- 8.15.25 Alex Affronti at the café
  - o Live music at the café to finish our summer season
- 8.22.25 Robby Scheneck at the café
  - o By popular demand, live music in the café
- 8.30.25 Jimmy Buffett day Adults only
  - o Island music and a laid-back day with no kids at the RiverClub
  - Highly requested by residents



Date of report 08/20/2025

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 until 8.10.2025
  - \*Slide Open Saturdays & Sundays only from 8.11.2025 9.1.2025\*
- Full repair of both pools is estimated to begin Sept 2, 2025.

# \*Closed Mondays\*

# **Fitness Center:**

• 4am – 12am

### Other Updates:

- · Purchased replacement life ring buoys.
- Back to school 8.11.2025. Slide will only be open Saturdays and Sundays until 9.1.2025.

#### RiverClub

## **Amenity Hours:**

- Sun, Mon, Wed, Thurs: 10am 9pm
- Fri & Sat: 10am 10pm
- \*Closed Tuesdays\*

# RiverLodge

# Amenity Hours (Airnasium, Fireplace, Patio):

- Sun, Mon, Tues, Thurs: 10am 8pm
- Fri & Sat: 10am 8pm
- \*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

# Other Updates:

- Service order placed to repair Low Row strength machine.
- Back to school 8.11.2025. Water Activity Pool will be open Thursday Tuesday from 10am 8pm.



Date of report: 08/20/2025 Submitted by: Lisa McCormick & Richard Losco

Square POS Net Sales were up 12.4% for the month of June @ \$91,121 compared to \$81,087 prior year. June events included Music Bingo, Trivia Night, Friday Night Music Entertainment, Adult Pool Party, and Luau @ The RiverHouse.

Cost of Goods Sold (Food and Beverage) were @ 38.1% in the month of June, compared to 32.7% prior year.

Food & Beverage as % of Revenue:

Target 12-Month % Rate - 40%
Optimal 12-Month % Rate - 35%
Actual June '25 % Rate - 38%

The cost of goods sold for food and beverages are direct costs in producing the items we sell at The Cafe, and it is a critical metric in relation to our profitability and managing our inventory efficiently. We also review these items daily to maintain our cost structure and quality of product.

Gross Wages as % of net sales were 28.5% in the month of June, compared to 28.4% prior year.

#### **Gross Wages as % of Revenue:**

Target 12-Month % Rate - 35%
Optimal 12-Month % Rate - 30%
Actual June '25 % Rate - 29%

Wages and labor staffing are also critical components in the operation of the café so to achieve profitability, employee retention, and compliance.

The kitchen has been rearranged to maximize output and efficiencies for the back of the house! This includes redesigning the equipment and vertical storage which includes shelving, racks, and other uses of space.

We continue to review changes in the food menu to maximize revenue and streamline kitchen performance. This includes margins for each item, demand for the product, common ingredients across multiple dishes to reduce inventory complexities, and getting the product out to the customer in a timely manner.

We have purchased 56(fifty-six) dining room chairs for the dining area and purchased a new refrigerated sandwich prep table unit for the kitchen. The booths were also reupholstered and look fabulous. Several equipment items are being reviewed and will be presented to DJ Smith, Mattamy, for his input and direction. Micamy Design Studio sent 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.

We are also scheduling a refresher course for Alcohol Training for Café FOH Staff before the BOS August Meeting, dated August 21, 2025. This will address policies, liability issues, and serving processes.

It has been a very successful summer for the Café, and we look forward to planning for the upcoming Fall



Customer:	Rivertown							_	Date	of Visi	it:	7/1/2025						
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Comments: Recurring algae treatments were continued this month. Grasses are still being sprayed when needed and debris was removed from multiple ponds on site. Mosquito larvicide was added to pond Z at the beginning of the month and the fountain on pond H was scrubbed to increase flow. Notable treatments this month are on ponds CC and D and pictures that show the improvement are shown later in this service report.																		
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		<b>С</b> р.	<b>4.</b>		_	1 =			_	• •						
Did you know? The	e manatee is	Floric	da's of	ficial r	marine	mam e	mal. F	ossils	indicat	te the	y have	been	in Flor	ida wa	iters fo	or
millions of years.																



Customer: Rivertown Date of Visit: 7/1/2025
Field Biologist: Cameron Ganim Weather: 94 °F High

25% 💍



AA



ВВ



С



CC (2)



CC



CR1

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



Customer: Rivertown Date of Visit: 7/1/2025
Field Biologist: Cameron Ganim Weather: 94 °F High

25% 👛



CR2



CR4



CR5



CR7



CR8



D (3)

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



Customer: Rivertown Date of Visit: 7/1/2025

Field Biologist: Cameron Ganim Weather: 94 °F High

25% 💍



July 10, 2025



DD (2)



DD

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G

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



7/1/2025 Customer: Date of Visit: Rivertown 94 °F High Field Biologist: Cameron Ganim Weather:

25% 💍



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



Customer: Rivertown Date of Visit: 7/1/2025
Field Biologist: Cameron Ganim Weather: 94 °F High
25% 💆



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



#### Customer Service Report

Customer:RivertownDate of Visit:7/1/2025Field Biologist:Cameron GanimWeather:94 °F High

25% 💍





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W



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

www.FloridaLake.com 904.801.LAKE (5253)



#### Customer Service Report

Customer: Rivertown Date of Visit: 7/1/2025
Field Biologist: Cameron Ganim Weather: 94 °F High
25% 💆





XX



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

www.FloridaLake.com 904.801.LAKE (5253)



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

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

NAME / ID:	Sergeant #1	10379				
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS		
	SJSO25CAD154137			6		
ACTIVITY / COMMENTS:						
Total Contacts:5 Citations:2 Warnings:6 Top speed meausred by Radar was, **37 MPH on RiverTowwn Main Street						
1 criminal citation for never having a driver's license.						
Multiple rounds of patrols conducted throughout the entire neighborhood.						
RollKall Invoice#: 5256539						



# ST JOHNS COUNTY SHERIFF'S OFFICE Stat Sheet

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

NAME / ID:	Deputy #	10779		
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD156512			6

#### **ACTIVITY / COMMENTS:**

Total Contacts:6 Citations: 3 Warnings:3 Top speed meausred by radar was; , **40MPH onKeystone Corners**
***Responded to a vehicle versus house crash with injuries on Cabot Place***



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

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

NAME / ID:	<b>Deputy</b>	#11319		
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD157219			8

#### **ACTIVITY / COMMENTS:**

SJSO25CAD157253, SJSO25CAD157255, SJSO25CAD157256, SJSO25CAD157293, SJSO25CAD157330, SJSO25CAD157355

Handled an "assist citizen" call in reference to a homeowner observing a young male walking around her property at night. Turns out it was the neighbor's grandson sneaking out to see his girlfriend. Handled by the parents.

