

*Rivers Edge  
Community Development District*

*October 15, 2025*

## *AGENDA*

**Rivers Edge**  
**Community Development District**  
[www.RiversEdgeCDD.com](http://www.RiversEdgeCDD.com)

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October 8, 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, October 15, 2025, at 11:00 a.m. at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)
- III. Approval of the Consent Agenda
  - A. Minutes of the September 17, 2025 Audit Committee, Board of Supervisors, and Special Joint Meetings
  - B. Financial Statements as of August 31, 2025
  - C. Check Register
- IV. Staff Reports
  - A. Landscape Maintenance - Report
  - B. District Engineer
  - C. District Counsel
  - D. District Manager – Discussion of the Fiscal Year 2025 Goals & Objectives
  - E. General Manager – Monthly Amenity, Field Operations and Pond Reports
- V. Acceptance of the Fiscal Year 2024 Audit Report
- VI. Consideration of Amendment to Tri-Party Interlocal and Cost Share Agreement
- VII. Consideration of Maintenance Agreement for Splash Pad

- VIII. Consideration of Cost Share Requests
  - A. Painting of the RiverHouse Facility
  - B. Holiday Lighting & Decorations
  - C. Landscape Maintenance of Parcel 39, Phase 1 & 2
- IX. Other Business
- X. Supervisor Requests
- XI. Audience Comments
- XII. Next Scheduled Meeting – November 19, 2025 at 11:00 a.m., at the RiverHouse
- XIII. Adjournment

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



### *THIRD ORDER OF BUSINESS*

*A.*

Minutes of Meeting  
Rivers Edge  
Community Development District

The regular meeting of the Board of Supervisors of the Rivers Edge Community Development District was held Wednesday, September 17, 2025 at 12:00 p.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Richard Losco	Vesta/Amenity Services
Kevin McKendree	Vesta/Amenity Services
Kim Fatuch	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Ken Counsel	Vesta/Amenity Services
Lisa McCormick	Vesta/Amenity Services
Ryan Stillwell	District Engineer
Malcolm Santos	Yellowstone

The following is a summary of the discussions and actions taken at the September 17, 2025 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 12:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

A resident stated I want to commend Yellowstone. I have never seen this place look so good.

**THIRD ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Minutes of the August 20, 2025 Meeting**
- B. Financial Statements as of July 31, 2025**
- C. Check Register**

On MOTION by Mr. Baron seconded by Mr. White with all in favor the consent agenda was approved.
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**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Maintenance - Report**

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

**B. District Engineer**

Mr. Stillwell stated at last month's meeting Supervisor Maynard mentioned the stop sign that exists at the school. The county contacted us about that as well and we created an exhibit for the county, and they emailed that to FDOT to ask if we can install the stop signs.

**C. District Counsel**

Ms. Gentry stated just a reminder to do the ethics training by December 31<sup>st</sup>. I will resend the email of those links.

Mr. Stillwell left the meeting at this time.

**D. District Manager**

There being none, the next item followed.

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

Mr. Losco stated we have submitted the monthly amenity and field operations report for your review.

I would like to thank Supervisor Baron on initiating the RiverTown Community water conservation pilot program in partnership with JEA concerning water scheduling and conservation

measures for the community. This has been communicated to the residents and a follow-up reminder will be sent to them within 30 days. Communication of the JEA will continue in the spring. In reviewing the usage data we track for the community, the total water usage in July and August decreased 6.36%, 2.06% respectfully from prior months. We will monitor with the new plot program now in place.

First Coast Trim Light has installed the permanent lighting at RiverHouse and we are looking forward to the addition of the lighting for the upcoming holiday season.

The pool renovation project will start Monday; we will shut the pool down Sunday and all the residents have been notified of the closure.

We have an item that was approved by CDD II and III at their meetings earlier in relation to adding surge protection at the RiverLodge for their pool equipment and AC units. We are proposing a request for funds and the estimate is \$12,200 of which the cost share for Rivers Edge would be \$4,331.

On MOTION by Mr. Cameron seconded by Mr. Baron with all in favor the cost share request for surge protection of the RiverLodge in the amount of \$4,331 was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Acceptance of the Audit Committee's Recommendation and Authorizing Staff to Issue a Request for Proposals for audit Services**

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the audit committee's recommendation of the evaluation criteria was accepted, and staff was authorized to issue an RFP for audit services.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Dolphin Backflow, Inc. Aged Invoice**

Mr. Losco stated this is for an aged invoice that is past due. We did receive notification from JEA on October 31, 2024 for service to replace two backflow preventers. We approved the service on November 1<sup>st</sup>, and it was acknowledged by Dolphin Backflow that did the repairs. The last notice I received was August 14, 2025. This is a preferred vendor that we use for this type of

service. This invoice is extremely late, there are no late fees or interest. I'm looking for approval to process the check.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the invoice in the amount of \$1,441,62 was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Resolution 2025-11 Classifying Surplus Tangible Property and Authorizing Disposition**

Ms. Gentry stated any time you dispose of tangible government property you need to classify it as surplus. If the value of the property you are disposing of is under \$5,000 you have a lot of options, you can throw it away, donate it, sell it to someone. This resolution is for lounge chairs and regular pool chairs at the RiverHouse pool area.

Mr. Baron asked is this still usable?

Mr. Losco stated there is no commercial value to it, it is all in pieces and we recommend salvaging it.

On MOTION by Mr. Baron seconded by Mr. White with all in favor Resolution 2025-11 was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Other Business**

Mr. White asked is there any feedback with regard to the sponsorship?

Ms. Fatuch stated I have three sponsors for a total of \$1,250, definitely less than anticipated and due to the low participation, I think it is best that we cancel the sponsorship program.

Mr. White stated with regard to the discussion of Flock system, there is a way you can opt out of being tracked and having your information stored, that would give residents the ability to not be tracked in the community.

Mr. deNagy stated I had a number of emails back and forth with Mr. Winter and one of his concerns is who has access to the system, who can view this data. Remember these are pictures of license plates. As I explained to him several times, we do not have a system in place, we don't have an administrative log in to go in and do any of this. Right now, St. Johns County Sheriff's Office can access the information if we give them access. We tell them, we have an issue go access this. I told him if he wanted the ability to remove his license plate I would have to create an

administrative log in, which would open up the second part of his concern as to who has access. Staff has not opened an administrative account for this reason because we didn't want anyone to have access because this is a law enforcement tool.

On MOTION by Mr. Cameron seconded by Mr. Baron with all in favor an administrative log in to the flock system will not be initiated by this board.

**NINTH ORDER OF BUSINESS****Supervisors' Requests**

Mr. Maynard stated all the repairs of the irrigation on Long Leaf Pine were done at no cost to the CDD. The contractor made all the repairs and everything should be functional.

**TENTH ORDER OF BUSINESS****Audience Comments**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS****Next Scheduled Meeting – October 15, 2025 at  
11:00 a.m. at the RiverTown Amenity Center**

Mr. deNagy stated the next meeting is scheduled for October 15, 2025 at 11:00 a.m. in the same location.

On MOTION by Mr. Baron seconded by Mr. White with all in favor the meeting adjourned at 12:27 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman





Minutes of Meeting  
Rivers Edge  
Community Development District

The Rivers Edge Community Development District Audit Committee met Wednesday, September 17, 2025 at 11:57 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

Scott Maynard  
Frederick Baron  
Robert Cameron  
Christopher White

Also present were:

Corbin deNagy  
Lauren Gentry  
Mary Grace Henley  
Richard Losco  
Kevin McKendree  
Kim Fatuch  
Jason Davidson  
Ken Counsel  
Lisa McCormick  
Ryan Stillwell  
Malcolm Santos

The following is a summary of the discussions and actions taken at the September 17, 2025 audit committee meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 11:57 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Selection of Audit Selection Evaluation  
Criteria**

Mr. deNagy reviewed the proposed selection criteria, including ability of personnel, proposer's experience, understanding scope of work, ability to furnish the required services, and a price, all weighted equally at 20 points.

On MOTION by Mr. Cameron seconded by Mr. White with all in favor the evaluation criteria were approved as presented.
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**THIRD ORDER OF BUSINESS**

**Other Business**

There being none, a motion to adjourn the audit committee meeting followed.

On MOTION by Mr. Baron seconded by Mr. White with all in favor the meeting adjourned at 12:00 p.m.
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Minutes of Special Meeting  
Rivers Edge, Rivers Edge II, Rivers Edge III  
Community Development Districts

A special meeting of the Board of Supervisors of the Rivers Edge, Rivers Edge II and Rivers Edge III Community Development Districts was held Wednesday, September 17, 2025 at 10:02 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

**Rivers Edge**

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

**Rivers Edge II**

D. J. Smith	Chairman
Jason Thomas	Vice Chairman
Jason Reid	Supervisor
Donna WeMett	Supervisor
Jarrett O’Leary	Supervisor

**Rivers Edge III**

D. J. Smith	Chairman
Jason Thomas	Vice Chairman
Jarrett O’Leary	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Richard Losco	Vesta/Amenity Services
Kevin McKendree	Vesta/Amenity Services
Kim Fatuch	Vesta/Amenity Services
Jason Davidson	Vesta/Amenity Services
Ken Council	Vesta/Amenity Services
Lisa McCormick	Vesta/Amenity Services

Ryan Stillwell  
Brad Correia  
Several Residents

District Engineer  
Crown Pools

The following is a summary of the discussions and actions taken at the September 17, 2025 special joint meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the joint meeting to order at 10:02 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Discussion of Hallow-Crawl Event**

Ms. Gentry stated regarding the Hallow-Crawl event, we did receive a list of requested property use from the event planners and the board did receive an excel spreadsheet that summarizes where the uses are proposed to occur and what activities are proposed to occur. We had a long call with our district insurance carrier and summarized their advice in an email to the board. They did caution that if there is any large event where you don't really have a defined event space where it is one host hosting -- in the RiverHouse for example, that is easy to control -- But with a big event like this where you don't control who is coming in, you don't control who is attending, you have many different hosts, you have many different vendors and no central source to hold accountable it is more difficult to control the liability. Your insurance carrier said at a minimum we want insurance, both from the host and from any third-party vendors that are hired to perform on district property. We would want waivers through the wristband signup process. They strenuously cautioned against allowing alcohol to be served on district property for this event due to liability concerns. Ms. Gentry clarified that the District is not controlling or restricting what homeowners can do on their personal property; this discussion is only regarding what can be done on District property.

Discussion ensued.

After discussion of liability, no third party vendors on district property, allow reduced scope of activities, residents may ask county to block off roadway, individuals assume liability on their own property, individuals may request additional law enforcement, limited number of guests

at district amenities, individual event insurance, one event insurance policy to cover the whole event, sign waiver when picking up wrist band, wrist bands, indemnifications, after event clean-up the boards took the following action.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor limited use of district property would be allowed for the Hallow-Crawl event, no alcohol served or sold on CDD property, with precautions in place to include a use agreement with provisions for insurance, indemnification as well as third-party insurance and waiver language in the sign-up forms and use of wristbands for CDD II property.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor limited use of district property would be allowed for the Hallow-Crawl event, no alcohol served or sold on CDD property, with precautions in place to include a use agreement with provisions for insurance, indemnification as well as third-party insurance and waiver language in the sign-up forms and use of wristbands for CDD III property.

On MOTION by Mr. White seconded by Mr. Cameron with all in favor limited use of district property would be allowed for the Hallow-Crawl event, no alcohol served or sold on CDD property, with precautions in place to include a use agreement with provisions for insurance, indemnification as well as third-party insurance and waiver language in the sign-up forms and use of wristbands for CDD I property.

#### **FOURTH ORDER OF BUSINESS**

#### **Overview of Tri-Party Interlocal and Cost Share Agreement**

Mr. deNagy stated a few months ago we talked about having a joint meeting to talk about the cost share process. This started with discussion of a couple items, one of which being the Garden South alley repair, splash pad repair, and along with this is the interlocal agreement that was entered into in 2019 at the time Rivers Edge III had not been established. The intent was for us to bring forward an amendment to that interlocal agreement that would clean up some of that language, remove Mattamy and put in Rivers Edge III. We don't have that amendment available at this meeting but what we can do is give you an overview of the cost share methodology and how it works.

There are two sections, the first of which is landscaping, irrigation and stormwater, because the districts are not yet fully built out, Rivers Edge is built out, Rivers Edge II and Rivers Edge III are still developing so the cost share model says that we would project out what total build out costs would be and there was an estimate determined that said this is what these costs would be for Rivers Edge II and Rivers Edge III when they are fully built out. We add all three of those numbers and get a total for landscape, irrigation and stormwater -- what I'm considering to be grounds maintenance. It came in around \$4 million so we know the total cost, but we need to look at what is called ERUs. Each district has a development program that says there is going to be X number of homes, X number of 55-foot lots, whatever it is but there is a percentage assigned to all these different lots. Each district is going to have its own ERU value and its own share of the costs based on that development program. Rivers Edge I has more ERUs than Rivers Edge II. Rivers Edge III is a very similar development program so those ERU values are very similar and II is a little less. That means that of that total cost share, for this upcoming fiscal year we determined that Rivers Edge is responsible for 35.5% of the cost share, Rivers Edge II is responsible for 29.48% and Rivers Edge III is responsible for 35.02%. Of that \$4.75 million Rivers Edge is responsible for 35.5% and that allocated cost is about \$1.7 million but we know by looking at the budget what Rivers Edge actually pays about \$2 million. You are paying more than the cost share model says you should be paying. You need to be subsidized from the other districts. Each district has its own allocated cost, and it tells us who owes what. In this model Rivers Edge II actually is responsible for \$1.4 million but their projected total costs are about \$900,000. In this model Rivers Edge II would actually subsidize the cost for Rivers Edge and Rivers Edge III. In the budget Rivers Edge would see revenue every month from Rivers Edge II, which is to help cover the costs of the landscaping that Rivers Edge pays for.

We have a similar model when it comes to amenities. Amenities are a little more straightforward because we are not using projected costs, we are using budgeted costs. Those budgeted costs are based on historical spending. The RiverHouse has been in operation for a while, and we feel good about what those costs are. It includes everything it takes to operate the RiverHouse amenity center. We take those total budgeted costs and apply those same ERU percentages. For example, Rivers Edge's allocated costs are \$907,000 but you are paying over \$1 million and this model says the other districts need to subsidize your costs to run this amenity center.

It is very technical and I'm happy to go over the numbers with each of you, but that is how this cost share model works. The goal moving forward is now that Rivers Edge II has a capital reserve study, Rivers Edge I capital reserve study was from 2023, Rivers Edge III I would like to get a capital reserve study done next year then all three districts will have a capital reserve study so we know all the large capital projects that we know we are going to have to repair or replace, we know the costs between all three districts. I expect to have an amendment to the interlocal agreement at the next meeting to clean up the language.

Ms. Gentry stated obviously this agreement was drafted years ago, it is our best prediction of items that need to be cost shared by three districts so that everyone has some certainty for the majority of items that come up. There are items that come up that were never contemplated under the cost share but may make sense to cost share. There may be something that requires more maintenance than we thought it would and in that case the cost share agreement does provide for supplemental requests when these special cases come up. If the districts do not agree, it provides for calling a joint meeting so that everyone can get together and discuss it. All the proposals that we will discuss today is how the interlocal was contemplated to work, we are following the processes.

Mr. deNagy stated what I tried to shift towards in this budget cycle was to put in these anticipated capital projects. That way each board saw it through the budget process, each board approved them so that we try to avoid the confusion of who is paying for what. What makes it complicated is when the cost is higher than what was approved in the budget.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Cost Share Items**

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

#### **RiverHouse Sand Filtration System**

Mr. Losco stated this item was budgeted but the cost came in over budget and we are asking for a change order to the contract of about \$50,000.

After discussion the boards took the following action.

On MOTION by Mr. Cameron seconded by Mr. Baron with all in favor the cost share for the RiverHouse sand filtration system for CDD I in the amount of \$62,125 was approved.



On MOTION by Mr. Smith seconded by Ms. WeMett with all in favor the cost share for the RiverHouse sand filtration system for CDD II in the amount of \$51,590 was approved.

On MOTION by Mr. Smith seconded by Mr. O’Leary with all in favor the cost share for the RiverHouse sand filtration system for CDD III in the amount of \$61,285 was approved.

#### **A. Gardens South Asphalt Repair**

Mr. deNagy stated Rivers Edge did approve this request in April and after we looked at it, the model does not contemplate alleyways. The idea was that this would come back as a supplemental cost share request to CDD II and CDD III.

Mr. Losco stated we just got an updated quote from Burnham Construction, and the new quote is for \$128,066.86 of which CDD I’s cost share would be \$45,463.74, CDD II would be \$37,741.01 and CDD III would be \$44,849.01.

Ms. WeMett stated I looked at the cost share agreement and did not see a provision for alleys.

Ms. Gentry stated the cost share does not provide for automatic cost sharing of alleys. That is why it is coming back as a supplemental discretionary cost share request.