2 written warnings for excessive speed, 1 verbal warning for expired registration, 2 written warnings for running stop sign, 1 written warning for unknowingly suspended license, 1 verbal warning for a juvenile not wearing a bicycle helmet, 1 written warning for tinted tag cover, and multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 1410369



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

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

NAME / ID:	Sergeant #	10379		
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD157842			6
ACTIVITY / COMMENTS:	I			
Total Contacts:5 Citations:1 Warnings:6 Top speed meausred by Radar was, **38 MPH on RiverTowwn Main Street				
Multiple rounds of patrols conducted throughout the entire neighborhood.				
RollKall Invoice#: 5283157				



# ST JOHNS COUNTY SHERIFF'S OFFICE Stat Sheet

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

NAME / ID:	Deputy #	10779		
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD167718			6

#### **ACTIVITY / COMMENTS:**

otal Contacts5 Citations: 1 Warnings:6 Top speed meausred by radar was; , **40MPH onKeystone Corners* *43MPH on Rivertown Main/Grand Bridge**
* Routine patrolled construction sites at dead end of Rivertown main/ Greenbriar.

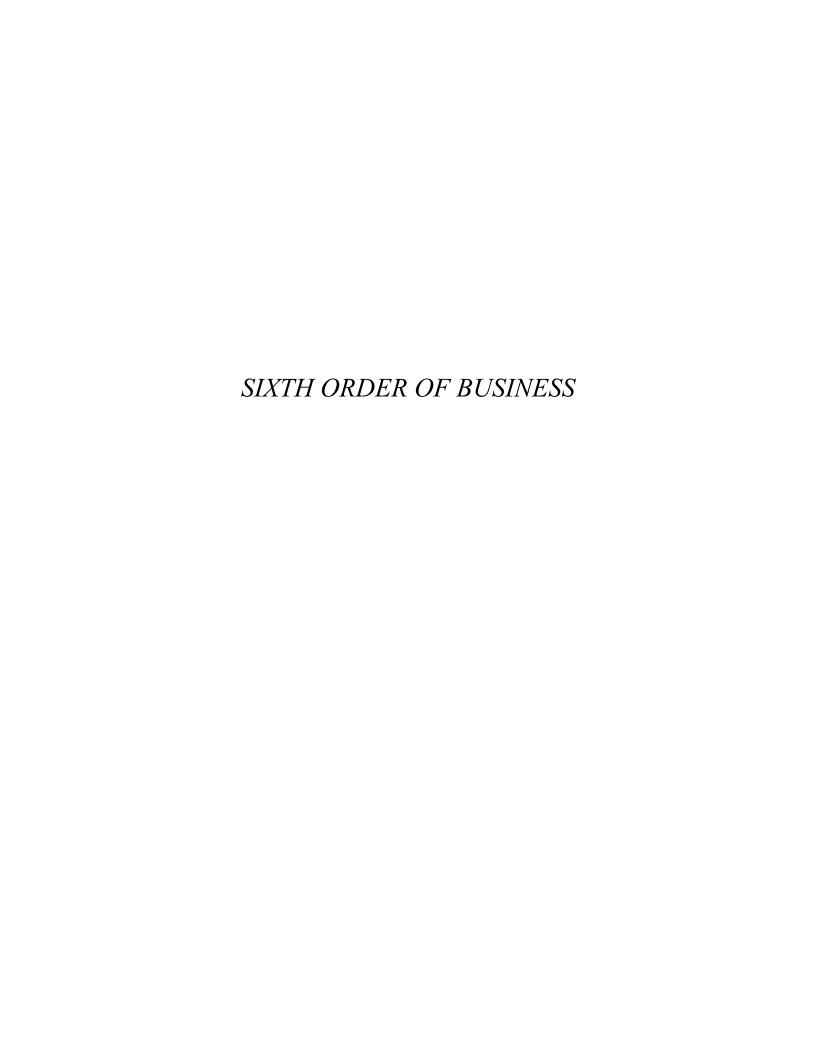


# ST JOHNS COUNTY SHERIFF'S OFFICE Statistic Sheet

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

NAME / ID:	<b>Deputy</b>	#11319		
DATE	CAD#	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD168310			4

ACTIVITY / COMMENTS:					
SJSO25CAD168329, SJSO25CAD168341, SJSO25CAD168398, SJSO25CAD168416					
4 traffic stops resulting in 3 written warnings and 1 verbal warning for excessive speed.					
Multiple rounds of patrols conducted throughout the entire neighborhood.					
RollKall Invoice#: 1422835					



#### **COST-SHARE STATUS COVER SHEET**

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

Pr	Proposal:			
1.	Is the cost for this work intended to be shared?			
	☐ Yes (Please proceed to question 2)			
	□ No, the entire cost will be paid by:			
	(Please leave remainder of form blank)			
2.	If yes, please check one of the following:			
	☐ This work was reviewed by the engineer and methodology consultant and jointly they have determined the costs are "Shared Costs", as defined in the <i>Interlocal Agreement</i> , 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	:							
Request:	☐ Supplemental maintenance services for existing Improvements (i.e. enhancement of existing improvement areas). (Methodology Consultant must sign. Please attach party signature pag							
☐ Addition of new improvements (Methodology Consultant and Engineer must sign)								
	e scope of supplemental services or describe the additional improvements requested to be added.  aps that clearly identify new or enhanced maintenance areas. Attach additional sheets if necessary							
Total Proposed								
Compensation:	\$							
Cost Share								
Calculation:	Rivers Edge Rivers Edge II Rivers Edge III							
Methodology Consultant Appro								
	(Signature)							
	(Date)							
If requesting add	ition of new improvements:							
Engineer Approval:								
	(Signature)							
	(Date)							

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

### RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

By: Chair □ Vice-Chair, Board of Supervisors
Date:
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT
By: Chair □ Vice-Chair, Board of Supervisors
Date:
RIVERS EDGE III CDD
By: Chair □ Vice-Chair, Board of Supervisors
Date:



#### AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: Rivers Edge II CDD CUSTOMER NAME: Rivers Edge II CDD

SERVICE DESCRIPTION: Monthly Maintenance of (8) additional ponds (Ponds 16-23) at Rivers Edge II CDD in Saint

Johns, FL 32259

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

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

SUBMITTED BY: Lonnie Lawrence - North Florida Business Development Consultant

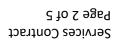
This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this 23\_ day of <u>July</u>, <u>2025</u>, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on the 24th day of September, 2024 (the "Services Agreement") as further described herein.

- 1. <u>SERVICES</u>. The Services to remain the same.
- 2. <u>PAYMENT TERMS</u>. The Amendment Price is **\$7,644.00**. SOLitude shall invoice Customer **\$637.00 per month** for the Services to be provided under this Amendment. The price indicated in this Amendment shall be billed in addition to the regular monthly contract invoice amount.

#### 3. MISCELLANEOUS.

- a. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Services Agreement.
- b. The remainder of the Services Agreement shall be and remain in full force and effect and unmodified, except as the same is specifically modified or amended hereby. All covenants, terms, obligations and conditions of the Agreement which are not modified or amended herein are hereby ratified and confirmed.
- c. This Amendment may be executed in multiple counterparts by the parties, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
- d. The parties acknowledge and agree that this Amendment may be executed or accepted using electronic or facsimile signatures, and that such a signature shall be legally binding to the same extent as a written cursive signature by a party's authorized representative.

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



ACCEPTED AND APPROVED:



	SOLitude Lake Management, LLC 1253 Jensen Drive, Suite 103 Virginia Beach, VA 23451
	Please Mail All Notices and Agreements to:
	SOLitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock AR 72202
Customer's Address for Notice Purposes:	Please Remit All Payments to:
Date:	Date:
Title:	Title::
уаше:	Name:
Signature:	Signature:
KINEK? EDCE II CDD	20FILINDE LAKE MANAGEMENT, LLC.



# SCHEDULE A - SERVICES

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

# Monitoring: Pond 16-23

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

# Aquatic Weed Control: Pond 16-23

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

# Shoreline Weed Control: Pond 16-23

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

# Pond Algae Control: Pond 16-23

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



# Trash Removal: Pond 16-23

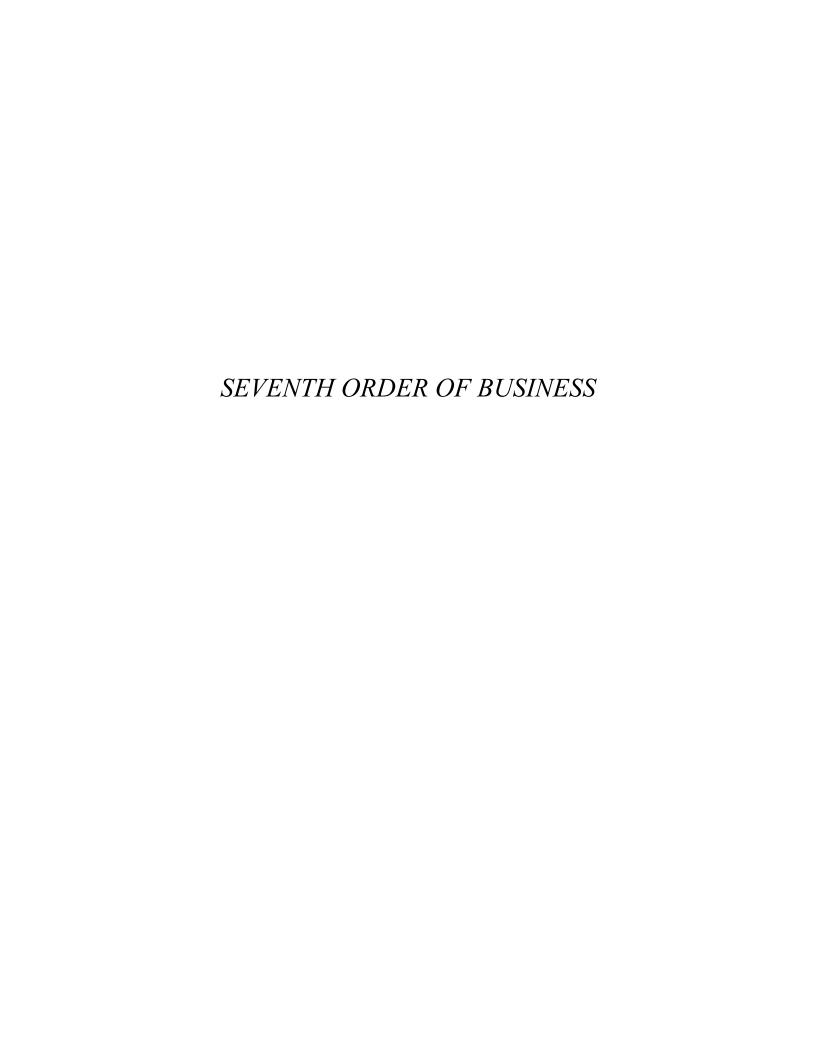
- and debris removal services are for the pond areas only, and do not include any trash or debris Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash Trash and light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

# General Qualifications:

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







Community Development District

Approved Budget FY 2026

Presented by:



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Debt Service Fund Series 2018
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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	1	Approved Budget
Description	FY 2025		6/30/25	-	3 Months		9/30/25		FY 2026
REVENUES:									
Special Assessments - On Roll	\$ 2,498,348	\$	2,512,650	\$	-	\$	2,512,650	\$	2,748,249
Misc Income/Interest	30,000		37,769		3,000		40,769		28,000
Rental Revenue	30,000		16,280		2,500		18,780		20,000
Cost Share Landscaping Rivers Edge II	801,623		601,217		200,406		801,623		313,604
Cost Share Landscaping Rivers Edge III	103,480		77,610		25,870		103,480		-
Cost Share Amenity Rivers Edge II	88,478		66,359		22,119		88,478		2,365
Cost Share Amenity Rivers Edge III	155,848		116,796		39,052		155,848		109,345
Community Garden	1,500		1,775		-		1,775		1,500
Tennis Revenue	1,000		353		647 5,000		1,000 29,095		1,000
Special Events	15,000 21,653		24,095		190,000		190,000		20,000 121,800
Carry Forward	21,033		-		190,000		190,000		121,000
TOTAL REVENUES	\$ 3,746,930	\$	3,454,904	\$	488,594	\$	3,943,498	\$	3,365,863
EXPENDITURES:									
Administrative									
Supervisor Fees	\$ 12,000	\$	11,600	\$	3,000	\$	14,600	\$	12,000
FICA Expense	918		887		230		1,117		918
District Engineer	25,000		9,678		15,322		25,000		25,000
District Counsel	55,000		25,144		29,856		55,000		60,000
District Management	56,040		42,030		14,010		56,040		56,040
Assessment Roll Administration	5,618		5,618		-		5,618		5,899
Dissemination Agent	6,854		6,041		813		6,854		7,197
Information Technology	3,244		2,433		811 418		3,244		3,407
Website Maintenance	1,671		1,253		5,200		1,671 5,200		1,755
Annual Audit Trustee Fees	5,200 12,500		12,408		3,200		12,408		5,300 12,500
Arbitrage Rebate	1,800		1,200		600		1,800		1,800
Telephone	500		185		315		500		500
Postage	1,500		1,462		38		1,500		2,500
Printing & Binding	3,000		328		2,672		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		11		89		100		50
Dues, Licenses & Subscriptions	175		175		-		175		175
TOTAL ADMINISTRATIVE	\$ 205,246	\$	131,102	\$	76,025	\$	207,127	\$	211,905
Operations & Maintenance									
<u>Grounds Maintenance</u>									
Field Operations Management (Vesta)	\$ 39,438	\$	29,579	\$	9,860	\$	39,438	\$	41,230
Landscape Maintenance	1,347,729		808,233		269,412		1,077,645		1,099,201
Landscape Contingency	61,200		214,234		25,000		239,234		107,000
Irrigation Repairs and Maintenance	45,000 E6 240		80,960		10,000		90,960		65,000
Lake Maintenance Irrigation Water Use	56,340 245,000		48,645 176,719		7,695 68,281		56,340 245,000		62,000 260,000
Electric	158,000		147,653		100,000		247,653		208,300
Street Lighting & Signage Repairs and Replacements	20,000		50,691		5,000		55,691		45,000
Street and Drainage Maintenance	5,000		-		5,000		5,000		5,000
Repairs and Maintenance	18,530		41,666		25,000		66,666		50,000
TOTAL GROUNDS MAINTENANCE	\$ 1,996,237	\$	1,598,379	\$	525,248	\$	2,123,627	\$	1,942,731

#### **Community Development District**

#### Approved Budget General Fund

		Adopted Budget	Ac	ctuals Thru	Pr	ojected Next	Pro	ojected Thru	F	approved Budget
Description		FY 2025		6/30/25		3 Months		9/30/25		FY 2026
•				, ,				, ,		
Amenity Center - River House		46 500	Φ.	0.4400		10.661		46 500		10.011
General Manager (Vesta)	\$	46,793	\$	36,129	\$	10,664	\$	46,793	\$	48,911
Amenity Manager (Vesta)		29,632		22,224		7,408		29,632		59,064
Maintenance Service (Vesta)		105,417		79,063		26,354		105,417		109,188
Lifestyle Director (Vesta)		43,328		32,496		10,832		43,328		45,342
Lifeguards (Vesta)		43,563		23,117		20,446		43,563		47,256
Facility Attendant (Vesta)		73,150		54,862		18,288		73,150		-
Guest Services (Vesta)		-		-		-		-		53,228
Security Monitoring		3,500		1,878		1,300		3,178		2,400
Security Guards		100,000		71,732		45,000		116,732		103,840
Telephone & Internet		38,000		14,410		4,500		18,910		25,000
Insurance		106,238		99,742		-		99,742		109,782
Fitness Equipment Lease		27,921		27,921		-		27,921		27,921
Janitorial Services & Supplies (Vesta)		32,875		24,656		8,219		32,875		34,748
Pressure Washing		20,000		-		-		-		5,000
Pool Chemicals (Poolsure)		20,420		17,411		3,009		20,420		26,095
Natural Gas		410		395		135		530		590
Electric		37,000		27,673		9,327		37,000		39,720
Water & Sewer		45,000		41,644		8,356		50,000		50,000
Repair & Replacements		110,000		118,503		25,000		143,503		99,043
Refuse		50,000		33,351		30,000		63,351		60,800
Pest Control		12,000		5,284		3,000		8,284		11,000
Fire Alarm System Maintenance		2,000		4,271		1,500		5,771		2,000
Access Cards		3,250		3,250		-		3,250		6,500
License & Permits		1,800		1,780		20		1,800		1,800
Other Current		8,000		8,342		2,500		10,842		8,000
Special Events		50,000		51,652		5,000		56,652		50,000
Holiday Decorations		20,150		42,525		-		42,525		30,000
Office Supplies & Postage		3,500		3,430		70		3,500		3,500
Community Garden		500		9,000		-		9,000		500
TOTAL AMENITY CENTER - RIVER HOUSE	\$	1,034,447	\$	856,741	\$	240,928	\$	1,097,669	\$	1,061,228
TOTAL TRADETT GENTLE REVERTIGOE	Ψ_	1,001,117	Ψ	000,711	Ψ_	210,720	Ψ_	1,077,007	Ψ.	1,001,220
Reserves										
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		-
TOTAL RESERVES	\$	511,000	\$		\$	511,000	\$	511,000	\$	150,000
I O I I II RESERVES	Ф	311,000	Ф		Ф	311,000	Ф	311,000	Ф	130,000
TOTAL EXPENDITURES	\$	3,746,930	\$ :	2,586,222	\$	1,353,201	\$	3,939,422	\$ 3	3,365,863
Other Sources/(Uses)										
Interlocal Transfer In/(Out)		-		-		-		-		-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
EVERCE DEVENIES (EVERTE INTERES)	<b>.</b>	(0)	¢	060.600	Φ.	(0(4(0))	<b>.</b>	4.056	<i>*</i>	(0)
EXCESS REVENUES (EXPENDITURES)	\$	(0)	\$	868,682	\$	(864,606)	\$	4,076	\$	(0)