Ms. WeMett stated in Watersong we take care of our own roads, and you should take care of your alleyways. The alleyway provides no benefit to the whole community. It is an extension of someone’s driveway. No one can get to it from an amenity center in another community. I have had multiple people reach out to me from my district on Facebook and email asking that I vote no on this issue because they feel this is an expense they shouldn’t pay for in our district. I told them I was voting no because I had people ask me to vote no.

Mr. White stated I would just ask that you think about the future and if CDD II would need repairs that may not exist in the cost share.

Ms. WeMett I’m just telling you what my constituents have told me, and I rely on my constituents. I object to the Rivers Edge II board sharing costs for a private road that none of our residents use on a regular basis.

Mr. White stated the residents of CDD 1 utilize it to get in and out of their homes, and the county utilizes it through their vendors to pick up trash.

Mr. Baron stated this is why I had a discussion with DJ and the engineer to find out why Mattamy isn't responsible for this since it was the plan for the community.

Mr. Stillwell stated for everyone's knowledge, the Gardens South development was done prior to Mattamy coming into RiverTown, it was done by the original developer, St. Joe. I did go back to aerials from 2009 and 2010 because it was prior to my time and those alleys are 15, 16 years old at this point. From a history perspective it predates Mattamy.

Mr. Baron stated we don't want to start fracturing and say, I'm not going to pay for this and I'm not going to pay for that. It is one community that everyone supports.

Mr. Smith stated I wish it would have been perceived that way when we fixed the fountains out front that benefit the whole community at the entrance.

Mr. Baron stated that was to Mattamy's benefit and it was also Mattamy's property.

*Mr. McIntyre joined the meeting at this time by telephone.*

Ms. WeMett stated I would like to know if any other Rivers Edge II board members received any requests from any residents about this issue.

Mr. Reid stated I received about 14 emails from different residents. All of them opposed to cost sharing. A lot of them specifically quoted the agreement, "All alleys and private roads are not in the cost share agreement between the three Rivers Edge CDDs." I think I've gotten a total of one email since December until one week ago and now I have 14 emails from different people.

Mr. Thomas stated I also got a bunch of emails, but CDD II is not my concern. My concern is whether or not this is a true cost share item.

Ms. Gentry stated it is not a cost share item under our current agreement; we are following the procedure for supplemental requests. It is discretionary for CDD II and CDD III.

Mr. Stillwell stated all the roads in this main original development area that extend up into the Gardens are owned by Rivers Edge CDD, they are not owned by the county.

A resident stated all future road replacements or repairs are included in the reserve study to be replaced by the Watersong HOA, not the CDD, and we are assessing our residents to do that over the next 20 to 30 years, so there is not a cost share agreement between CDD II and the other CDDs because our HOA is taking responsibility for that, so I think CDD I should pay for their own roads because they are the ones using it.

Ms. Gentry stated the interlocal agreement does provide for certain shared roadway costs, but it refers to the offsite roadway costs, so the cost of S.R. 13 roundabout, C.R. 244 landscape

maintenance and surface water management, C.R. 223 and S.R. 13 offsite improvements as well. It is more about the improvements within the right of way, not the road surfaces.

Mr. Cameron stated so then we need to keep that in mind for what we need to have for reserves in the future.

Mr. deNagy stated the reserve study does contemplate asphalt replacement.

Ms. Gentry stated the Rivers Edge I board previously approved a proposal to do this repair and maintenance. We now have an updated proposal and because the board has not been presented with that new proposal but they have made the cost share request so the ball is in CDD II and CDD III's court to make a motion if you would like to participate in that cost share.

Ms. WeMett moved to oppose CDD II's participation in the cost share for the Gardens South asphalt repair, Mr. Reid seconded the motion and on voice vote with two in favor and Mr. Smith, Mr. Thomas and Mr. O'Leary opposed the motion failed.

On MOTION by Mr. Smith seconded by Mr. Thomas with three in favor and Ms. WeMett and Mr. Reid opposed the cost share for the Gardens South asphalt repair for CDD II in the amount of \$37,741.01 was approved.

On MOTION by Mr. Smith seconded by Mr. Thomas with all in favor the cost share for the Gardens South asphalt repair for CDD III in the amount of \$41,647.02 was approved.

On MOTON by Mr. Maynard seconded by Mr. Cameron with all in favor the cost share to the Gardens South asphalt repair for Rivers Edge in the amount of \$37,668.77 was approved.

## **B. Splash Pad Repairs and Maintenance**

Mr. Losco presented the cost share request for the splash pad repairs and maintenance.

Mr. deNagy stated the splash pad is on Mattamy property and depending on how the boards want to move forward with this, we would potentially look at doing a maintenance agreement that says that we do want the district to maintain this amenity, hold the health permit and that is part of this discussion. How do we want to do this moving forward to have the district pay for these, have these be cost shared items, enter into a maintenance agreement so that it is clear who is doing what.

Ms. WeMett stated it appears in the county records in 2017 that Rivers Edge CDD transferred the property that the splash pad is on and the sales center to Mattamy. If that transfer of property took place in 2017 why wasn't the certificate changed regarding the splash pad with the board of health?

Ms. Gentry stated I think what you are seeing is a discrepancy on the property appraiser's website in the section where they usually only list deeds, they have listed other types of documents. So this property has always been owned by Mattamy, it was never owned by the CDD or deeded over to Mattamy by the CDD. The splash pad is operated as something that is open to the community to use. Historically, CDD I was paying for the maintenance of that splash pad since it was open to the residents to use as an amenity. As long as it serves a public purpose that is a permissible use of district funds if the Board chooses to do so. I recommend getting a maintenance agreement in place if you would like to continue maintaining this.

On MOTION by Mr. Maynard seconded by Mr. Baron with all in favor the welcome center splash pad repair cost share for Rivers Edge in the amount of \$2,972.16 was approved and staff was directed to add the splash pad to the website as an amenity.

On MOTION by Mr. Smith seconded by Mr. Thomas with four in favor and Ms. WeMett opposed the welcome center splash pad repair cost share for CDD II in the amount of \$3,111.78 was approved.

On MOTON by Mr. Smith seconded by Mr. Thomas with all in favor the welcome center splash pad repair cost share for CDD III in the amount of \$3,286.06 was approved.

Staff will prepare a maintenance agreement for the next meeting.

### **C. RiverHouse Sand Filtration System**

This item was taken earlier in the meeting.

## **SIXTH ORDER OF BUSINESS**

### **Other Business**

Mr. Cameron asked what are the thoughts on permission for the schools to utilize the properties in RiverTown?

Mr. Losco stated we can prepare a generic form. Kim has been inundated with the activities at the school so we were going to ask if we could do a generic form for any type of request for usage.

Ms. WeMett stated we discussed this at the last CDD II meeting, it came to our attention that we have a security agreement with Giddens Security. That same agreement has been in effect since 2015, and it is outdated. Since this is a cost share item, I think it would be to our advantage to get bids for security.

Mr. deNagy stated we can hold a separate joint meeting joint meeting about security.

Mr. Thomas stated I want to go back to repairs. We want Watersong residents to know that you are not going to be paying for that, that falls outside the budget. Mattamy subsidizes if anything falls outside the budget, so basically Mattamy pays for it.

On MOTION by Mr. Thomas seconded by Ms. WeMett with all in favor the meeting adjourned at 11:35 a.m.
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On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor the meeting adjourned at 11:35 a.m.
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On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the meeting adjourned at 11:35 a.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

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***Rivers Edge***  
***Community Development District***

***Unaudited Financial Reporting***  
***August 31, 2025***



**Rivers Edge**  
**Community Development District**  
**Combined Balance Sheet**  
**August 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 344,746	\$ -	\$ 42,899	\$ -	\$ 387,645
Due from Rivers Edge II	5,674	-	-	-	5,674
Due from Mattamy - Utilities	23,089	-	-	-	23,089
Due from Other	10	-	-	-	10
<b>Investments:</b>					
State Board of Administration (SBA)	7,912	-	869,492	-	877,404
US Bank Custody Account	1,040,456	-	-	-	1,040,456
<b>Series 2016</b>					
Reserve	-	247,548	-	-	247,548
Revenue	-	356,952	-	-	356,952
Prepayment	-	1	-	-	1
<b>Series 2018</b>					
Reserve	-	116,539	-	-	116,539
Revenue	-	215,540	-	-	215,540
<b>Series 2018A-1/2018A-2</b>					
Revenue	-	110,524	-	-	110,524
Excess Revenue	-	411	-	-	411
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
<b>Total Assets</b>	<b>\$ 1,431,966</b>	<b>\$ 1,203,872</b>	<b>\$ 912,391</b>	<b>\$ -</b>	<b>\$ 3,548,229</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 58,315	\$ -	\$ -	\$ -	\$ 58,315
Accrued Expenses	53,231	-	-	-	53,231
Fica Payable	92	-	-	-	92
<b>Total Liabilities</b>	<b>\$ 111,637</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 111,637</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 2,838	\$ -	\$ -	\$ -	\$ 2,838
Deposits	7,241	-	-	-	7,241
Restricted for:					
Debt Service	-	1,203,872	-	-	1,203,872
Assigned for:					
Capital Reserve Fund	-	-	912,391	-	912,391
Unassigned	1,310,250	-	-	-	1,310,250
<b>Total Fund Balances</b>	<b>\$ 1,320,329</b>	<b>\$ 1,203,872</b>	<b>\$ 912,391</b>	<b>\$ -</b>	<b>\$ 3,436,591</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,431,966</b>	<b>\$ 1,203,872</b>	<b>\$ 912,391</b>	<b>\$ -</b>	<b>\$ 3,548,229</b>



**Rivers Edge**  
**Community Development District**  
**General Fund**

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

	Adopted	Prorated Budget	Actual		
	Budget	Thru 08/31/25	Thru 08/31/25	Variance	Progress
<b>Revenues:</b>					
Special Assessments - Tax Roll	\$ 2,498,348	\$ 2,498,348	\$ 2,512,650	\$ 14,302	
Misc Income/Interest	30,000	30,000	49,862	19,862	
Rental Revenue	30,000	27,500	18,201	(9,299)	
Cost Share Landscaping Rivers Edge II	801,623	734,821	734,821	0	
Cost Share Landscaping Rivers Edge III	103,480	94,857	86,233	(8,623)	
Cost Share Amenity Rivers Edge II	88,478	81,105	81,105	0	
Cost Share Amenity Rivers Edge III	155,848	142,861	129,783	(13,077)	
Community Garden	1,500	1,500	1,775	275	
Tennis Revenue	1,000	917	353	(564)	
Special Events	15,000	15,000	32,327	17,327	
<b>Total Revenues</b>	<b>\$ 3,725,277</b>	<b>\$ 3,626,908</b>	<b>\$ 3,647,111</b>	<b>\$ 20,203</b>	
<b>Expenditures:</b>					
<b><u>General &amp; Administrative:</u></b>					
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 13,600	\$ (1,600)	113%
FICA Expense	918	918	1,040	(122)	113%
District Engineer	25,000	22,917	11,097	11,820	44%
District Counsel	55,000	50,417	32,186	18,230	59%
District Management	56,040	51,370	51,370	(0)	92%
Assessment Roll Administration	5,618	5,618	5,618	-	100%
Dissemination Agent	6,854	6,854	7,183	(329)	105%
Information Technology	3,244	2,974	2,974	0	92%
Website Maintenance	1,671	1,532	1,532	0	92%
Annual Audit	5,200	-	-	-	0%
Trustee Fees	12,500	12,500	12,408	92	99%
Arbitrage	1,800	1,800	2,400	(600)	133%
Telephone	500	458	219	239	44%
Postage	1,500	1,500	2,836	(1,336)	189%
Printing & Binding	3,000	2,750	1,613	1,137	54%
Insurance	11,126	11,126	10,300	826	93%
Legal Advertising	2,500	2,292	916	1,375	37%
Other Current Charges	500	458	20	438	4%
Office Supplies	100	92	13	79	13%
Dues, Licenses & Subscriptions	175	175	175	-	100%
<b>Total General &amp; Administrative</b>	<b>\$ 205,246</b>	<b>\$ 187,750</b>	<b>\$ 157,500</b>	<b>\$ 30,250</b>	

**Rivers Edge**  
**Community Development District**  
**General Fund**

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

	Adopted	Prorated Budget	Actual		
	Budget	Thru 08/31/25	Thru 08/31/25	Variance	Progress
<b><i>Operations &amp; Maintenance</i></b>					
<b>Ground Maintenance</b>					
Field Operations Management (Vesta)	\$ 39,438	\$ 36,152	\$ 36,152	\$ -	92%
Landscape Maintenance	1,347,729	1,235,418	987,840	247,578	73%
Landscape Contingency	61,200	61,200	226,214	(165,014)	370%
Irrigation Repairs and Maintenance	45,000	45,000	91,651	(46,651)	204%
Lake Maintenance	56,340	56,340	59,505	(3,165)	106%
Irrigation Water Use	245,000	224,584	223,979	604	91%
Electric	158,000	158,000	200,238	(42,238)	127%
Street Lighting & Signage Repairs and Replacements	20,000	20,000	58,198	(38,198)	291%
Street and Drainage Maintenance	5,000	4,583	-	4,583	0%
Repairs and Maintenance	18,530	18,530	56,819	(38,289)	307%
<b>Subtotal Ground Maintenance</b>	<b>\$ 1,996,237</b>	<b>\$ 1,859,807</b>	<b>\$ 1,940,596</b>	<b>\$ (80,789)</b>	
<b>Amenity Center - River House</b>					
General Manager (Vesta)	\$ 46,793	\$ 42,894	\$ 44,241	\$ (1,347)	95%
Amenity Manager (Vesta)	29,632	27,163	27,163	0	92%
Maintenance Service (Vesta)	105,417	96,632	96,632	-	92%
Lifestyle Director (Vesta)	43,328	39,717	39,717	(0)	92%
Lifeguards (Vesta)	43,563	43,563	44,750	(1,187)	103%
Facility Attendant (Vesta)	73,150	67,054	67,054	0	92%
Security Monitoring	3,500	3,208	2,295	913	66%
Security Guards	100,000	91,666	91,118	548	91%
Telephone & Internet	38,000	34,833	16,109	18,725	42%
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	30,135	30,135	0	92%
Pressure Washing	20,000	18,333	-	18,333	0%
Pool Chemicals (Poolsure)	20,420	20,420	22,718	(2,298)	111%
Natural Gas	410	410	482	(72)	118%
Electric	37,000	33,917	35,295	(1,379)	95%
Water & Sewer	45,000	45,000	50,290	(5,290)	112%
Repair and Replacements	110,000	110,000	152,733	(42,733)	139%
Refuse	50,000	45,833	37,306	8,527	75%
Pest Control	12,000	11,000	6,507	4,493	54%
Fire Alarm System Maintenance	2,000	2,000	4,371	(2,371)	219%
Access Cards	3,250	3,250	3,250	-	100%
License & Permits	1,800	1,650	1,780	(130)	99%
Other Current	8,000	8,000	9,202	(1,202)	115%
Special Events	50,000	50,000	58,974	(8,974)	118%
Holiday Decorations	20,150	20,150	65,975	(45,825)	327%
Office Supplies & Postage	3,500	3,500	4,084	(584)	117%
Community Garden	500	500	9,000	(8,500)	1800%
<b>Subtotal Amenity Center - River House</b>	<b>\$ 1,034,447</b>	<b>\$ 984,989</b>	<b>\$ 1,048,845</b>	<b>\$ (63,856)</b>	
<b>Total Operations &amp; Maintenance</b>	<b>\$ 3,030,684</b>	<b>\$ 2,844,795</b>	<b>\$ 2,989,441</b>	<b>\$ (144,646)</b>	

**Rivers Edge**  
**Community Development District**  
**General Fund**

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance	Progress
<b>Reserves</b>					
General Reserve - Grounds Maintenance	\$ 100,000	\$ -	\$ -	\$ -	
General Reserve - Amenity Center	180,000	-	-	-	
Additional Reserves	231,000	-	-	-	
<b>Subtotal Reserves</b>	<b>\$ 511,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Total Expenditures</b>	<b>\$ 3,746,930</b>	<b>\$ 3,032,545</b>	<b>\$ 3,146,940</b>	<b>\$ (114,395)</b>	<b>84%</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (21,653)</b>	<b>\$ 594,363</b>	<b>\$ 500,171</b>	<b>\$ 134,598</b>	
<b><i>Other Financing Sources/(Uses):</i></b>					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (21,653)</b>	<b>\$ 594,363</b>	<b>\$ 500,171</b>	<b>\$ 134,598</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 21,653</b>		<b>\$ 820,158</b>		
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 1,320,329</b>		

**Rivers Edge**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Total
<b>Revenues:</b>												
Special Assessments - Tax Roll	\$ -	\$ 170,231	\$ 2,140,714	\$ -	\$ 125,089	\$ -	\$ 52,341	\$ 7,486	\$ 16,790	\$ -	\$ -	\$ 2,512,650
Misc Income/Interest	2,567	281	633	627	6,477	5,747	6,880	6,176	8,381	7,211	4,882	49,862
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Rental Revenue	2,854	375	2,250	2,355	306	1,300	1,025	1,190	4,625	900	1,021	18,201
Cost Share Landscaping Rivers Edge II	66,802	66,802	66,802	66,802	66,802	66,802	66,802	66,802	66,802	66,802	66,802	734,821
Cost Share Landscaping Rivers Edge III	8,623	8,623	-	17,247	8,623	8,623	8,623	8,623	8,623	8,623	-	86,233
Cost Share Amenity Rivers Edge II	7,373	7,373	7,373	7,373	7,373	7,373	7,373	7,373	7,373	7,373	7,373	81,105
Cost Share Amenity Rivers Edge III	12,987	12,987	12,987	12,987	12,987	12,987	12,987	12,987	12,897	12,987	-	129,783
Community Garden	-	-	-	-	1,275	425	75	-	-	-	-	1,775
Tennis Revenue	353	-	-	-	-	-	-	-	-	-	-	353
Special Events	1,404	1,837	2,151	1,594	8,688	1,636	2,623	2,035	2,125	5,828	2,404	32,327
<b>Total Revenues</b>	<b>\$ 102,964</b>	<b>\$ 268,510</b>	<b>\$ 2,232,910</b>	<b>\$ 108,986</b>	<b>\$ 237,621</b>	<b>\$ 104,894</b>	<b>\$ 158,730</b>	<b>\$ 112,673</b>	<b>\$ 127,616</b>	<b>\$ 109,725</b>	<b>\$ 82,482</b>	<b>\$ 3,647,111</b>
<b>Expenditures:</b>												
<b>General &amp; Administrative:</b>												
Supervisor Fees	\$ 2,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,800	\$ 1,000	\$ 1,800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 13,600
FICA Expense	153	77	77	77	77	138	77	138	77	77	77	1,040
District Engineer	414	1,445	3,238	928	688	814	444	1,455	254	1,231	188	11,097
District Counsel	5,102	1,722	1,965	1,631	3,567	2,624	3,164	2,236	3,134	3,469	3,573	32,186
District Management	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	51,370
Assessment Roll Administration	5,618	-	-	-	-	-	-	-	-	-	-	5,618
Dissemination Agent	871	571	571	571	571	571	1,171	571	571	571	571	7,183
Information Technology	270	270	270	270	270	270	270	270	270	270	270	2,974
Website Maintenance	139	139	139	139	139	139	139	139	139	139	139	1,532
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,341	2,500	4,026	-	-	-	-	-	1,541	-	-	12,408
Arbitrage	600	600	-	-	-	-	-	-	-	600	600	2,400
Telephone	11	-	6	17	21	26	66	12	27	24	10	219
Postage	92	453	186	111	103	53	164	183	119	1,238	136	2,836
Printing & Binding	28	37	30	15	24	28	18	12	137	1,273	11	1,613
Insurance	10,300	-	-	-	-	-	-	-	-	-	-	10,300
Legal Advertising	-	-	-	206	90	-	-	32	-	266	323	916
Other Current Charges	-	-	20	-	-	-	-	-	-	-	-	20
Office Supplies	1	2	1	1	1	1	1	1	1	1	1	13
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 34,784</b>	<b>\$ 13,486</b>	<b>\$ 16,200</b>	<b>\$ 9,635</b>	<b>\$ 11,221</b>	<b>\$ 11,135</b>	<b>\$ 11,183</b>	<b>\$ 11,518</b>	<b>\$ 11,940</b>	<b>\$ 14,830</b>	<b>\$ 11,568</b>	<b>\$ 157,500</b>
<b>Operations &amp; Maintenance</b>												
<b>Ground Maintenance</b>												
Field Operations Management (Vesta)	\$ 3,287	\$ 3,287	\$ 3,287	\$ 3,287	\$ 3,287	\$ 3,287	\$ 3,287	\$ 3,287	\$ 3,287	\$ 3,287	\$ 3,287	\$ 36,152
Landscape Maintenance	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	987,840
Landscape Contingency	4,785	2,077	4,640	7,900	1,340	4,900	7,475	1,260	179,857	11,981	-	226,214
Irrigation Repairs and Maintenance	9,653	3,253	4,937	10,380	12,694	5,722	12,718	8,135	13,468	-	10,690	91,651
Lake Maintenance	6,195	4,470	4,470	4,470	4,470	5,430	5,430	5,430	8,280	5,430	5,430	59,505
Irrigation Water Use	19,238	27,010	27,061	18,263	11,764	14,427	15,272	14,460	29,224	23,605	23,655	223,979
Electric	16,427	17,044	16,831	17,756	17,643	17,307	22,018	18,542	4,085	32,870	19,716	200,238
Street Lighting & Signage Repairs and Replacements	4,295	1,625	5,340	6,355	7,216	10,280	1,835	13,315	430	490	7,017	58,198
Street and Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	3,387	1,450	3,946	6,564	4,894	2,249	2,533	14,789	1,853	8,202	6,951	56,819
<b>Subtotal Ground Maintenance</b>	<b>\$ 157,071</b>	<b>\$ 150,019</b>	<b>\$ 160,315</b>	<b>\$ 164,778</b>	<b>\$ 153,111</b>	<b>\$ 153,405</b>	<b>\$ 160,371</b>	<b>\$ 169,021</b>	<b>\$ 330,288</b>	<b>\$ 175,668</b>	<b>\$ 166,549</b>	<b>\$ 1,940,596</b>

**Rivers Edge**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Total
<b>Amenity Center - River House</b>												
General Manager (Vesta)	\$ 3,899	\$ 4,019	\$ 4,010	\$ 4,044	\$ 4,030	\$ 4,027	\$ 4,039	\$ 4,030	\$ 4,030	\$ 4,022	\$ 4,090	\$ 44,241
Amenity Manager (Vesta)	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	27,163
Maintenance Service (Vesta)	8,785	8,785	8,785	8,785	8,785	8,785	8,785	8,785	8,785	8,785	8,785	96,632
Lifestyle Director (Vesta)	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	3,611	39,717
Lifeguards (Vesta)	-	-	-	-	-	3,984	2,720	3,504	12,909	11,987	9,646	44,750
Facility Attendant (Vesta)	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	6,096	67,054
Security Monitoring	209	209	209	209	209	209	209	209	209	209	209	2,295
Security Guards	7,483	10,029	6,999	7,397	7,155	5,152	10,990	7,630	8,898	11,937	7,449	91,118
Telephone & Internet	1,892	2,276	2,035	2,034	1,235	1,235	1,235	1,234	1,234	849	849	16,109
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	2,740	2,740	30,135
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals (Poolsure)	1,538	1,538	1,538	1,612	1,612	1,612	2,654	2,654	2,654	2,654	2,654	22,718
Natural Gas	43	45	46	42	43	45	43	45	43	43	45	482
Electric	3,003	2,816	3,011	3,471	3,465	2,685	2,825	3,058	3,339	3,900	3,723	35,295
Water & Sewer	3,308	4,475	4,064	4,795	4,601	4,470	5,194	5,194	5,542	4,503	4,143	50,290
Repair and Replacements	11,434	9,170	12,749	10,608	8,419	6,507	9,899	4,583	45,134	17,114	17,116	152,733
Refuse	4,628	4,628	5,357	5,175	5,124	5,340	-	1,741	1,359	2,137	1,818	37,306
Pest Control	593	593	593	611	611	611	449	611	611	611	611	6,507
Fire Alarm System Maintenance	-	-	-	-	-	625	-	3,646	-	100	-	4,371
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	428	432	9,202
Special Events	9,366	2,533	3,198	8,323	3,937	8,649	5,544	8,949	1,153	2,763	4,558	58,974
Holiday Decorations	11,375	-	-	7,700	-	-	-	-	23,450	-	23,450	65,975
Office Supplies & Postage	379	413	505	550	557	22	551	440	13	408	246	4,084
Community Garden	-	-	-	9,000	-	-	-	-	-	-	-	9,000
<b>Subtotal Amenity Center - River House</b>	<b>\$ 185,945</b>	<b>\$ 66,798</b>	<b>\$ 68,304</b>	<b>\$ 90,337</b>	<b>\$ 94,372</b>	<b>\$ 69,503</b>	<b>\$ 74,286</b>	<b>\$ 72,532</b>	<b>\$ 134,666</b>	<b>\$ 87,364</b>	<b>\$ 104,739</b>	<b>\$ 1,048,845</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 343,016</b>	<b>\$ 216,816</b>	<b>\$ 228,618</b>	<b>\$ 255,115</b>	<b>\$ 247,483</b>	<b>\$ 222,908</b>	<b>\$ 234,658</b>	<b>\$ 241,553</b>	<b>\$ 464,953</b>	<b>\$ 263,032</b>	<b>\$ 271,289</b>	<b>\$ 2,989,441</b>
<b>Reserves</b>												
General Reserve - Grounds Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Reserve - Amenity Center	-	-	-	-	-	-	-	-	-	-	-	-
Additional Reserves	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenditures</b>	<b>\$ 377,799</b>	<b>\$ 230,302</b>	<b>\$ 244,818</b>	<b>\$ 264,750</b>	<b>\$ 258,705</b>	<b>\$ 234,043</b>	<b>\$ 245,841</b>	<b>\$ 253,071</b>	<b>\$ 476,893</b>	<b>\$ 277,862</b>	<b>\$ 282,857</b>	<b>\$ 3,146,940</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (274,835)</b>	<b>\$ 38,208</b>	<b>\$ 1,988,092</b>	<b>\$ (155,764)</b>	<b>\$ (21,084)</b>	<b>\$ (129,148)</b>	<b>\$ (87,111)</b>	<b>\$ (140,398)</b>	<b>\$ (349,277)</b>	<b>\$ (168,137)</b>	<b>\$ (200,374)</b>	<b>\$ 500,171</b>
<b>Other Financing Sources/Uses:</b>												
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (274,835)</b>	<b>\$ 38,208</b>	<b>\$ 1,988,092</b>	<b>\$ (155,764)</b>	<b>\$ (21,084)</b>	<b>\$ (129,148)</b>	<b>\$ (87,111)</b>	<b>\$ (140,398)</b>	<b>\$ (349,277)</b>	<b>\$ (168,137)</b>	<b>\$ (200,374)</b>	<b>\$ 500,171</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 709,452	\$ 709,452	\$ 713,480	\$ 4,029
Interest Income	5,000	5,000	27,720	22,720
<b>Total Revenues</b>	<b>\$ 714,452</b>	<b>\$ 714,452</b>	<b>\$ 741,201</b>	<b>\$ 26,749</b>
<b>Expenditures:</b>				
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)
<b>Total Expenditures</b>	<b>\$ 707,820</b>	<b>\$ 707,820</b>	<b>\$ 712,820</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,632</b>	<b>\$ 6,632</b>	<b>\$ 28,381</b>	<b>\$ 31,749</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,632</b>	<b>\$ 6,632</b>	<b>\$ 28,381</b>	<b>\$ 31,749</b>
<b>Fund Balance - Beginning</b>	<b>\$ 327,591</b>		<b>\$ 576,120</b>	
<b>Fund Balance - Ending</b>	<b>\$ 334,222</b>		<b>\$ 604,501</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
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	16,209	11,209
<b>Total Revenues</b>	<b>\$ 461,295</b>	<b>\$ 461,295</b>	<b>\$ 509,373</b>	<b>\$ 48,078</b>
<b>Expenditures:</b>				
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)
<b>Total Expenditures</b>	<b>\$ 467,910</b>	<b>\$ 467,790</b>	<b>\$ 512,790</b>	<b>\$ (45,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (6,615)</b>	<b>\$ (6,495)</b>	<b>\$ (3,417)</b>	<b>\$ 93,078</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 4,178	\$ 4,178
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,178</b>	<b>\$ 4,178</b>
<b>Net Change in Fund Balance</b>	<b>\$ (6,615)</b>	<b>\$ (6,495)</b>	<b>\$ 761</b>	<b>\$ 97,255</b>
<b>Fund Balance - Beginning</b>	<b>\$ 203,962</b>		<b>\$ 331,318</b>	
<b>Fund Balance - Ending</b>	<b>\$ 197,348</b>		<b>\$ 332,079</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 444,246	\$ 444,246	\$ 446,570	\$ 2,325
Interest Income	5,000	5,000	15,836	10,836
<b>Total Revenues</b>	<b>\$ 449,246</b>	<b>\$ 449,246</b>	<b>\$ 462,406</b>	<b>\$ 13,160</b>
<b>Expenditures:</b>				
<b>Series 2018A-1</b>				
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	-
<b>Series 2018A-2</b>				
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)
<b>Total Expenditures</b>	<b>\$ 440,291</b>	<b>\$ 440,088</b>	<b>\$ 510,088</b>	<b>\$ (70,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 8,955</b>	<b>\$ 9,158</b>	<b>\$ (47,682)</b>	<b>\$ 83,160</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 8,955</b>	<b>\$ 9,158</b>	<b>\$ (47,682)</b>	<b>\$ 83,160</b>
<b>Fund Balance - Beginning</b>	<b>\$ 152,151</b>		<b>\$ 314,974</b>	
<b>Fund Balance - Ending</b>	<b>\$ 161,106</b>		<b>\$ 267,292</b>	



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

	Actual	
	Thru 08/31/25	
<b><u>Revenues</u></b>		
Interest Income	\$	85
<b>Total Revenues</b>	<b>\$</b>	<b>85</b>
<b><u>Expenditures:</u></b>		
Capital Outlay	\$	-
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>85</b>
<b><u>Other Financing Sources/(Uses)</u></b>		
Transfer In/(Out)	\$	(4,178)
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>(4,178)</b>
<b>Net Change in Fund Balance</b>	<b>\$</b>	<b>(4,093)</b>
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>4,093</b>
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
<b>Revenues</b>				
Interest	\$ 10,000	\$ 10,000	\$ 35,248	\$ 25,248
General Reserve - Grounds Maintenance	100,000	-	-	-
General Reserve - Amenity Center	180,000	-	-	-
Additional Reserves	231,000	-	-	-
<b>Total Revenues</b>	<b>\$ 521,000</b>	<b>\$ 10,000</b>	<b>\$ 35,248</b>	<b>\$ 25,248</b>
<b>Expenditures:</b>				
Repair and Replacements	\$ 100,000	\$ 91,667	\$ 63,953	\$ 27,713
Capital Outlay	150,000	150,000	288,456	(138,456)
Other Current Charges	1,000	917	86	830
<b>Total Expenditures</b>	<b>\$ 251,000</b>	<b>\$ 242,583</b>	<b>\$ 352,496</b>	<b>\$ (109,912)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 270,000</b>		<b>\$ (317,248)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 270,000</b>		<b>\$ (317,248)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,202,089</b>		<b>\$ 1,229,639</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,472,089</b>		<b>\$ 912,391</b>	

**Rivers Edge**  
**Community Development District**  
**Long Term Debt Report**

Series 2016, Capital Improvement Revenue Bonds and Refunding Bonds		
Interest Rate:	4.5% - 5.3%	
Maturity Date:	5/1/2046	
Reserve Fund Definition	30% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$	247,548
Reserve Fund Balance		247,548
Bonds outstanding - 10/19/2016	\$	10,765,000
Less: May 1, 2017 (Mandatory)		(160,000)
Less: May 1, 2018 (Mandatory)		(170,000)
Less: November 1, 2018 (Optional)		(5,000)
Less: May 1, 2019 (Mandatory)		(175,000)
Less: May 1, 2019 (Optional)		(5,000)
Less: November 1, 2019 (Optional)		(5,000)
Less: May 1, 2020 (Mandatory)		(185,000)
Less: May 1, 2020 (Optional)		(15,000)
Less: November 1, 2020 (Optional)		(5,000)
Less: May 1, 2021 (Mandatory)		(195,000)
Less: May 1, 2022 (Mandatory)		(200,000)
Less: May 1, 2022 (Optional)		(5,000)
Less: November 1, 2022 (Optional)		(30,000)
Less: May 1, 2023 (Mandatory)		(210,000)
Less: May 1, 2023 (Optional)		(5,000)
Less: November 1, 2023 (Optional)		(10,000)
Less: May 1, 2024 (Mandatory)		(220,000)
Less: May 1, 2024 (Optional)		(15,000)
Less: May 1, 2025 (Mandatory)		(230,000)
Less: May 1, 2025 (Optional)		(5,000)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>8,915,000</b>

Series 2018, Capital Improvement Revenue Bonds		
Interest Rate:	4.1% - 5.3%	
Maturity Date:	5/1/2049	
Reserve Fund Definition	25% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$	116,539
Reserve Fund Balance		116,539
Bonds outstanding - 9/30/2018	\$	7,050,000
Less: May 1, 2020 (Mandatory)		(105,000)
Less: May 1, 2021 (Mandatory)		(110,000)
Less: November 1, 2021 (Optional)		(20,000)
Less: May 1, 2022 (Mandatory)		(115,000)
Less: May 1, 2022 (Optional)		(5,000)
Less: May 1, 2023 (Mandatory)		(120,000)
Less: May 1, 2023 (Optional)		(15,000)
Less: May 1, 2024 (Mandatory)		(125,000)
Less: May 1, 2024 (Optional)		(5,000)
Less: November 1, 2024 (Optional)		(5,000)
Less: May 1, 2025 (Mandatory)		(130,000)
Less: May 1, 2025 (Optional)		(40,000)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>6,255,000</b>