#### **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.

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	I	Monthly	Annual
Vesta	Field Operation Memt	\$	3 4 3 6	\$ 41 230

#### Landscape Maintenance

 $The \ District \ contracted \ with \ Yellow stone \ to \ maintain \ the \ common \ areas \ of the \ District \ and \ Amenity \ Center.$ 

#### 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	Monthly	Annual
Charles Aquatics	Lake Mainteance	\$ 4,470	\$ 53,640
	Contingency		2,700
	Total		\$ 56.340

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

reuse 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 Bv	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.

Jy I'I L.					
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		35		421
427 Rivertown Main St. #Lights	7862742173		83		994
71 Landing St #Park	7975970117		29		349
147 Chipola Trce #Lights	8461452438		30		365
2198 Orange Branch Trl #ENTR	8521892243		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		30		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		
95 Lindenwood Pl #IRR	1279982217		71		2,302 851
	7062381376		71 26		311
422 Clayborne Ln #IRR					
226 Clayborne Ln #IRR	1499771374		62		747
578 Clayborne Ln #IRR	0014781371		42 171		506
Contingency Total		_	171	<b>#</b> ^	2,049
IULAI		\$	17,358	<b>3</b> 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	ľ	Monthly				
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-to-day 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**

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

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

#### **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	lonthly	Annual
Vesta	Janitorial Sv	\$	2.896	\$ 34.748

#### **Pressure Washing**

 $Estimated\ costs\ to\ have\ the\ District\ Amenity\ Center\ pressure\ washed.$ 

#### **Community Development District**

#### **Budget Narrative**

Fiscal Year 2026

Expenditures -	Amenity Center	(continued)
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Daal	Chemica	ala (Da	

The District is under contract with Poolsure for the chemicals of the Amenity Center Swimming Pools.

Vendor	Description	Monthly	Annual
Poolsure	Pool Chemicals Oct-Mar	\$ 1,516	\$ 9,095
Poolsure	Pool Chemicals Apr-Sept	2,650	15,900
	Contingency		1,100
	Total		\$ 26,095

#### Natural Gas

The District is under contract with TECO Peoples Gas to provide gas for fire place and gas grills.

Location	Me	onthly	Annual
156 Landing St	\$	45	\$ 540
Contingence			50
Total			\$ 590

#### Electric

Estimated costs for electric billed to the district by FPL.

Location Meter Number		Monthly	Annual
156 Landing St Club House	0073172207	\$ 400	\$ 4,800
136 Landing St (Tennis)	8675434248	1,950	23,400
140 Landing St Fitness	2299084240	900	10,800
Contingency for new accounts		60	720
Total		\$ 3.310	\$ 39.720

#### Water & Sewer

Estimated costs for sewer, water, and irrigation for the amenity center billed to the district by JEA.

Location Meter Number		Monthly	Annual
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

 $Represents\ regular\ cleaning, supplies, and\ repairs\ and\ replacements\ for\ District's\ Amenity\ Center.$ 

#### Refuse Service

 $\label{lem:continuous} Garbage\ disposal\ services\ for\ the\ Amenity\ Centers\ provided\ Republic\ Services.$ 

Vendor	Description	I	Monthly	Annual
Republic Services	Clubhouse	\$	3,500	\$ 42,000
Republic Services	Park		1,550	18,600
	Contingency			200
	Total			\$ 60 800

#### **Pest Control**

 $The \, District \, is \, contracted \, with \, Turner's \, Pest \, Control \, to \, provide \, for \, pest \, control \, services.$ 

Vendor	Description	N	lonthly	Annual		
Turners Pest Control	Pest Control	\$	917	\$ 11,000		

#### Fire Alarm System Maintenance

Represents the estimated cost for repairs and maintenance of fire alarm system.

#### Access Cards

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.