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

**Rivers Edge**  
**Community Development District**  
**Long Term Debt Report**

Series 2018A-2, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	4.375%-5%	
Maturity Date:	5/1/2038	
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance	
Reserve Fund Requirement	\$	87,438
Reserve Fund Balance		87,438
Bonds outstanding - 9/30/2018	\$	2,335,000
Less: May 1, 2019 (Mandatory)		(75,000)
Less: May 1, 2019 (Optional)		(40,000)
Less: November 1, 2019 (Optional)		(20,000)
Less: May 1, 2020 (Mandatory)		(75,000)
Less: May 1, 2020 (Optional)		(10,000)
Less: November 1, 2020 (Optional)		(10,000)
Less: May 1, 2021 (Mandatory)		(75,000)
Less: May 1, 2021 (Optional)		(5,000)
Less: May 1, 2022 (Mandatory)		(80,000)
Less: May 1, 2022 (Optional)		(5,000)
Less: May 1, 2023 (Mandatory)		(85,000)
Less: May 1, 2023 (Optional)		(10,000)
Less: November 1, 2023 (Optional)		(5,000)
Less: May 1, 2024 (Mandatory)		(85,000)
Less: May 1, 2024 (Optional)		(5,000)
Less: November 1, 2024 (Optional)		(5,000)
Less: May 1, 2025 (Mandatory)		(90,000)
Less: May 1, 2025 (Optional)		(60,000)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>1,595,000</b>
<b>Total Bonds Outstanding</b>	<b>\$</b>	<b>19,475,000</b>

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**SUMMARY OF FISCAL YEAR 2025 ASSESSMENTS**

		ASSESSED				
ASSESSED TO	# UNITS	SERIES 2018A1- 2 DEBT INVOICED NET	SERIES 2016 DEBT INVOICED NET	SERIES 2018 DEBT INVOICED NET	FY25 O&M	TOTAL TAX ROLL 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				
ST JOHNS COUNT DIST.	DATE	SERIES 2018A1- 2 DEBT	SERIES 2016 DEBT	SERIES 2018 DEBT	O&M	TOTAL RECEIVED
1	11/5/2024	1,401.69	2,239.47	1,440.45	7,886.69	12,968.30
2	11/15/2024	11,581.01	18,502.84	11,901.19	65,161.12	107,146.16
3	11/20/2024	17,272.27	27,595.70	17,749.79	97,183.25	159,801.00
4	12/6/2024	26,622.67	42,534.72	27,358.71	149,793.75	246,309.85
5	12/19/2024	25,543.76	40,810.96	26,249.97	143,723.20	236,327.88
6	1/9/2025	327,341.84	522,990.16	336,391.85	1,841,804.70	3,028,528.55
INTEREST	1/13/2025	958.38	1,531.20	984.88	5,392.39	8,866.85
7	2/20/2025	22,231.86	35,519.57	22,846.50	125,088.62	205,686.55
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

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.*

# Rivers Edge

## Community Development District

### Check Run Summary

August 31, 2025

Fund	Date	Check No.	Amount
<b>General Fund</b>			
<i>Payroll</i>	8/21/25	50760-50764	\$ 923.50
Sub-Total			\$ 923.50
<i>Accounts Payable</i>	8/7/25	7101-7116	\$ 25,783.27
	8/15/25	7117-7151	169,460.18
	8/21/25	7152-7155	4,104.83
	8/28/25	7156-7171	15,138.02
Sub-Total			\$ 214,486.30
<b>Capital Fund</b>			
<i>Accounts Payable</i>	8/15/25	45	\$ 1,500.00
Sub-Total			\$ 1,500.00
<b>Total</b>			<b>\$ 216,909.80</b>

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## PAYROLL CHECK REGISTER

RUN 8/21/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50760	18	AHMED M MCINTYRE	184.70	8/21/2025
50761	24	CHRISTOPHER P WHITE	184.70	8/21/2025
50762	21	FREDERICK T BARON	184.70	8/21/2025
50763	22	ROBERT L CAMERON	184.70	8/21/2025
50764	23	SCOTT MAYNARD	184.70	8/21/2025
TOTAL FOR REGISTER			923.50	

REDG RIVERS EDGE DLAUGHLIN



## Attendance Sheet

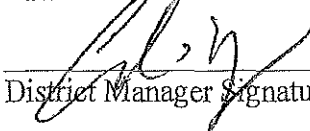
District Name: Rivers Edge CDD

Board Meeting Date: August 20, 2025 Meeting

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

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

Approved for Payment:

  
District Manager Signature

8/20/2025  
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/07/25	00103	7/13/25	14845635	202507	330	57200	50000			*	227.83		
			16X 5G SPRING WATER										
		7/13/25	14845635	202507	330	57200	50000			*	10.99		
			HOT&COLD COOLER W/SMARTFL										
		7/13/25	14845635	202507	330	57200	50000			*	188.85		
			14X 5G SPRING WATER										
								CRYSTAL SPRINGS				427.67	007101
8/07/25	00071	7/22/25	23474530	202507	320	57200	34510			*	2,572.64		
			SEC SRVCS 7/7-7/20/25										
		7/22/25	23474530	202507	320	57200	34510			*	322.26		
			MILEAGE										
								GIDDENS SECURITY CORPORATION				2,894.90	007102
8/07/25	00013	7/25/25	28022	202507	310	51300	32500			*	600.00		
			ARB SE 2018 FYE 4/30/25										
								GRAU AND ASSOCIATES				600.00	007103
8/07/25	00300	7/16/25	12742	202506	310	51300	31500			*	3,133.63		
			JUN GENERAL COUNSEL										
								KILINKSI VAN WYK PLLC				3,133.63	007104
8/07/25	00408	7/28/25	07282025	202507	320	57200	49400			*	700.00		
			9/13 4HR PERFORMANCE										
								KRISTEN SIECH				700.00	007105
8/07/25	00401	7/16/25	54851	202506	310	51300	31100			*	254.10		
			JUN O & M										
								PRIME AE GROUP INC				254.10	007106
8/07/25	00411	7/28/25	48	202507	320	57200	60000			*	3,950.00		
			JUL TREE REMOVAL										
								QUILLS TREE SERVICES LLC				3,950.00	007107
8/07/25	00156	7/15/25	62088791	202507	330	57200	45900			*	225.16		
			JUL PEST CONTROL										
								TURNER PEST CONTROL				225.16	007108
8/07/25	00156	7/15/25	62088801	202507	330	57200	45900			*	385.98		
			JUL FLEA/TICK SERVICE										
								TURNER PEST CONTROL				385.98	007109
8/07/25	00389	7/23/25	25570548	202507	330	57200	45700			*	58.99		
			JANITORIAL SUPPLIES										
								W B MASON CO INC				58.99	007110
								REDG RIVERS EDGE	OKUZMUK				



AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 10/07/25	PAGE 3
*** CHECK DATES 08/01/2025 - 08/31/2025 ***												
RIVERS EDGE - GENERAL												
BANK A RIVERS EDGE GENERAL												
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #					
8/15/25	00322	7/25/25 7248510	202507 310-51300-48000		*	265.56						
		7/25 BUD HEAR #11513461		GANNETT MEDIA CORP DBA			265.56	007121				
8/15/25	00076	8/04/25 42389352	202508 330-57200-45700		*	125.21						
		ACTIVE SCRAPER/MAT ONYX		CINTAS FIRE 636525			125.21	007122				
8/15/25	00076	8/04/25 52842282	202508 330-57200-45700		*	35.40						
		FIRST AID SUPPLIES		CINTAS FIRE 636525			35.40	007123				
8/15/25	00181	7/08/25 299-9739	202508 330-57200-45700		*	381.12						
		GOLF CART PARKING SIGNS		FAST SIGNS #171701			381.12	007124				
8/15/25	00365	8/01/25 1013741	202508 320-57200-46800		*	5,430.00						
		AUG LAKE MAINTENANCE		FLORIDA WATERWAYS INC			5,430.00	007125				
8/15/25	00071	8/05/25 23474642	202507 320-57200-34510		*	2,566.90						
		SEC SRVCS 07/21-08/03/25										
		8/05/25 23474642	202507 320-57200-34510		*	318.99						
		MILEAGE		GIDDENS SECURITY CORPORATION			2,885.89	007126				
8/15/25	00003	8/01/25 280	202508 310-51300-34000		*	4,670.00						
		AUG MANAGEMENT FEES										
		8/01/25 280	202508 310-51300-35100		*	139.25						
		AUG WEBSITE ADMIN										
		8/01/25 280	202508 310-51300-35100		*	270.33						
		AUG INFO TECH										
		8/01/25 280	202508 310-51300-32400		*	571.17						
		AUG DISSEM AGENT SRVCS										
		8/01/25 280	202508 310-51300-51000		*	.87						
		OFFICE SUPPLIES										
		8/01/25 280	202508 310-51300-42000		*	135.78						
		POSTAGE										
		8/01/25 280	202508 310-51300-42500		*	11.25						
		COPIES										
		8/01/25 280	202508 310-51300-41000		*	9.99						
		TELEPHONE		GOVERNMENTAL MANAGEMENT SERVICES			5,808.64	007127				
8/15/25	00278	7/02/25 426639	202507 330-57200-45700		*	97.04						
		MAINTENANCE SUPPLIES		HAGAN ACE HARDWARE OF MANDARIN			97.04	007128				
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REDG RIVERS EDGE				OKUZMUK								

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 10/07/25	PAGE 4
*** CHECK DATES 08/01/2025 - 08/31/2025 ***												
RIVERS EDGE - GENERAL												
BANK A RIVERS EDGE GENERAL												

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/15/25	00278	7/08/25 426681	202507 330-57200-45700	MAINTENANCE SUPPLIES	*	17.98	
				HAGAN ACE HARDWARE OF MANDARIN			17.98 007129
8/15/25	00278	7/09/25 426684	202507 330-57200-45700	MAINTENANCE SUPPLIES	*	51.54	
				HAGAN ACE HARDWARE OF MANDARIN			51.54 007130
8/15/25	00278	7/21/25 426787	202507 330-57200-45700	MAINTENANCE SUPPLIES	*	337.96	
				HAGAN ACE HARDWARE OF MANDARIN			337.96 007131
8/15/25	00278	7/30/25 426862	202507 330-57200-45700	MAINTENANCE SUPPLIES	*	57.92	
				HAGAN ACE HARDWARE OF MANDARIN			57.92 007132
8/15/25	00305	7/28/25 4438	202507 330-57200-45700	PROX CARDS W/RVRTOWN LOGO	*	3,925.00	
				INTEGRATED ACCESS SOLUTIONS			3,925.00 007133
8/15/25	00407	8/13/25 219	202508 330-57200-61000	TENNIS CT WASHOUT DAMAGE	*	4,380.00	
				PAVER DESIGN SCAPES LLC			4,380.00 007134
8/15/25	00073	8/01/25 13129563	202508 330-57200-45210	AUG POOL CHEMICALS	*	2,653.65	
				POOLSURE			2,653.65 007135
8/15/25	00411	7/30/25 53	202507 320-57200-60000	7/29 TREE REMOVAL	*	350.00	
				QUILLS TREE SERVICES LLC			350.00 007136
8/15/25	00411	8/09/25 61	202508 320-57200-60000	CLEANUP STORM DAMAGE	*	1,600.00	
				QUILLS TREE SERVICES LLC			1,600.00 007137
8/15/25	00058	8/01/25 5613	202508 330-57200-34500	AUG CLUBHOUSE MONITOR	*	125.72	
		8/01/25 5613	202508 330-57200-34500	AUG FITNESS CNTR MONITOR	*	35.72	
		8/01/25 5613	202508 330-57200-34500	AUG PARK MONITOR	*	47.23	
				SONITROL OF NORTH CENTRAL FLORIDA			208.67 007138
8/15/25	00415	7/31/25 07312025	202507 300-36900-10000	7/11 CABANA RENTAL REFUND	*	75.00	
				THERESA COLLINS			75.00 007139
<div style="text-align: center;">             REDG RIVERS EDGE      OKUZMUK           </div>							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/15/25	00156	8/05/25 62100196	202508 330-57200-45900 AUG PEST CONTROL	TURNER PEST CONTROL	*	225.16	225.16 007140
8/15/25	00156	8/05/25 62100207	202508 330-57200-45900 AUG FLEA/TICK SERVICE	TURNER PEST CONTROL	*	385.98	385.98 007141
8/15/25	00155	7/31/25 427933	202507 330-57200-34000 AUG BILLABLE MILEAGE 1/3	VESTA PROPERTY SERVICES, INC.	*	122.91	122.91 007142
8/15/25	00155	7/31/25 427980	202507 330-57200-34200 JUL LIFEGUARD HOURS	VESTA PROPERTY SERVICES, INC.	*	11,986.76	11,986.76 007143
8/15/25	00155	8/01/25 427671	202508 330-57200-34000 AUG GEN MANAGER SRVCS		*	3,899.42	
		8/01/25 427671	202508 320-57200-46001 AUG FIELD OPS		*	3,286.50	
		8/01/25 427671	202508 330-57200-34001 AUG LIFESTYLE SRVCS		*	3,610.67	
		8/01/25 427671	202508 330-57200-34400 AUG FACILITY ATTENDANT		*	6,095.83	
		8/01/25 427671	202508 330-57200-34100 AUG MAINTENANCE SRVCS		*	8,784.75	
		8/01/25 427671	202508 330-57200-45300 AUG JANITORIAL SRVCS		*	2,739.58	
		8/01/25 427671	202508 330-57200-34402 AUG AMENITY MANAGER	VESTA PROPERTY SERVICES, INC.	*	2,469.33	30,886.08 007144
8/15/25	00174	7/27/25 1240232	202507 330-57200-46010 QUTRLY SPRINKLER INSPECT	WAYNE AUTOMATIC FIRE SPRINKLERS,INC	*	100.00	100.00 007145
8/15/25	00389	7/24/25 25574088	202507 330-57200-45700 JANITORIAL SUPPLIES	W B MASON CO INC	*	13.98	13.98 007146
8/15/25	00389	7/25/25 25576538	202507 330-57200-45700 JANITORIAL SUPPLIES	W B MASON CO INC	*	29.95	29.95 007147
8/15/25	00389	7/30/25 25583814	202507 330-57200-45700 JANITORIAL SUPPLIES	W B MASON CO INC	*	192.48	192.48 007148

\*\*\* CHECK DATES 08/01/2025 - 08/31/2025 \*\*\*  
RIVERS EDGE - GENERAL  
BANK A RIVERS EDGE GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/15/25	00389	8/01/25 25591106	202508 330-57200-45700	JANITORIAL SUPPLIES	*	31.96	
				W B MASON CO INC			31.96 007149
8/15/25	00116	7/02/25 81513	202507 330-57200-45700	80LB BAGS DELIVERY	*	874.97	
				WELCH TENNIS COURTS INC			874.97 007150
8/15/25	00334	8/01/25 969159	202508 320-57200-46100	AUG LANDSCAPE MAINTENANCE	*	89,803.68	
				YELLOWSTONE LANDSCAPE			89,803.68 007151
8/21/25	00103	8/10/25 14845635	202508 330-57200-50000	15X 5G SPRING WATER	*	201.34	
		8/10/25 14845635	202508 330-57200-50000	HOT&COLD COOLER W/SMARTFL	*	10.99	
		8/10/25 14845635	202508 330-57200-50000	16X 5G SPRING WATER	*	219.83	
				CRYSTAL SPRINGS			432.16 007152
8/21/25	00300	8/15/25 12919	202507 310-51300-31500	JUL GENERAL COUNSEL	*	3,469.34	
				KILINKSI VAN WYK PLLC			3,469.34 007153
8/21/25	00389	8/06/25 25600374	202508 330-57200-45700	JANITORIAL SUPPLIES	*	128.57	
				W B MASON CO INC			128.57 007154
8/21/25	00389	8/13/25 25615759	202508 330-57200-45700	JANITORIAL SUPPLIES	*	74.76	
				W B MASON CO INC			74.76 007155
8/28/25	00151	8/22/25 3911	202508 330-57200-45700	DIRT WORK & SOD	*	3,200.00	
				G&G EXCAVATION & CONSTRUCTION INC.			3,200.00 007156
8/28/25	00071	8/19/25 23474784	202508 320-57200-34510	SEC SRVCS 8/4-8/17/25	*	2,572.64	
		8/19/25 23474784	202508 320-57200-34510	MILEAGE	*	322.92	
				GIDDENS SECURITY CORPORATION			2,895.56 007157
8/28/25	00278	6/02/25 426353	202506 330-57200-45700	MAINTENANCE SUPPLIES	*	566.45	
				HAGAN ACE HARDWARE OF MANDARIN			566.45 007158
				REDG RIVERS EDGE OKUZMUK			