# **Rivers Edge**Community Development District

#### **Approved Budget**

#### $Debt\,Service\,Series\,2016\,Capital\,Improvement\,Revenue\,and\,Refunding\,Bonds$

Description		Adopted Budget FY 2025		tuals Thru 6/30/25		ojected Next 3 Months	Projected Thru		Approved Budget FY 2026
REVENUES:									
Special Assessments - Tax Roll Interest Earnings Carry Forward Surplus <sup>(1)</sup>	\$	709,452 5,000 327,591	\$	713,480 23,548 330,291	\$	3,000	\$	713,480 26,548 330,291	\$ 709,452 5,000 357,500
TOTAL REVENUES	\$ :	1,042,042	\$	1,067,320	\$	3,000	\$	1,070,320	\$ 1,071,951
EXPENDITURES:									
Interest - 11/1	\$	238,910	\$	238,910	\$	-	\$	238,910	\$ 233,655
Interest - 5/1		238,910		238,910		-		238,910	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	\$	354,500	\$	3,000	\$	357,500	\$ 364,774
(1) Carry Forward is Net of Reserve Requirement						Interest D	ue 1	1/1/26	\$ 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		ı	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		ŕ
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%	320,000		183,240		699,813
05/01/33	6,950,000	5.2% / 5.3%	345,000		183,240		077,010
11/01/33	6,605,000	5.2% / 5.3%	5 15,555		174,253		702,493
05/01/34	6,605,000	5.2% / 5.3%	365.000		174,253		702,170
11/01/34	6,240,000	5.2% / 5.3%	505,000		164,745		703,998
05/01/35	6,240,000	5.2% / 5.3%	385,000		164,745		703,770
11/01/35	5,855,000	5.2% / 5.3%	303,000		154,718		704,463
05/01/36	5,855,000	5.2% / 5.3%	405,000		154,718		704,403
11/01/36	5,450,000	5.2% / 5.3%	403,000		144,168		703,885
05/01/37	5,450,000	5.2% / 5.3%	425,000		144,168		703,003
11/01/37	5,025,000	5.2% / 5.3%	423,000		133,095		702,263
05/01/38	5,025,000	5.2% / 5.3%	440,000		133,095		702,203
11/01/38	4,585,000	5.3%	440,000		121,503		694,598
05/01/39	4,585,000	5.3%	475,000		121,503		074,370
, ,		5.3%	4/3,000		108,915		705 410
11/01/39	4,110,000		F00.000		,		705,418
05/01/40	4,110,000	5.3%	500,000		108,915		704 500
11/01/40	3,610,000	5.3%	F2F 000		95,665		704,580
05/01/41	3,610,000	5.3%	525,000		95,665		702.440
11/01/41	3,085,000	5.3%	FFF 000		81,753		702,418
05/01/42	3,085,000	5.3%	555,000		81,753		500 500
11/01/42	2,530,000	5.3%	<b>505.000</b>		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%	AP		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

# Rivers Edge Community Development District

#### **Approved Budget**

#### Debt Service Series 2018 Capital Improvement Revenue Bonds

<b>.</b>		Adopted Budget		ctuals Thru		jected Next			Approved Budget	
Description		FY 2025		6/30/25	3	3 Months		9/30/25	FY 2026	
REVENUES:										
Special Assessments Tax Roll	\$	456,295	\$	458,917	\$	-	\$	458,917	\$ 458,917	
Special Assessments - Prepayment		-		34,247		-		34,247		
Interest Earnings		5,000		13,919		1,500		15,419	5,000	
Carry Forward Surplus (1)		203,962		214,779		-		214,779	214,750	
TOTAL REVENUES	\$	665,258	\$	721,863	\$	1,500	\$	723,363	\$ 678,667	
EXPENDITURES:										
Interest - 11/1	\$	168,955	\$	168,955	\$	-	\$	168,955	\$ 164,653	
Principal Prepayment - 2/1		-		5,000		-		5,000	-	
Interest - 5/1		168,955		168,835		-		168,835	164,653	
Principal - 5/1		130,000		130,000		-		130,000	135,000	
Principal Prepayment - 5/1		-		40,000		-		40,000	-	
TOTAL EXPENDITURES	\$	467,910	\$	512,790	\$		\$	512,790	\$ 464,305	
Other Sources/(Uses)										
Interfund transfer In/(Out)	\$	-	\$	4,178	\$	-	\$	4,178	\$ -	
TOTAL OTHER SOURCES/(USES)	\$	-	\$	4,178	\$	-	\$	4,178	\$ -	
TOTAL EXPENDITURES	\$	467,910	\$	508,612	\$	•	\$	508,612	\$ 464,305	
EXCESS REVENUES (EXPENDITURES)	\$	197,348	\$	213,250	\$	1,500	\$	214,750	\$ 214,362	
(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% \$		164,653	Ψ 101,000	
11/01/26	6,120,000	4.800%	100,000	161,413	461,065	
05/01/27	6,120,000	4.800%	140,000	161,413	101,000	
11/01/27	5,980,000	4.800%	110,000	158,053	459,465	
05/01/28	5,980,000	4.800%	150,000	158,053	107,100	
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	107,070	
11/01/30	5,510,000	5.200%		146,133	461,555	
05/01/31	5,510,000	5.200%	175,000	146,133	101,000	
11/01/31	5,335,000	5.200%	170,000	141,583	462,715	
05/01/32	5,335,000	5.200%	185,000	141,583	102,713	
11/01/32	5,150,000	5.200%	103,000	136,773	463,355	
05/01/33	5,150,000	5.200%	190,000	136,773	105,555	
11/01/33	4,960,000	5.200%	170,000	131,833	458,605	
05/01/34	4,960,000	5.200%	205,000	131,833	450,005	
11/01/34	4,755,000	5.200%	203,000	126,503	463,335	
05/01/35	4,755,000	5.200%	215,000	126,503	403,333	
11/01/35	4,540,000	5.200%	213,000	120,913	462,415	
05/01/36	4,540,000	5.200%	225,000	120,913	402,413	
11/01/36	4,315,000	5.200%	225,000	115,063	460,975	
05/01/37	4,315,000	5.200%	235,000	115,063	400,973	
11/01/37	4,080,000	5.200%	233,000	108,953	459,015	
, ,			250,000	108,953	459,015	
05/01/38 11/01/38	4,080,000 3,830,000	5.200% 5.350%	250,000	108,953	461.405	
05/01/39	3,830,000	5.350%	265,000	102,453	461,405	
, ,		5.350%	205,000		462.016	
11/01/39	3,565,000		275 000	95,364	462,816	
05/01/40	3,565,000	5.350%	275,000	95,364	450 271	
11/01/40	3,290,000	5.350%	200.000	88,008	458,371	
05/01/41	3,290,000	5.350%	290,000	88,008	450.250	
11/01/41	3,000,000	5.350%	240.000	80,250	458,258	
05/01/42	3,000,000	5.350%	310,000	80,250	460,000	
11/01/42	2,690,000	5.350%	225 222	71,958	462,208	
05/01/43	2,690,000	5.350%	325,000	71,958	460 221	
11/01/43	2,365,000	5.350%	245 000	63,264	460,221	
05/01/44	2,365,000	5.350%	345,000	63,264	460,000	
11/01/44	2,020,000	5.350%	0.00.00	54,035	462,299	
05/01/45	2,020,000	5.350%	360,000	54,035	450.440	
11/01/45	1,660,000	5.350%	222.222	44,405	458,440	
05/01/46	1,660,000	5.350%	380,000	44,405	.=0=	
11/01/46	1,280,000	5.350%	405.00-	34,240	458,645	
05/01/47	1,280,000	5.350%	405,000	34,240		
11/01/47	875,000	5.350%	405.00-	23,406	462,646	
05/01/48	875,000	5.350%	425,000	23,406		
11/01/48	450,000	5.350%		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			actuals Thru 6/30/25		Projected Next 3 Months		Projected Thru 9/30/25		approved Budget FY 2026
REVENUES:										
Special Assessments - Tax Roll Interest Earnings Carry Forward Surplus <sup>(1)</sup>	\$	444,246 5,000 152,151	\$	446,570 13,996 158,617	\$	1,000	\$	446,570 14,996 158,617	\$	444,246 5,000 110,095
TOTAL REVENUES	\$	601,397	\$	619,183	\$	1,000	\$	620,183	\$	559,341
EXPENDITURES:				<u> </u>		•		•		<u> </u>
Series 2018A-1										
Interest - 11/1	\$	50,114	\$	50,114	\$	_	\$	50.114	\$	47,752
Principal Prepayment - 11/1	Ψ	50,111	Ψ	5,000	Ψ	_	Ψ	5,000	Ψ	-
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	\$	109,095	\$	1,000	\$	110,095	\$	125,868
<sup>(1)</sup> Carry Forward is Net of Reserve Requir	nt				Interest D	ue 1	\$ 446,570 14,996 158,617 \$ 620,183 \$ 50,114 5,000 50,021 165,000 42,422 90,000 60,000 \$ 510,088 \$ - \$ 110,095		82,218	