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 10/07/25	PAGE 7
*** CHECK DATES 08/01/2025 - 08/31/2025 ***												
RIVERS EDGE - GENERAL												
BANK A RIVERS EDGE GENERAL												

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/28/25	00278	6/06/25 426401	202506 330-57200-45700	MAINTENANCE SUPPLIES	*	39.50	
				HAGAN ACE HARDWARE OF MANDARIN			39.50 007159
8/28/25	00278	6/19/25 426504	202506 330-57200-45700	MAINTENANCE SUPPLIES	*	45.89	
				HAGAN ACE HARDWARE OF MANDARIN			45.89 007160
8/28/25	00278	6/24/25 426549	202506 330-57200-45700	MAINTENANCE SUPPLIES	*	50.97	
				HAGAN ACE HARDWARE OF MANDARIN			50.97 007161
8/28/25	00278	6/26/25 426580	202506 330-57200-45700	MAINTENANCE SUPPLIES	*	86.31	
				HAGAN ACE HARDWARE OF MANDARIN			86.31 007162
8/28/25	00278	6/27/25 426587	202506 330-57200-45700	MAINTENANCE SUPPLIES	*	5.91	
				HAGAN ACE HARDWARE OF MANDARIN			5.91 007163
8/28/25	00269	8/15/25 981675	202508 330-57200-45700	POOL CHEMICALS	*	174.99	
				PINCH A PENNY 148			174.99 007164
8/28/25	00401	5/30/25 54667A	202504 310-51300-31100	APR O & M	*	750.00	
				PRIME AE GROUP INC			750.00 007165
8/28/25	00401	8/21/25 55011	202507 310-51300-31100	JUL O & M	*	481.44	
				PRIME AE GROUP INC			481.44 007166
8/28/25	00340	8/22/25 1142	202508 320-57200-46500	NEW SECURITY CAMERA	*	975.00	
				TMT ELECTRIC LLC			975.00 007167
8/28/25	00340	8/22/25 1143	202508 320-57200-46500	TENNIS CT #3 INFER LIGHT	*	2,188.00	
				TMT ELECTRIC LLC			2,188.00 007168
8/28/25	00340	8/22/25 1144	202508 320-57200-46500	TENNIS CT #1&#2 LIGHTS-3	*	1,100.00	
				TMT ELECTRIC LLC			1,100.00 007169
8/28/25	00398	6/05/25 C49548	202506 330-57200-45700	HVAC RPR & INSPECTION	*	578.25	
				WEATHER ENGINEERS INC			578.25 007170
REDG RIVERS EDGE OKUZMUK							



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/28/25	00334	8/21/25 977552	202508 320-57200-46000		*	1,999.75	
		AUG IRR RPR INDIAN GRASS		YELLOWSTONE LANDSCAPE			1,999.75 007171
						TOTAL FOR BANK A	214,486.30
						TOTAL FOR REGISTER	214,486.30

C15

1-800-4-WATERS (1-800-492-8377)

www.Crystal-Springs.com

**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](http://selfserve.water.com).



**Crystal**  
SPRINGS

Bottled Water \* Filtration \* Coffee

Summer is here! Whether you're hosting a cookout or chasing the sun, Primo Brands is here to keep you hydrated and stocked up! Add a case pack (or two) of your favorites like Pure Life, Saratoga Spring Water, and more to your next delivery. Be ready. Just in case.

Customer Account#: 662311414845635

**RIVERTOWN FITNESS CENTER**  
See Account Summary Details

Invoice Date: 07-13-25  
Invoice #: 14845635 071325  
Purchase Order #: See Details Below

Date	Transaction #	Details	Qt y.	Each	Amount
		<b>Previous Balance</b>			<b>587.52</b>
		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](http://water.com/myaccount)? Online you can also easily skip or add a delivery as needed.

Previous Balance  
**\$587.52**

Payment  
**\$577.52**

Total New Charges  
**\$427.67**

Pay This Amount  
**\$437.67**

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](http://www.water.com)



**Crystal**  
SPRINGS

200 Eagles Landing Blvd  
Lakeland, FL 33810

Customer Account#: 662311414845635  
Due By: Upon Receipt  
Late Fees May Apply After: 08-05-25  
Total Amount Due: \$437.67

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

Approved RECDD 1  
Submitted to A/P 07-16-25  
By Richard Losco

*Richard Losco*

|||||  
**RIVERTOWN FITNESS CENTER**  
Rivers Edge Community Development District  
475 W TOWN PL  
STE 114  
ST AUGUSTINE, FL 32092

**RECEIVED**  
JUL 16 2025  
BY: \_\_\_\_\_

Mail Remittance With Payment To: ↓

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

020310 100124 06623114148456351 0043767 2 0042767 4 5

Customer Account#:662311414845635

Invoice #:14845635 071325

Date	Détails	Qty.	Each	Amount
06-16-25	Payment - Thank You			-188.82
06-27-25	Payment - Thank You			-9.98
06-27-25	Payment - Thank You			-239.83
06-27-25	Payment - Thank You			-138.89
	Remaining Balance			10.00
	Products and Other Charges			
	Ship To Reference # 15261387			416.68
	<b>Total Products and Other Charges</b>			<b>416.68</b>
	Rental			
	Ship To Reference # 15261387			10.99
	<b>Total Rental</b>			<b>10.99</b>
	Deposits			
	Ship To Reference # 15261387			0.00
	<b>Total Deposits</b>			<b>0.00</b>
	<b>Total New Charges:</b>			<b>427.67</b>

Date	Details	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
06-17-25	T251686970020			
	CRYSTAL SPRINGS 5G PURIFIED WATER	1	12.49	12.49
	CRYSTAL SPRINGS 5G SPRING WATER	7	14.49	101.43
	PRIMO 5G PURIFIED WATER PET BOTTLE	8	12.49	99.92
	5.0 GALLON BOTTLE DEPOSIT	1	6.00	6.00
	5.0 GALLON BOTTLE RETURN	-16	6.00	-96.00
	5.0 GALLON BOTTLE DEPOSIT	7	6.00	42.00
	5.0 GALLON PRIMO PET BOTTLE DEPOSIT	8	6.00	48.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	<b>Total</b>			<b>227.83</b>
	Rec'd By:			
	R2517421545799			
	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	10.99	10.99
	Sales Tax			0.00
	<b>Total</b>			<b>10.99</b>
	Rec'd By:			
07-01-25	T251826970029			
	PRIMO 5G PURIFIED WATER PET BOTTLE	14	12.49	174.86
	5.0 GALLON BOTTLE RETURN	-8	6.00	-48.00
	5.0 GALLON PRIMO PET BOTTLE RETURN	-6	6.00	-36.00
	5.0 GALLON PRIMO PET BOTTLE DEPOSIT	14	6.00	84.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	<b>Total</b>			<b>188.85</b>
	Rec'd By:			
	<b>Total for Location</b>			<b>427.67</b>

## Page 4 of 4



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

C/S

INVOICE NO.	23474530
DATE	07/22/25

**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

<b>TERMS:</b> Upon Receipt		<b>CUSTOMER NO.</b> 1946	<b>JOB NO.</b> 1946	<b>P.O. NO.</b>	
<b>Description</b>	<b>Quantity</b>	<b>Unit of Measure</b>	<b>Price</b>	<b>Amount</b>	
Security Service 07/07/2025-07/20/2025	112.00	Hours	22.97	2,572.64	
Security Officer	492.00	Per	0.655	322.26	
Mileage					
<div>RECEIVED JUL 24 2025 BY: _____</div>		<div>Approved RECDD 1 Submitted to A/P 07-24-25 By Richard Losco <i>Richard Losco</i></div>			
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205					
			<b>Sub-Total</b>	2,894.90	
			<b>Sales Tax</b>		
			<b>TOTAL(\$)</b>	\$2,894.90	

## Grau and Associates

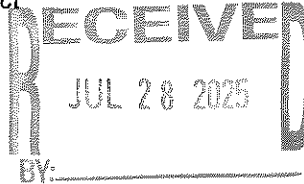
1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Rivers Edge Community Development District  
1001 Bradford Way  
Kingston, TN 37763

Invoice No. 28022  
Date 07/25/2025



### SERVICE

### AMOUNT

Project: Arbitrage - Series 2018 FYE 4/30/2025  
Arbitrage Services

Arbitrage

\$ 600.00

Subtotal: 600.00

Total 600.00

Current Amount Due \$ 600.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.



KILINSKI | VAN WYK

## Kilinski | Van Wyk PLLC

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

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

## INVOICE

Invoice # 12742  
Date: 07/16/2025  
Due On: 08/15/2025

### Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
( \$0.00	+ \$3,133.63	) - ( \$0.00	) = <b>\$3,133.63</b>

### RECDD-01

#### Rivers Edge CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	06/04/2025	Review draft agenda for upcoming Board meeting and identify legal items needed.	0.20	\$260.00	-	\$52.00
Service	LG	06/05/2025	Review draft agenda.	0.20	\$285.00	-	\$57.00
Service	MGH	06/06/2025	Prepare for and attend agenda planning call with Board Chair and District staff; analyze strategy for documenting splash pad maintenance responsibilities and potential amendments to events sponsorship policy; review COI for summer art program vendor; review hurricane preparedness proposal and correspondence from Yellowstone.	1.40	\$260.00	50.0%	\$182.00
Service	LG	06/06/2025	Attend agenda planning	1.10	\$285.00	50.0%	\$156.75



			call; confer with Henley regarding legal action items; review hurricane clean-up proposal.				
Service	MGH	06/09/2025	Further prepare license agreement with The Learning Trio for summer arts camp and advise regarding insurance requirements for same; review and provide comments to joint meeting minutes.	0.50	\$260.00	-	\$130.00
Service	LG	06/09/2025	Confer with DeNagy regarding splash pad expenditures.	0.30	\$285.00	-	\$85.50
Expense	EB	06/10/2025	Certified Mail: Certified Mail- JEA Customer Solutions Center 225 N. Pearl St. Jacksonville, FL 32202	1.00	\$5.58	-	\$5.58
Expense	EB	06/10/2025	Certified Mail: Certified Mail- Office of General Counsel Attn: Regina Ross 117 W. Dual St. Suite 480 Jacksonville, FL 32202	1.00	\$5.58	-	\$5.58
Service	LG	06/11/2025	Review minutes for joint meeting.	0.20	\$285.00	-	\$57.00
Service	MGH	06/11/2025	Review and revise detailed joint meeting minutes.	0.30	\$260.00	-	\$78.00
Service	LG	06/13/2025	Prepare mailed and published assessment notices.	0.50	\$285.00	-	\$142.50
Service	MGH	06/16/2025	Prepare for and attend call with Vesta and District Manager to discuss splash pad maintenance; analyze Board Member correspondence regarding same.	0.80	\$260.00	-	\$208.00
Service	LG	06/16/2025	Research maintenance responsibility for splash pad.	0.30	\$285.00	-	\$85.50
Service	MGH	06/16/2025	Confer with District staff	0.20	\$260.00	-	\$52.00

regarding upcoming Board meeting and agenda items; strategize for same.

Service	MGH	06/17/2025	Review and analyze Board Supervisor inquiries regarding interlocal agreement; analyze interlocal agreement to evaluate cost-sharing procedures for splash pad.	0.30	\$260.00	-	\$78.00
Service	LG	06/18/2025	Travel to and attend Board meeting.	2.90	\$285.00	-	\$826.50
Expense	KB	06/18/2025	Travel: Mileage - LG.	83.66	\$0.70	-	\$58.56
Expense	KB	06/18/2025	Travel: Hotel - LG.	1.00	\$66.66	-	\$66.66
Service	LG	06/20/2025	Confer with district staff regarding splash pad repair records.	0.20	\$285.00	-	\$57.00
Service	MGH	06/23/2025	Analyze and confer with District Manager regarding splash pad cost-share issues; further analyze interlocal agreement and cost-share provisions.	0.50	\$260.00	-	\$130.00
Service	LG	06/23/2025	Advise regarding splash pad maintenance negotiations and cost-share procedures.	0.60	\$285.00	-	\$171.00
Service	MGH	06/24/2025	Review District Manager meeting notes.	0.10	\$260.00	-	\$26.00
Service	LG	06/27/2025	Review public records request for security agreement and advise regarding same; review and revise June minutes.	1.20	\$285.00	-	\$342.00
Service	MGH	06/27/2025	Review and analyze strategy for response to public records request related to Flock security agreement and discussions.	0.20	\$260.00	-	\$52.00
Service	LG	06/30/2025	Review and revise materials necessary for implementation of 2025	0.10	\$285.00	-	\$28.50

legislative changes.

**Non-billable entries**

Service	LG	06/01/2025	Provide feedback on 2025 fee increase letter.	0.20	\$285.00	-	\$57.00
Service	MGH	06/18/2025	Prepare for and attend Board meeting.	2.40	\$260.00	-	\$546.00
Expense	KB	06/18/2025	Travel: Mileage - MGH.	47.67	\$0.70	-	\$12.37
Line Item Discount Subtotal							-\$338.75

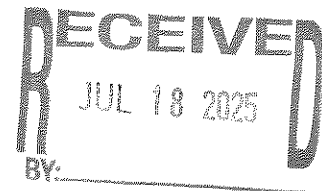
Total \$3,133.63

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

Please pay within 30 days.

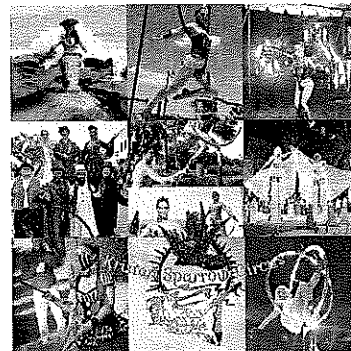
*Corbin deNagy*

7/18/2025



C/S

## KRISTEN SIECH (KRISTEN SPARROW CIRCUS)



### INVOICE FOR RENAISSANCE TAROT CARD, READER

Attention: Kimberly Fatuch Rivers Edge CDD  
Email: kfatuch@vestapropertyservices.com  
Client Phone: (904) 679-5523 Cell: +1 (720) 285-6311  
Event date: Sep 13, 2025  
Billing: 475 West Town Pl Saint Augustine FL, 32092  
Today's Date: July 28, 2025  
Project Title: Renaissance fair  
Quote number : 202503068  
Terms: 14 days

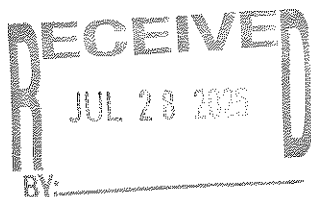
(904) 945-2243  
KristenSparrowCircus@gmail.com

https://  
www.kristensparrowcircus.com/

12735 Dunns View Drive  
Jacksonville Florida  
32218

Approved CDD I  
Submitted to AP on 7.28.25  
GL Code 1.320.57200.49400  
by Kimberly Fatuch

*Kimberly Fatuch*



Description	Quantity	Unit price	Cost
Performance details. Between 4:00pm -800pm <b>Tarot card, reader</b>  Step Into the Mystical Realm of the Tarot Within the vibrant revelry of your Renaissance gathering, discover a haven of insight and reflection — where the ancient art of Tarot meets the wisdom of modern thought. Adorned in timeless garb befitting a courtly seer, our Tarot reader invites guests to pause their merriment and journey inward through one-on-one or small group readings.  Rather than foretelling fates in shadowy riddles, this gentle and engaging approach offers a reflective experience grounded in Jungian psychology, the mythic threads of world religion, and the clarity of Zen mindfulness. Guests will find the readings conversational and thought-provoking — an invitation to self-awareness rather than prophecy.  Each card becomes a mirror, each spread a story, tailored in time and tone to suit the rhythm of your event. Whether guests seek clarity, camaraderie, or simply a moment of wonder, these 10–15 minute sessions offer a pocket of peace and inspiration within the pageantry. Ideal for team building, corporate galas, or any Renaissance revel where curiosity and conversation are welcome. Fear not the fortune teller — this is Tarot for the thoughtful soul, where magic and meaning walk hand in hand.  <b>Requirements:</b> she will need a table with two chairs for the set up if possible in the shade or under a tent or awning of some sort	1	\$700.00	\$700.00
If Payment via check		Subtotal	\$700.00
If payment via Paypal or Square*	Processing fee	3.3 %	\$23.10
		Total	\$723.10

---

Thank you for your interest in working with my company for your event ! There is a non refundable 50% minimum deposit required by **July 28, 2025**. The remaining balance is to be paid by **Sep 13, 2025** before performing start time or sooner. If you pay by Square, there are additional fees associated about 3.3% Please note once performers arrive onsite they are considered performing and the obligations are considered fulfilled. If unforeseen weather occurs, we will do our best to accommodate with either adjusting times if or providing alternative entertainment. Cheers! Kristen Siech Owner of Kristen Sparrow

**Print.** \_\_\_\_\_ **X Sign.** \_\_\_\_\_ **X. Date.** \_\_\_\_\_ **X**



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

July 16, 2025

Project No:

P0113094.60

Invoice No:

54851

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

Project P0113094.60 Rivers Edge CDD - O & M  
For services including attending June CDD meeting.

**Professional Services from June 01, 2025 to June 30, 2025**

**Professional Personnel**

	Hours	Rate	Amount	
Engineer	1.50	150.00	225.00	
Totals	1.50		225.00	
<b>Total Labor</b>				<b>225.00</b>

**Reimbursable Expenses**

Printing - Reimbursable			7.10	
Travel - Reimbursable - Mileage			11.57	
Travel - Reimbursable- Mileage Client OV			6.63	
<b>Total Reimbursables</b>	<b>1.15 times</b>		<b>25.30</b>	<b>29.10</b>
<b>Total this Invoice</b>				<b>\$254.10</b>

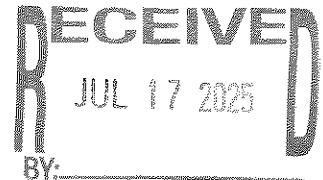
**Outstanding Invoices**

Number	Date	Balance
54667	5/30/2025	750.00
54780	6/27/2025	704.50
<b>Total</b>		<b>1,454.50</b>

*Corbin deNagy*

7/17/2025

Invoice 54667 was paid on check 007012 (cut 06/13/2025)  
Invoice 54780 is in process



C/S



## 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

### Invoice #48

Issued Jul 28, 2025

Due Aug 12, 2025

**Total \$3,950.00**

### SERVICE ADDRESS:

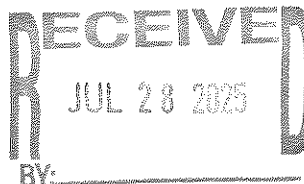
284 Whirlaway Court  
St Johns, Florida 32259

### For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
<b>Jul 19, 2025</b>				
Tree Removal	Fell 17 diseased and hazardous pines into the preserve. Leave all wood and debris.	1	\$3,950.00	\$3,950.00

Approved RECDD  
Submitted to AP 7.28.25  
By Kevin McKendree

*Kevin McKendree*



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

**Total \$3,950.00**

C15



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
904-355-6300 • Toll Free: 800-225-6306 • turnerpest.com

## Service Slip/Invoice

INVOICE: 620887911  
DATE: 07/15/2025  
ORDER: 620887911

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

Work Date	Time	Target Pest	Technician	Time In
07/15/2025	12:15 PM			12:15 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/15/2025		12:15 PM

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

CPCM	Commercial Pest Control - Monthly Service	\$225.16
SUBTOTAL		\$225.16
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$225.16

Approved RECDD 1  
Submitted to A/P 07-16-25  
By Richard Losco  
*Richard Losco*

RECEIVED  
JUL 16 2025  
BY: \_\_\_\_\_

AMOUNT DUE \$225.16

TECHNICIAN SIGNATURE

hailey  
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



C/S



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



## Service Slip/Invoice

INVOICE: 620888016  
DATE: 07/15/2025  
ORDER: 620888016

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

Work Date	Time	Target Pest	Technician	Time In
07/15/2025	12:15 PM			12:15 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/15/2025		01:01 PM

Service	Description	Price
CPCM	Commercial Pest - Flea/Tick Monthly Service	\$385.98
		<b>SUBTOTAL</b> \$385.98
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$385.98
		<b>AMOUNT DUE</b> \$385.98
Approved RECDD 1 Submitted to A/P 07-16-25 By Richard Losco <i>Richard Losco</i>		
<b>RECEIVED</b> JUL 16 2025 BY: _____		
		TECHNICIAN SIGNATURE
		hailey CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

C/S

(Page 1)

PM(P)



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

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

Invoice Number	255705487
Customer Number	C3178876
Invoice Date	07/23/2025
Due Date	08/22/2025
Order Date	07/22/2025
Order Number	S154562445
Order Method	WEB

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

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

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

## Important Messages

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

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit [www.wbmason.com](http://www.wbmason.com) to view our entire Return Policy

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

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

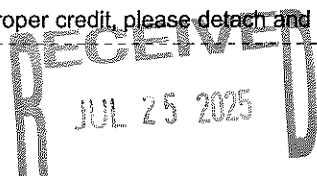
SUBTOTAL: 58.99  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 58.99  
Total Due: 58.99

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

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



BY: \_\_\_\_\_  
Approved RECDD 1  
Submitted to A/P 07-25-25  
By Richard Losco

*Richard Losco*

Remittance Section	
Customer Number	C3178876
Invoice Number	255705487
Invoice Date	07/23/2025
Terms	Net 30
Total Due	58.99

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

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

C31788762557054872557054870000000058994

C/S



INVOICE

INVOICE #	INVOICE DATE
955757	7/14/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD I

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** August 13, 2025

**Invoice Amount:** \$2,330.00

Description	Current Amount
May Hazardous Tree Fellings	
Tree Care Services	\$2,330.00

**Invoice Total** **\$2,330.00**

IN COMMERCIAL LANDSCAPING



Approved RECDD I  
Submitted to AP on 7.17.2025  
by Jason Davidson

*Jason Davidson*

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

C/S



# INVOICE

INVOICE #	INVOICE DATE
933988	6/10/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD I

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** July 10, 2025

**Invoice Amount:** \$1,271.70

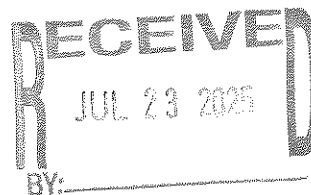
Description	Current Amount
April irrigation repairs-2025*****Indian Grass***** Irrigation Repairs	\$1,271.70

**Invoice Total** **\$1,271.70**

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 7.23.2025  
by Jason Davidson

*Jason Davidson*



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



W. O. #
NAME
ADDRESS
DATE

## Indian Grass

4/2/2025 • PG OF

Please stamp here

LABOR & RENTAL TOTAL

Comments:

## PROPOSED WORK

CLIENT

C/5



INVOICE

INVOICE #	INVOICE DATE
957790	7/21/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD I

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** August 20, 2025

**Invoice Amount:** \$1,332.00

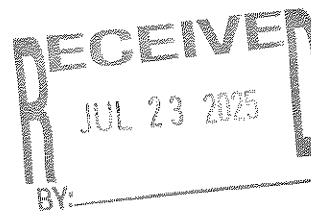
Description	Current Amount
Knock Out Roses at Center Island on Mainstreet Entrance	
Landscape Enhancement CORE	\$1,332.00

**Invoice Total** **\$1,332.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 7.23.2025  
by Jason Davidson

*Jason Davidson*



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

C/S



# INVOICE

INVOICE #	INVOICE DATE
957791	7/21/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD I

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

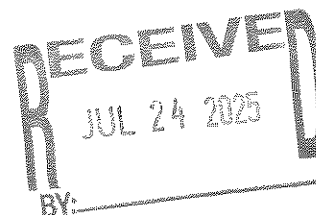
**Invoice Due Date:** August 20, 2025

**Invoice Amount:** \$895.50

Description	Current Amount
June irrigation repairs-2025*****25 Kendall Crossing*****	
Irrigation Repairs	\$895.50

**Invoice Total** **\$895.50**

IN COMMERCIAL LANDSCAPING



Approved RECDD I  
Submitted to AP on 7.24.2025  
by Jason Davidson

*Jason Davidson*

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



5-25

PARTS TOTAL

COMMENTS :

CLIENT Greer Town CDD2



COMPLETED  
WORK

W. O. #

NAME \_\_\_\_\_

ADDRESS

DATE \_\_\_\_\_

River Town CDD2

25 Kendal Crossing

5/25

[illegible]

DATE	DESCRIPTION	HOURS	RATE	TOTAL
5/25	Labor	6	93.00	\$ 558.00
				\$ -
				\$ -
				\$ -
				\$ 558.00

COMMENTS :

	MATERIALS	\$ -
	LABOR & RENTAL	\$ -
	TOTAL	\$ 895.50

DATE COMPLETED 5/25

TECHNICIAN

CLIENT

TECHNICIAN Andrew J CLIENT Rivertown CPD 2



# Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

28 Kendall River town  
25 Kendall Crossing  
5/25 PG    OF   

RUN DAYS

START TIME(S)	9:00 pm
START TIME(S)	9:00 pm
START TIME(S)	—

A

S	M	T	W	T	F	S
S	M	T	W	T	F	S
S	M	T	W	T	F	S

B

C

WATER SOURCE

CLOCK TYPE

RAIN/FREEZE SWITCH

Reclaimed  
Rainbird LTD  
yes / 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	S		
RUN TIME	20	20	20	20	40	20	40	45	20	20	20	20	20	25	20	10
PROGRAM	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

S=spray heads

R=rotor heads

B=bubblers

D=drip, netafim or micro sprays

ADJUSTMENTS																
PARTIAL CLOGS																
STRAIGHTENED																

Note: Above items are part of irrigation wet check

BROKEN PIPE																
BROKEN HEADS			1	2	2							1				
BROKEN NOZZLES				1												
SEVERELY CLOGGED INCORRECT NOZZLES																
CHANGE TO 6"																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)																
MISSING HEADS																
NON TURNING ROTORS																
VALVE FAILURE													1			6

Note: Circled items are completed

Comments:


DATE COMPLETED

5/25

TECHNICIAN

Andrew J

CLIENT

River town LTD 2



# Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

River Town

25 Kendall crossing

5/25

PG 1 OF 1

## RUN DAYS

START TIME(S)	<u>9:00</u>
START TIME(S)	
START TIME(S)	

A

S	M	T	W	T	F	S
S	M	T	W	T	F	S
S	M	T	W	T	F	S

B

C

WATER SOURCE

CLOCK TYPE

RAIN/FREEZE SWITCH

ZONE #	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>	<u>21</u>	<u>22</u>	<u>23</u>	<u>24</u>	<u>25</u>	<u>26</u>	<u>27</u>				
TYPE (S,R,B,D)	<u>R</u>	<u>R</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>R</u>	<u>R</u>				
RUN TIME	<u>20</u>	<u>20</u>	<u>20</u>	<u>15</u>	<u>20</u>	<u>15</u>	<u>20</u>	<u>20</u>	<u>10</u>	<u>30</u>	<u>10</u>				
PROGRAM	<u>AB</u>	<u>AB</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>AB</u>	<u>AB</u>				

S=spray heads

R=rotor heads

B=bubblers

D=drip, netalim or micro sprays

ADJUSTMENTS															
PARTIAL CLOGS			<u>(1)</u>						<u>(1)</u>						
STRAIGHTENED															

Note: Above items are part of Irrigation wet check

BROKEN PIPE															
BROKEN HEADS				<u>(1)</u>											
BROKEN NOZZLES															
SEVERELY CLOGGED 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:


DATE COMPLETED

5/25

TECHNICIAN

Andrew J

CLIENT

River town LDD2

C/S



# INVOICE

INVOICE #	INVOICE DATE
957792	7/21/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Rivers Edge CDD I

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

**Invoice Due Date:** August 20, 2025

**Invoice Amount:** \$3,895.00

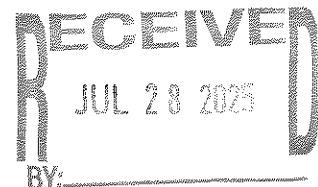
Description	Current Amount
Riverwalk Boulevard Chinese Elm Mistletoe Removal	
Tree Care Services	\$3,895.00

**Invoice Total** **\$3,895.00**

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 7.28.2025  
by Jason Davidson

*Jason Davidson*



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

C15



INVOICE

INVOICE #	INVOICE DATE
957958	7/22/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD I

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** August 21, 2025

**Invoice Amount:** \$3,428.64

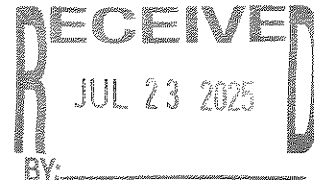
Description	Current Amount
Playground Mulch at 109 Cloverbrook rd.	
Mulch Install	\$3,428.64

**Invoice Total** **\$3,428.64**

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 7.23.2025  
by Jason Davidson

*Jason Davidson*



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

C/S

# INVOICE

**Affordable Plumbing Company**  
4565 Saint Augustine Road  
Jacksonville, FL 32207

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



## Bill to

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

## Ship to

Rivers Edge CDD  
140 Landing St  
Saint Johns, FL 32259

## Invoice details

Sales Rep: Steve Dailey / Brande

Invoice no.: APC-20553

Terms: Net 30

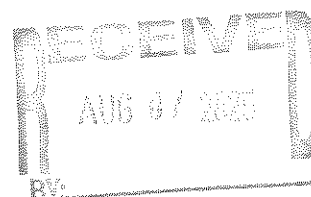
Invoice date: 08/06/2025

Due date: 09/05/2025

#	Description	Qty	Rate	Amount
1.	Plumbing Services	2	\$125.00	\$250.00
2.	Hydrant stem and rebuild.	1	\$225.00	\$225.00
3.	Work Description: Hose bib broke off in wall of amenity center Water is off Call Kevin on way 904-607-1038	1	\$0.00	\$0.00
4.	Work Resolution: Checked wall hydrant at amenity center that was leaking really bad. The stem got stripped and damaged in the process of trying to get the water off by someone at the property. We took stem to supply house and matched it up and they gave us a stem and rebuilt kit. Returned to the property to install parts and rebuild kit was not matching up correctly. The maintenance guys then told me they took apart hydrant trying to get the water to stop gushing. They finally got it to the off position. They tried to reassemble the hydrant but couldn't. Which explains why my parts didn't work. But we had to use the stem out of the kit to leave the water cut off to the hydrant due to the old stem being stripped during their attempt to fix it, so I could cut the water back on to the buildings. We need to install new parts out of a whole new hydrant. Sending estimate over.	1	\$0.00	\$0.00

Approved RECDD  
Submitted to AP 8.7.2025  
By Kevin Mckendree

*Kevin Mckendree*



To install the entire new wall hydrant the siding and wall board underneath would have to come off because the boxes are front mounted.

### Ways to pay



Total

\$475.00



C/S

# INVOICE

**Affordable Plumbing Company**  
4565 Saint Augustine Road  
Jacksonville, FL 32207

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



## Bill to

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

## Ship to

Rivers Edge CDD  
140 Landing Street  
St Johns, Florida 32259

## Invoice details

Sales Rep: Ray

Invoice no.: APC-20553-1  
Terms: Net 30  
Invoice date: 08/06/2025  
Due date: 09/05/2025

#	Description	Qty	Rate	Amount
1.	Plumbing Services	2	\$125.00	\$250.00
2.	Smith Wall Hydrant	1	\$549.69	\$549.69
3.	Work Description: Estimate to replace parts in the wall hydrant that we will take out of a new wall hydrant as the old one had damaged/lost parts when someone tried to use it using tools to turn it on instead of the key and during the attempt to repair. Once repaired it will be able to be used with a new key that comes with the wall hydrant box.	1	\$0.00	\$0.00
4.	Work Resolution: Installed new parts for wall hydrant hose Bibb.	1	\$0.00	\$0.00

**Total \$799.69**

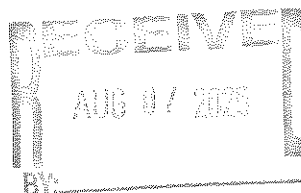
## Ways to pay



APC-20553-1

Approved RECDD  
Submitted to AP 8.7.2025  
By Kevin McKendree

*Kevin McKendree*





E/S

# INVOICE

**Affordable Plumbing Company**  
4565 Saint Augustine Road  
Jacksonville, FL 32207

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



## Bill to

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

## Ship to

Rivers Edge CDD  
Fitness Center  
140 Landing Street  
St Augustine, Florida 32092

## Invoice details

Sales Rep: Robby

Invoice no.: APC-20918

Terms: Net 30

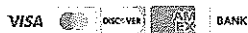
Invoice date: 08/07/2025

Due date: 09/06/2025

#	Description	Qty	Rate	Amount
1.	50% of estimate due for water cooler delivery.	1	\$3,120.00	\$3,120.00
2.	Work Description: Provided the Elkay LZS8WSLK ezH2O Bottle Filling Station & Single ADA Cooler Filtered Refrigerated Light Gray at fitness center that we will be installing on Sept 2, Robby dropped it off in the closet behind the stairs at the fitness center.	1	\$0.00	\$0.00
3.	Work Resolution: Dropped off water cooler to closet at fitness center.	1	\$0.00	\$0.00