# Rivers Edge Community Development District AMORTIZATION SCHEDULE

#### $Debt\,Service\,Series\,2\,0\,1\,8\,A\,1\,\,Capital\,Improvement\,Revenue\,Bonds$

Period	Outstanding Balance	Coupons	Principal	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%	ĺ		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	\$	737,943	\$	3,447,943		

# Rivers Edge Community Development District AMORTIZATION SCHEDULE

#### $Debt\,Service\,Series\,2\,0\,18\,A2\,\,Capital\,Improvement\,Revenue\,Bonds$

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%	ĺ		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		Actuals Thru 6/30/25		Projected Next 3 Months		Projected Thru 9/30/25		Approved Budget FY 2026	
REVENUES:											
Interest Income	\$	10,000	\$	28,710	\$	2,000	\$	30,710	\$	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		1,357,361	
TOTAL REVENUES	\$	1,723,089	\$	1,258,349	\$	513,000	\$	1,771,349	\$ :	1,517,361	
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		32		500		532		1,000	
TOTAL EXPENDITURES	\$	251,000	\$	350,941	\$	63,047	\$	413,988	\$	265,900	
Other Sources/(Uses)											
Transfer in/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-	
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-	
TOTAL EXPENDITURES	\$	251,000	\$	350,941	\$	63,047	\$	413,988	\$	265,900	
EXCESS REVENUES (EXPENDITURES)	\$	1,472,089	\$	907,408	\$	449,953	\$	1,357,361	\$	1,251,461	

#### Capital Reserve Study

#### **General**

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 Budget	FY 2026
Reserves Beginning of Year	\$	1,357,361
Contributions		150,000
Interest Income		10,000
Expenditures		(265,900)
Anticipated Balance	\$	1,251,461

Variance Reserve Study Vs Actual \$ (329,006)

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											

A.

#### RESOLUTION 2025-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** the District Manager has, prior to the fifteenth (15th) day in June 2025, submitted to the Board of Supervisors ("**Board**") of the Rivers Edge Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS,** at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

**WHEREAS,** Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

#### **SECTION 1. BUDGET**

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Rivers Edge Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

#### **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$7,193,183 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 3,365,863
DEBT SERVICE FUND – SERIES 2016	\$1,071,951
DEBT SERVICE FUND – SERIES 2018	\$678,667
DEBT SERVICE FUND – SERIES 2018 A1 & A2	\$559,341
CAPITAL RESERVE FUND	\$1,517,361
TOTAL ALL FUNDS	\$7,193,183

#### **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

#### PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

ATTEST:	RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
Samutamy/Assistant Samutamy	By:
Secretary/Assistant Secretary	Its:

**Exhibit A:** Adopted Budget for Fiscal Year 2026



#### **RESOLUTION 2025-10**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND **ENFORCEMENT OF SPECIAL ASSESSMENTS:** CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR **AMENDMENTS** TO THE **ASSESSMENT**  $\mathbf{A}$ **SEVERABILITY** PROVIDING **CLAUSE: AND** PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** the Rivers Edge Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida ("County"); and

**WHEREAS,** the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS,** the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS,** Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS,** it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS,** the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Rivers Edge Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

## NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A** and **B**, is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A** and **B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid

to the District.