**Total \$3,120.00**

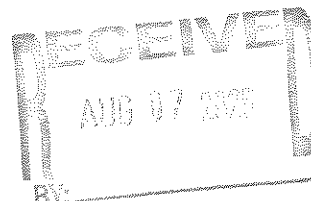
## Ways to pay



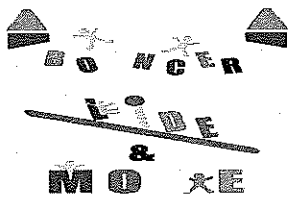
View card details

Approved RECDD  
Submitted to AP 8.7.2025  
By Kevin McKendree

*Kevin McKendree*



C15

		<b>Bouncers, Slides, and More Inc.</b> 1915 Bluebonnet Way Fleming Island, FL 32003		<b>Invoice</b> Date: September 13th, 2025 Invoice Number: 09132025.08		
<u>Name / Address</u> Attn: Kim Fatuch River's Edge CDD 1 475 West Town Place Suite 114 St. Augustine, FL 32092		<u>Additional Details</u>				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Mobile Rockwall (4 hrs.)	1	\$1,300.00		\$1,000.00	\$1,100.00
2	40' Jousting Arena	1	\$550.00		\$400.00	\$400.00
3	15'x15 Castle BH	1	\$175.00		\$150.00	\$150.00
4	Generator	1	\$100.00		\$75.00	\$75.00
5						
6						
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18						
19						
20						
<b>Comments:</b>		<b>Subtotal</b>				\$1,725.00
		<b>Sales Tax (0.0%)</b>				n/a
		<b>Total</b>				\$1,725.00

RECEIVED  
 AUG 06 2025  
 Approved CDD I  
 Submitted to AP on 8.6.25  
 by Kimberly Fatuch  
*Kimberly Fatuch*  
 BY: \_\_\_\_\_



Florida  
GANNETT

ACCOUNT NAME		ACCOUNT #	INV DATE
Rivers Edge Cdd		764134	07/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007248510	Jul 1- Jul 31, 2025	\$265.56	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$265.56	

**BILLING ACCOUNT NAME AND ADDRESS**

Rivers Edge Cdd  
475 W. Town Pl. Ste. 114  
Saint Augustine, FL 32092-3649

**PAYMENT DUE DATE: AUGUST 31, 2025**

**Legal Entity:** Gannett Media Corp.

**Terms and Conditions:** Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com)

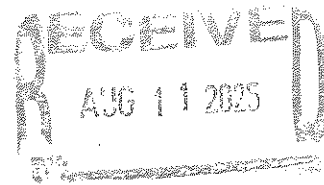
**FEDERAL ID** 47-2390983

**Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to [abgspecial@gannett.com](mailto:abgspecial@gannett.com).**

Date	Description	Amount
7/1/25	Balance Forward	\$0.00

**Legal Advertising:**

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/25/25	SAG St Augustine Record	11513461	Rivers Edge Budget Hearing	Rivers Edge Budget Hearing	1	2.0000 x 11 in	\$265.56



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

Total Cash Amount Due	\$265.56
Service Fee 3.99%	\$10.60
*Cash/Check/ACH Discount	-\$10.60
*Payment Amount by Cash/Check/ACH	\$265.56
Payment Amount by Credit Card	\$276.16

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Rivers Edge Cdd		764134		0007248510		\$265.56
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$265.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$265.56
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$276.16
				To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>		

00007641340000000000000072485100002655667175

# LOCALIQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **AFFIDAVIT OF PUBLICATION**

Courtney Hogge  
Rivers Edge Cdd  
475 W Town Place, Ste 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

07/25/2025 08/01/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/01/2025

Legal Clerk Karyn Gray  
[Signature]  
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$489.59	
Tax Amount:	\$0.00	
Payment Cost:	\$489.59	
Order No:	11513461	# of Copies:
Customer No:	764134	1
PO #:	Rivers Edge Budget Hearing	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

## RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Rivers Edge Community Development District ("District") will hold the following two public hearings and a regular meeting on:

DATE: August 20, 2025  
HOUR: 5:00 p.m.  
LOCATION: Riverhouse Amenity Center  
156 Landing Street  
St. Johns, Florida 32259

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit Type	Total # of Units	ERU Factor	Proposed Gross O&M Assessment (including collection costs/early payment discounts)
30-39' Lot	23	0.62	\$1,310.90
40-49' Lot	512	0.74	\$1,564.62
50-59' Lot	490	0.87	\$1,839.49
60-69' Lot	194	1.00	\$2,114.36
70-79' Lot	218	1.20	\$2,537.23
80+ Lot	81	1.33	\$2,812.09

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2025/2026.

For Fiscal Year 2025/2026, the District intends to have the County tax collector collect the assessments imposed on developed property, but may decide to alternatively directly collect the assessments by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

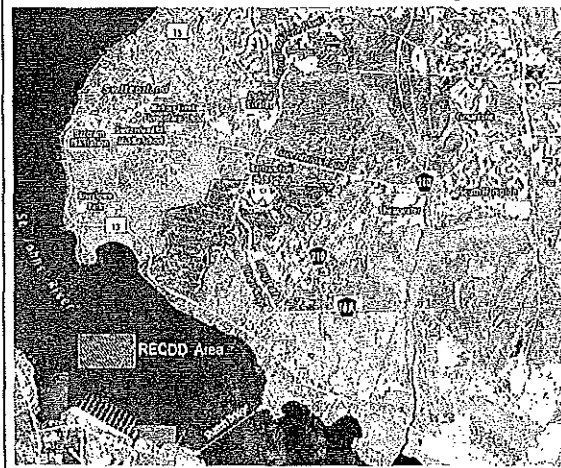
### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32082, Ph: 804-940-5850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager





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

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

CUSTOMER SVC/BILLING 833-290-0514  
CINTAS FAX # 904-741-6116  
PAYMENT INQUIRY 866-636-0160

C/5

## INVOICE

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

INVOICE # 4238935231  
INVOICE DATE 08/04/2025  
SERVICE TICKET # 4238935231  
STORE # 1

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

SOLD TO # 21060308  
PAYER # 21049176  
PAYMENT TERMS NET 10 EOM  
SORT # 02800012730  
CINTAS ROUTE 22 / DAY 1 / STOP 019

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10184	3X5 ACTIVE SCRAPER	04	F	3	9.000	27.00	N
	X10186	4X6 ACTIVE SCRAPER	04	F	2	10.501	21.00	N
	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	
TOTAL USD							125.21	

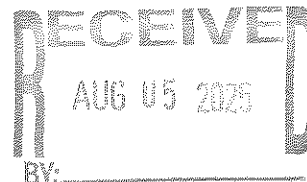
Signature :

Cust. Name: RIVERS EDGE CDD  
Alyssa . 11:03 AM 08/04/25  
SoldTo# 0021060308 SO# 4238935231  
Invoice Total Payment on Account  
\$125.21 \$0.00

Approved RECDD 1  
Submitted to A/P 08-05-25  
By Richard Losco

*Richard Losco*

*08/15/25*



C15



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

Service / Billing # (904)562-7000  
Fax # (904)562-7020  
Payment Inquiry # (877)275-4933

# Invoice

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

Invoice # 5284228208  
Invoice Date 08/04/2025  
Credit Terms NET 30 DAYS  
Customer # 10528780  
Store# RIVERS EDGE COMMUNITY DEV DISTRICT  
Cintas Route LOC #0292 ROUTE 0009  
Order # 7057242803  
Payer # 10596960

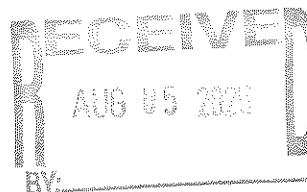
**Bill To** RIVERS EDGE 1  
140 LANDING STREET  
ST JOHNS, FL 32259

Material #	Description	Quantity	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	
	Unit Subtotal:			\$10.45	
Unit 0000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$24.95	\$24.95	
	Unit Subtotal:			\$24.95	
	Invoice Sub-total			\$35.40	
	Tax			\$0.00	
	Invoice Total			\$35.40	

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

**Note**

Approved RECDD 1  
Submitted to A/P 08-05-25  
By Richard Losco  
*Richard Losco*

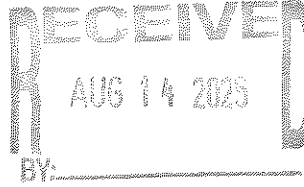


*cnals*



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

fastsigns.com/299



C/S  
**INVOICE**  
**299-97399**

Completed Date: 7/8/2025

Payment Terms: Net 30

**Payment Due Date: 8/7/2025**

Created Date: 7/2/2025

**DESCRIPTION:** Golf Cart Parking Signs

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

**Pickup At:** FASTSIGNS of Jacksonville - Baymeadows  
8535 Baymeadows Rd  
Ste 7  
Jacksonville, FL 32256  
US

**Ordered By:** Ken Council  
Email: kcouncil@vestapropertyservices.com  
Work Phone: (904) 430-1907  
Tax ID: 85-8013711680C-2

**Salesperson:** Zac Davis  
Entered By: Zac Davis

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Golf Cart Parking Signs (5-7 Year Lifespan)	4	\$95.28	\$0.00	\$381.12
1.1	HQ OUTPUT TO RIGID MATERIAL - Premium 3M180 Vinyl with Premium 3M8518 UV Laminate Applied to 080 Aluminum Panels Part Qty: 1 Width: 12.00" Height: 18.00" Sides: 1				
Subtotal:					\$381.12
Taxable Amount:					\$0.00
Taxes:					\$0.00
Grand Total:					\$381.12
Amount Paid:					\$0.00
BALANCE DUE:					\$381.12

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



C/S

# Invoice

**Florida Waterways, Inc.**

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

Date: 08/01/2025  
Invoice No.: 1013741  
Due Date: 08/31/2025

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

1	Recurring Monthly Service	Aquatic Weed and Algae Control	\$4,470.00	\$4,470.00
1		Treatment for Midge Control Bti (AQUABACxt) 8 Treatments - \$960/acres Pond Z ( 8± acres)	\$960.00	\$960.00
Approved RECDD Submitted to AP 8.1.2025 By Kevin McKendree <i>Kevin McKendree</i>				

RECEIVED  
AUG 01 2025  
BY: \_\_\_\_\_

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](mailto:melissa@floridapond.com) or 904.801.LAKE (5253), Ext. 2

Thank You For Your Business!



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

C/S

INVOICE NO.	23474642
DATE	08/05/25

**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

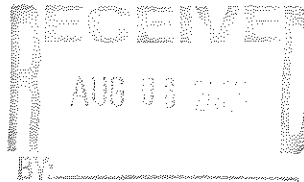
<b>TERMS:</b> Upon Receipt	<b>CUSTOMER NO.</b> 1946	<b>JOB NO.</b> 1946	<b>P.O. NO.</b>	
<b>Description</b>	<b>Quantity</b>	<b>Unit of Measure</b>	<b>Price</b>	<b>Amount</b>
Security Service 07/21/2025-08/03/2025	111.75	Hours	22.97	2,566.90
Security Officer	487.00	Per	0.655	318.99
Mileage				
<div>RECEIVED AUG 05 2025 BY: _____</div>		<div>Approved RECDD 1 Submitted to A/P 08-05-25 By Richard Losco <i>Richard Losco</i></div>		
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205				
			<b>Sub-Total</b>	2,885.89
			<b>Sales Tax</b>	
			<b>TOTAL(\$)</b>	\$2,885.89

**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 280  
Invoice Date: 8/1/25  
Due Date: 8/1/25  
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 - August 2025		4,670.00	4,670.00
Website Administration - August 2025		139.25	139.25
Information Technology -August 2025		270.33	270.33
Dissemination Agent Services -August 2025		571.17	571.17
Office Supplies		0.87	0.87
Postage		135.78	135.78
Copies		11.25	11.25
Telephone		9.99	9.99

**Total** \$5,808.64

**Payments/Credits** \$0.00

**Balance Due** \$5,808.64

C/S

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

PAGE NO: 1

**PHONE: (904) 268-9597**  
 SERVING NORTH FLORIDA SINCE 1962  
 THANK YOU FOR YOUR PATRONAGE

<b>CUSTOMER NO:</b>	<b>JOB NO:</b>	<b>PURCHASE ORDER:</b>	<b>REFERENCE:</b>	<b>TERMS:</b>	<b>CLERK:</b>	<b>DATE / TIME:</b>
365050	000	07022025	PO # 07022025	NET 15TH	AJD3	7/2/25 2:19

**SOLD TO:**  
 RIVERS EDGE CDD  
 475 WEST TOWN PLACE  
 SUITE 114  
 ST AUGUSTINE FL 32092

**SHIP TO:**

TERMINAL: 607

SALESPERSON: 35 B2B CUSTOMER SALES - M  
 TAX: 031 FLORIDA SALES TAX MAN

REWARD NO:19820227380

**INVOICE: 426639/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
12	12	EA	16SW	STONES 16" SQ LIMESTONE	5.99	12	5.99 /EA	71.88 N
2	2	EA	57704	KEY SARGENT S22-ACE	4.59	2	4.59 /EA	9.18 N
2	2	EA	1396126	SPRYPNT 2X GLS CHESTNUT	7.99	2	7.99 /EA	15.98 N

REPRINT


RECEIVED  
 AUG 01 2025  
 BY: \_\_\_\_\_

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

97.04

TAXABLE	0.00
NON-TAXABLE	97.04
SUB-TOTAL	97.04

TAX AMOUNT	0.00
<b>TOTAL AMOUNT</b>	<b>97.04</b>

X   
 Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 7/31/25  
DUE DATE: 8/15/25  
HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$97.04

NEW BAL: 1357.47

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: 7/31/25  
DUE DATE : 8/15/25  
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 4102

Date	Ref	ST	C	Description	Debit	Credit	Amount
6/ 2/25	426353	3	I	PO # 06/22/25	566.45		566.45
6/ 6/25	426401	3	I	PO # KEN	39.50		39.50
6/19/25	426504	3	I	PO # 06/19/25	45.89		45.89
6/24/25	426549	3	I	PO # 06/24/25	50.97		50.97
6/26/25	426580	3	I	PO # 06/26/25	86.31		86.31
6/27/25	426587	3	I	PO # 06/27/25	5.91		5.91
7/ 2/25	426639	3	I	PO # 07022025	97.04		97.04
7/ 8/25	426681	3	I	PO # 07/08/25	17.98		17.98
7/ 9/25	426684	3	I	PO # 07/09/25	51.54		51.54
7/21/25	426787	3	I	PO # 07212025	337.96		337.96
7/30/25	426862	3	I	PO # 07/30/25	57.92		57.92
PAYMENT	SUMMARY			CHECK 7038 7/ 2/25		78.20	
				CHECK 7037 7/ 2/25		15.98	
				CHECK 7036 7/ 2/25		208.51	
				CHECK 7035 7/ 2/25		43.97	

FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.

CURRENT 562.44	1-30 DAYS 795.03	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 1357.47
-------------------	---------------------	--------------------	--------------------	----------------------	------------------

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance Forward

Transaction Codes  
C - Credit  
F - Finance Charge

I - Invoice  
P - Payment

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

Approved RECDD  
Submitted to AP 8.1.2025  
By Kevin McKendree  
*Kevin McKendree*

C/S

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

PAGE NO: 1

PHONE: (904) 268-9597  
SERVING NORTH FLORIDA SINCE 1962  
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	07/08/25	PO # 07/08/25	NET 15TH	DRP3	7/8/25 11:17

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

SHIP TO:

TERMINAL: 601

SALESPERSON: 35 B2B CUSTOMER SALES - M  
TAX: 031 FLORIDA SALES TAX MAN

**INVOICE: 426681/3**


REWARD NO:19820227380

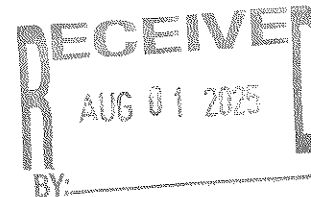
SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	23149	DIE 1" HEX 1/2-13NC	7.99	1	7.99 /EA	7.99 N
1	1	EA	52135	UNTHRAD ROD STL 7/16X36"	9.99	1	9.99 /EA	9.99 N
REPRINT								
TAXABLE								0.00
NON-TAXABLE								17.98
SUB-TOTAL								17.98
TAX AMOUNT								0.00
TOTAL AMOUNT								17.98

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

17.98

(CASSIDY, STEVE)

X   
Received By



**REMITTANCE**CLOSING DATE : 7/31/25  
DUE DATE: 8/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

\$17.98

NEW BAL: 1357.47

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) 773-0011CLOSING DATE: 7/31/25  
DUE DATE : 8/15/25  
ACCT: 365050RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 4102

Date	Ref	ST	C	Description	Debit	Credit	Amount
6/2/25	426353	3	I	PO # 06/22/25	566.45		566.45
6/6/25	426401	3	I	PO # KEN	39.50		39.50
6/19/25	426504	3	I	PO # 06/19/25	45.89		45.89
6/24/25	426549	3	I	PO # 06/24/25	50.97		50.97
6/26/25	426580	3	I	PO # 06/26/25	86.31		86.31
6/27/25	426587	3	I	PO # 06/27/25	5.91		5.91
7/2/25	426639	3	I	PO # 07022025	97.04		97.04
7/8/25	426681	3	I	PO # 07/08/25	17.98		17.98
7/9/25	426684	3	I	PO # 07/09/25	51.54		51.54
7/21/25	426787	3	I	PO # 07212025	337.96		337.96
7/30/25	426862	3	I	PO # 07/30/25	57.92		57.92
PAYMENT	SUMMARY			CHECK 7038 7/ 2/25 CHECK 7037 7/ 2/25 CHECK 7036 7/ 2/25 CHECK 7035 7/ 2/25		78.20 15.98 208.51 43.97	
FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.							
CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 1357.47		
562.44	795.03	0.00	0.00	0.00			