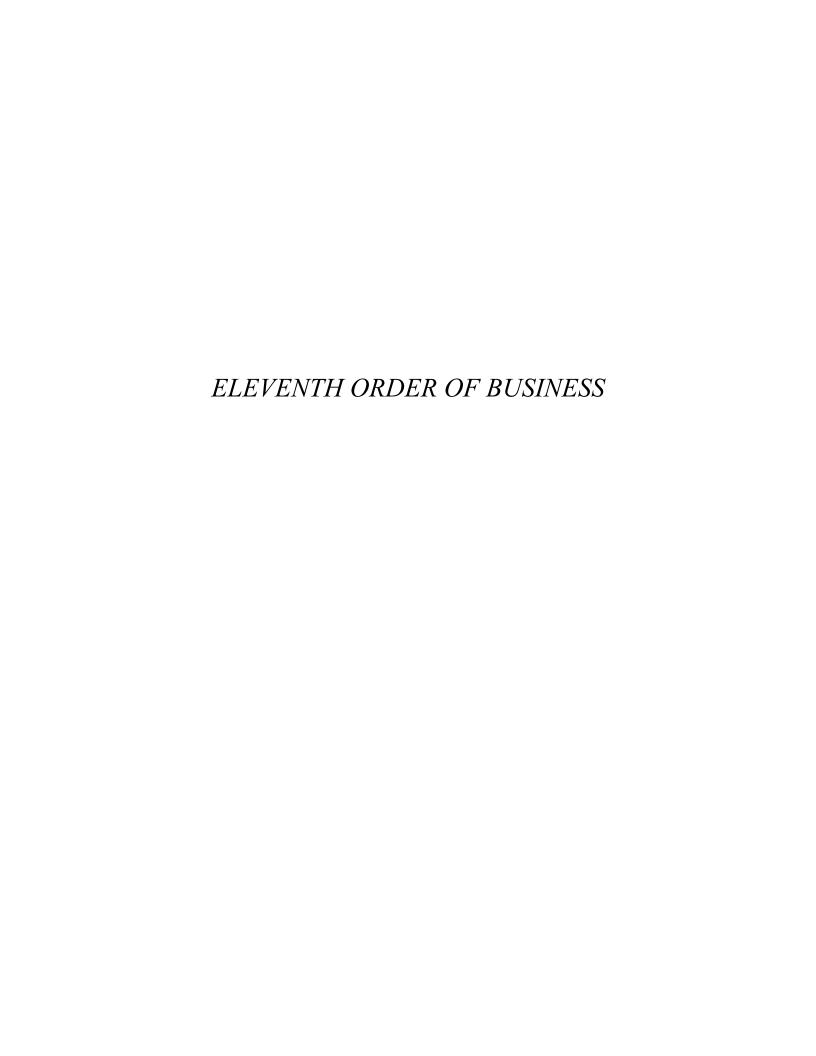
**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

#### PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

ATTEST:		RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT
Secretary / A	assistant Secretary	By: Its: Chairman
Exhibit A: Exhibit B:	Adopted Budget for Fiscal Assessment Roll	Year 2026



# AMENDMENT TO LICENSE AGREEMENT BY AND BETWEEN THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT AND UNITED PARCEL SERVICE, INC., REGARDING THE USE OF CERTAIN DISTRICT PROPERTY

**THIS AMENDMENT** is made and entered into to be effective the 1<sup>st</sup> day of February 2024, by and between:

**Rivers Edge Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida with a mailing address of 475 West Town Place, Suite 114, Suite 200, St. Augustine, Florida 32092 (the "District"), and

**United Parcel Service, Inc.**, an Ohio corporation, with an address of 2855 Industry Center Road, St. Augustine, Florida 32084 (the "Licensee", together with the District, the "Parties").

#### **RECITALS**

**WHEREAS**, the District and the Licensee previously entered into that certain *License* Agreement By and Between the Rivers Edge Community Development District and United Parcel Service, Inc. Regarding the Use of Certain District Property, dated October 26, 2022, as amended from time to time (the "Agreement"); and

**WHEREAS**, pursuant to Section 14 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

**WHEREAS**, the Parties now desire to amend the Agreement to authorize automatic renewals of the Agreement for purposes of transporting, storing and delivering packages to residents within the District for additional holiday seasons, upon approval by the District; and

**WHEREAS**, any capitalized terms not defined in this Amendment shall have the meanings ascribed thereto in the Agreement; and

**WHEREAS**, the District and Licensee warrant and agree that they have all right, power, and authority to enter into and be bound by this Amendment.

**Now, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Licensee hereby agree as follows:

- **1. RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Amendment.
- 2. AUTOMATIC RENEWALS. The Agreement is hereby amended to allow for automatic renewals for additional holiday seasons for the purposes set forth in the Agreement,

subject to approval from the District, unless revoked, suspended, or terminated earlier in accordance with Paragraph 6 of the Agreement. The Licensee shall provide at least thirty (30) days' notice of any requested use of District property, and shall coordinate such use with District staff. Nothing herein shall obligate the Licensee to utilize a renewal.

- 3. COMPENSATION. In return for each optional renewal of the Agreement, the Licensee agrees to pay the District a sum totaling One Thousand Dollars and Zero Cents (\$1,000.00) for a period not to exceed two (2) months, payable prior to the Licensee's exercise of the license rights granted under the Agreement and any renewal. No compensation shall be due unless the Licensee exercises its option to renew the Agreement.
- **4. AUTHORITY.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Amendment, and that the respective parties have complied with all requirements of law and have full power and authority to comply with the terms and provisions of this Amendment.
- **5. CONFLICTS.** The Agreement remains in full force and effect, except to the extent expressly amended pursuant to this Amendment.

IN WITNESS WHEREOF, the Parties execute this Amendment the day and year first written above.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

Chairperson/Vice Chairperson,

**Board of Supervisors** 

UNITED PARCEL SERVICE, INC.

DocuSigned by:

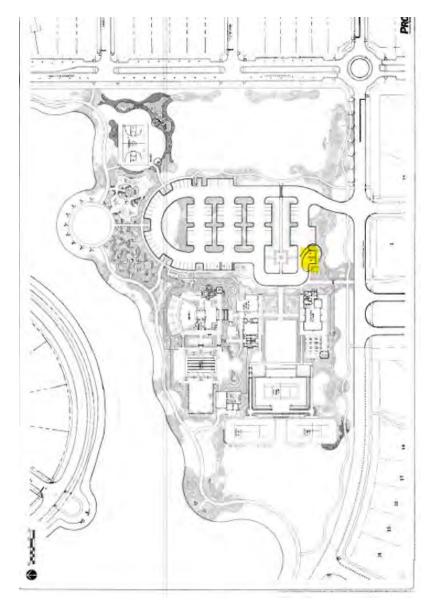
By: Each Iddair

Print: Zack Addair

Its: Business manager

**Exhibit A:** POD Location

## Exhibit A POD Location



Any changes to the approved POD location must be approved by District staff in writing.