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance ForwardTransaction Codes  
C - Credit  
F - Finance ChargeI - Invoice  
P - Payment

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

Approved RECDD  
Submitted to AP 8.1.2025  
By Kevin McKendree  
*Kevin McKendree*

C/5

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

PAGE NO: 1

**PHONE: (904) 268-9597**  
 SERVING NORTH FLORIDA SINCE 1962  
 THANK YOU FOR YOUR PATRONAGE

<b>CUSTOMER NO:</b>	<b>JOB NO:</b>	<b>PURCHASE ORDER:</b>	<b>REFERENCE:</b>	<b>TERMS:</b>	<b>CLERK:</b>	<b>DATE / TIME:</b>
365050	000	07/09/25	PO # 07/09/25	NET 15TH	DRP3	7/9/25 8:06

**SOLD TO:**  
 RIVERS EDGE CDD  
 475 WEST TOWN PLACE  
 SUITE 114  
 ST AUGUSTINE FL 32092

**SHIP TO:**

TERMINAL: 601

SALESPERSON: 35 B2B CUSTOMER SALES - M  
 TAX: 031 FLORIDA SALES TAX MAN

REWARD NO:19820227380

**INVOICE: 426684/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	4009451	CABLE SAW PVC	11.99	1	11.99 /EA	11.99 N
1	1	EA	8029452	POOL HOSE BACKWASH	26.99	1	26.99 /EA	26.99 N
1	1	EA	43132	ELBOW 45 1.5" SXS SCH40	3.99	1	3.99 /EA	3.99 N
1	1	EA	41994	ADAPTR INSRT POLY 1.5MPT	1.99	1	1.99 /EA	1.99 N
1	1	EA	43114	ADAPTR SCH40 1.5SL1.5FPT	2.99	1	2.99 /EA	2.99 N
1	1	EA	43913	CLAMP 1-5/16 TO 2-1/4"SS	3.59	1	3.59 /EA	3.59 N

**RECEIVED**  
 AUG 01 2025  
 BY: \_\_\_\_\_


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

51.54

TAXABLE	0.00
NON-TAXABLE	51.54
<b>SUB-TOTAL</b>	<b>51.54</b>

TAX AMOUNT	0.00
<b>TOTAL AMOUNT</b>	<b>51.54</b>

(MCKENDREE, KEVIN)

X   
 Received By



**REMITTANCE**CLOSING DATE : 7/31/25  
DUE DATE: 8/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID****\$51.54****NEW BAL: 1357.47**

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) 773-0011CLOSING DATE: 7/31/25  
DUE DATE : 8/15/25  
ACCT: 365050RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 4102

Date	Ref	ST	C	Description	Debit	Credit	Amount
6/ 2/25	426353	3	I	PO # 06/22/25	566.45		566.45
6/ 6/25	426401	3	I	PO # KEN	39.50		39.50
6/19/25	426504	3	I	PO # 06/19/25	45.89		45.89
6/24/25	426549	3	I	PO # 06/24/25	50.97		50.97
6/26/25	426580	3	I	PO # 06/26/25	86.31		86.31
6/27/25	426587	3	I	PO # 06/27/25	5.91		5.91
7/ 2/25	426639	3	I	PO # 07022025	97.04		97.04
7/ 8/25	426681	3	I	PO # 07/08/25	17.98		17.98
7/ 9/25	426684	3	I	PO # 07/09/25	51.54		51.54
7/21/25	426787	3	I	PO # 07212025	337.96		337.96
7/30/25	426862	3	I	PO # 07/30/25	57.92		57.92
PAYMENT	SUMMARY			CHECK 7038 7/ 2/25		78.20	
				CHECK 7037 7/ 2/25		15.98	
				CHECK 7036 7/ 2/25		208.51	
				CHECK 7035 7/ 2/25		43.97	
FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.					NEW BAL: 1357.47		
CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS			
562.44	795.03	0.00	0.00	0.00			

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance ForwardTransaction Codes  
C - Credit  
F - Finance ChargeI - Invoice  
P - Payment

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

Approved RECDD  
Submitted to AP 8.1.2025  
By Kevin McKendree  
*Kevin McKendree*

C/5

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

PAGE NO: 1

**PHONE: (904) 268-9597**  
 SERVING NORTH FLORIDA SINCE 1962  
 THANK YOU FOR YOUR PATRONAGE

<b>CUSTOMER NO:</b>	<b>JOB NO:</b>	<b>PURCHASE ORDER:</b>	<b>REFERENCE:</b>	<b>TERMS:</b>	<b>CLERK:</b>	<b>DATE / TIME:</b>
365050	000	07212025	PO # 07212025	NET 15TH	FSW3	7/21/25 12:53

**SOLD TO:**  
 RIVERS EDGE CDD  
 475 WEST TOWN PLACE  
 SUITE 114  
 ST AUGUSTINE FL 32092


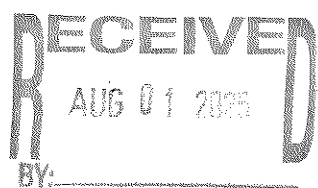
**SHIP TO:**

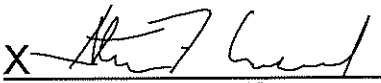
TERMINAL: 604

SALESPERSON: 35 B2B CUSTOMER SALES - M  
 TAX: 031 FLORIDA SALES TAX MAN

**INVOICE: 426787/3**

REWARD NO:19820227380

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	8023906	T HNDL TIRE PLUG KIT 8PC	11.99	1	11.99 /EA	11.99 N
2	2	EA	1626332	AQUAPHALT PATCH 55LB	62.99	2	62.99 /EA	125.98 N
1	1	EA	8143752	HTH 3" CHLOR TABS 35LB	199.99	1	199.99 /EA	199.99 N
<div style="text-align: center;">    </div>								
<b>** AMOUNT CHARGED TO STORE ACCOUNT **</b>							TAXABLE NON-TAXABLE SUB-TOTAL	0.00 337.96 337.96
							TAX AMOUNT <b>TOTAL AMOUNT</b>	0.00 <b>337.96</b>

X   
 Received By

(CASSIDY, STEVE)

**REMITTANCE**CLOSING DATE : 7/31/25  
DUE DATE: 8/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

\$337.96

NEW BAL: 1357.47

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) 773-0011CLOSING DATE: 7/31/25  
DUE DATE : 8/15/25  
ACCT: 365050RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 4102

Date	Ref	ST	C	Description	Debit	Credit	Amount
6/2/25	426353	3	I	PO # 06/22/25	566.45		566.45
6/6/25	426401	3	I	PO # KEN	39.50		39.50
6/19/25	426504	3	I	PO # 06/19/25	45.89		45.89
6/24/25	426549	3	I	PO # 06/24/25	50.97		50.97
6/26/25	426580	3	I	PO # 06/26/25	86.31		86.31
6/27/25	426587	3	I	PO # 06/27/25	5.91		5.91
7/2/25	426639	3	I	PO # 07022025	97.04		97.04
7/8/25	426681	3	I	PO # 07/08/25	17.98		17.98
7/9/25	426684	3	I	PO # 07/09/25	51.54		51.54
7/21/25	426787	3	I	PO # 07212025	337.96		337.96
7/30/25	426862	3	I	PO # 07/30/25	57.92		57.92
PAYMENT	SUMMARY			CHECK 7038 7/2/25 CHECK 7037 7/2/25 CHECK 7036 7/2/25 CHECK 7035 7/2/25		78.20 15.98 208.51 43.97	

FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 1357.47
562.44	795.03	0.00	0.00	0.00	

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance ForwardTransaction Codes  
C - Credit  
F - Finance ChargeI - Invoice  
P - Payment

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

Approved RECDD  
Submitted to AP 8.1.2025  
By Kevin McKendree  
*Kevin McKendree*

C/S

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

PAGE NO: 1

**PHONE: (904) 268-9597**  
 SERVING NORTH FLORIDA SINCE 1962  
 THANK YOU FOR YOUR PATRONAGE

<b>CUSTOMER NO:</b>	<b>JOB NO:</b>	<b>PURCHASE ORDER:</b>	<b>REFERENCE:</b>	<b>TERMS:</b>	<b>CLERK:</b>	<b>DATE / TIME:</b>
365050	000	07/30/25	PO # 07/30/25	NET 15TH	DRP3	7/30/25 8:27

**SOLD TO:**  
 RIVERS EDGE CDD  
 475 WEST TOWN PLACE  
 SUITE 114  
 ST AUGUSTINE FL 32092

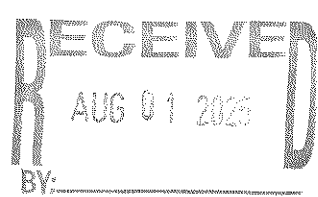
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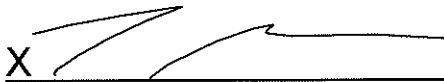
TERMINAL: 601

SALESPERSON: 35 B2B CUSTOMER SALES - M  
 TAX: 031 FLORIDA SALES TAX MAN

REWARD NO:19820227380

**INVOICE: 426862/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
2	2	EA	4808895	PUSH THR ADPTR 3/8X3/8M"	7.99	2	7.99 /EA	15.98 N
2	2	EA	4808879	PUSH THR ADPTR 3/8X1/4M"	6.99	2	6.99 /EA	13.98 N
2	2	EA	4809026	PUSH THRADPTR 1/4X3/8M"	6.99	2	6.99 /EA	13.98 N
2	2	EA	4808853	ADPT 1/4"PUSHX1/4"MIP	6.99	2	6.99 /EA	13.98 N
<div style="text-align: center;">  </div>								
<div style="text-align: center;"> <b>** AMOUNT CHARGED TO STORE ACCOUNT **</b> </div>							TAXABLE NON-TAXABLE SUB-TOTAL	0.00 57.92 57.92
							TAX AMOUNT <b>TOTAL AMOUNT</b>	0.00 <b>57.92</b>

X   
 Received By

(MCKENDREE, KEVIN)

REMITTANCE

CLOSING DATE : 7/31/25  
DUE DATE: 8/15/25  
  
HAGAN ACE MANAGEMENT CORP  
  
RIVERS EDGE CDD  
  
ACCOUNT : 365050

AMOUNT PAID

\$57.92

NEW BAL: 1357.47

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: 7/31/25  
DUE DATE : 8/15/25  
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 4102

Date	Ref	ST	C	Description	Debit	Credit	Amount
6/ 2/25	426353	3	I	PO # 06/22/25	566.45		566.45
6/ 6/25	426401	3	I	PO # KEN	39.50		39.50
6/19/25	426504	3	I	PO # 06/19/25	45.89		45.89
6/24/25	426549	3	I	PO # 06/24/25	50.97		50.97
6/26/25	426580	3	I	PO # 06/26/25	86.31		86.31
6/27/25	426587	3	I	PO # 06/27/25	5.91		5.91
7/ 2/25	426639	3	I	PO # 07022025	97.04		97.04
7/ 8/25	426681	3	I	PO # 07/08/25	17.98		17.98
7/ 9/25	426684	3	I	PO # 07/09/25	51.54		51.54
7/21/25	426787	3	I	PO # 07212025	337.96		337.96
7/30/25	426862	3	I	PO # 07/30/25	57.92		57.92
PAYMENT	SUMMARY			CHECK 7038 7/ 2/25 CHECK 7037 7/ 2/25 CHECK 7036 7/ 2/25 CHECK 7035 7/ 2/25		78.20 15.98 208.51 43.97	

FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.

CURRENT 562.44	1-30 DAYS 795.03	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 1357.47
-------------------	---------------------	--------------------	--------------------	----------------------	------------------

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance Forward

Transaction Codes  
C - Credit  
F - Finance Charge

I - Invoice  
P - Payment

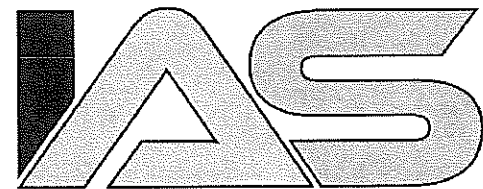
This statement covers transactions on your account for the period ending on the date above. Changes, payments, and credits received after the above date will be shown on your next statement.

Approved RECDD  
Submitted to AP 8.1.2025  
By Kevin McKendree  
*Kevin McKendree*

C/S

**Integrated Access Solutions, LLC**

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



**Integrated Access Solutions**  
INTEGRATION THAT WORKS FOR YOU

**INVOICE**

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

INVOICE 4438  
DATE 07/28/2025  
TERMS Due on receipt  
DUE DATE 07/28/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
07/23/2025	Prox Cards w/Rivertown Logo	FC 77 35650-36149	500	7.85	3,925.00

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

SUBTOTAL	3,925.00
TAX	0.00
TOTAL	3,925.00
BALANCE DUE	<b>\$3,925.00</b>

Approved RECDD 1  
Submitted to A/P 07-31-25  
By Richard Losco  
*Richard Losco*



C/S

## INVOICE

**Paver Design Scapes, LLC**  
101 Marketside Ave Ste 404 PMB  
140  
Ponte Vedra, FL 320811542

paverdesignscapes@gmail.com  
+1 (904) 537-5763



### Bill to

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

### Ship to

RiverHouse  
140 Landing St  
Saint Johns Fl, 32259

### Invoice details

Invoice no.: 219  
Terms: Due on receipt  
Invoice date: 08/13/2025  
Due date: 08/13/2025

#	Product or service	Description	Qty	Rate	Amount
1.	12inch Drain Box		8	\$100.00	\$800.00
2.	Drain Pipe		4	\$120.00	\$480.00
3.	Pipe Tape and Fittings		1	\$150.00	\$150.00
4.	River Rock		2	\$175.00	\$350.00
5.	General Labor		40	\$65.00	\$2,600.00

**Total \$4,380.00**

### Ways to pay

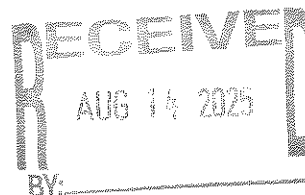


08/13/2025

View and pay

Approved RECDD  
Submitted to AP 8.14.2025  
By Kevin McKendree

*Kevin McKendree*



C/B



# Invoice

Date  
Invoice#

8/1/2025  
131295630505

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

Terms

Net 20

Due Date

8/21/2025

PO #

## Bill To

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

## Ship To

Rivers Edge CDD  
140 Landing Street  
Saint Johns FL 32259

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

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

Approved RECDD  
Submitted to AP 7.28.25  
By Kevin McKendree

*Kevin McKendree*

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](#)



131295630505





**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

Invoice #53	
Issued	Jul 30, 2025
Due	Aug 14, 2025
Total	\$350.00

**SERVICE ADDRESS:**

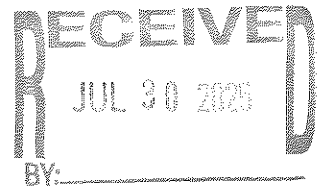
Orange Branch Trail  
Verdure st  
St Johns, Florida 32259

**For Services Rendered**

Product/Service	Description	Qty.	Unit Price	Total
Jul 29, 2025				
Tree Removal	Fell one dead pine tree into the preserve. Leave all wood and debris in the preserve. Cut stump low to the ground.	1	\$350.00	\$350.00

Approved RECDD  
Submitted to AP 7.30.25  
By Kevin McKendree

*Kevin McKendree*



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

**Total** **\$350.00**

CLS



## 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

### Invoice #61

Issued	Aug 09, 2025
Due	Aug 24, 2025
<b>Total</b>	<b>\$1,600.00</b>

### SERVICE ADDRESS:

4065 State Road 13 North  
St Johns, Florida 32259

### For Services Rendered at Riverfront Park and Riverwalk Blvd

Product/Service	Description	Qty.	Unit Price	Total
<b>Aug 07, 2025</b>				
Customer Responsibilities	<ul style="list-style-type: none"><li>• Ensure Accessibility: All trees scheduled for trimming or removal must be accessible by Quill's Tree Services equipment and personnel. An area equivalent to or greater than the height of the tree being serviced must be cleared of all vehicles and movable objects to prevent potential damage from falling debris.</li><li>• Subterranean Fixtures Mapping: Prior to commencing any work, ensure that all subterranean fixtures (such as pipes, cables, etc.) are marked on a map and provided to Quill's Tree Services. This is particularly crucial if stump grinding services are requested, as it ensures the safety of underground utilities.</li><li>• Authorized Representative on Site: An authorized representative with the authority to sign on behalf of the property owner must be present to sign off on completed work while the crew is still on site. This helps ensure that all parties are in agreement before the crew departs.</li></ul>	1	\$0.00	\$0.00
Haul Debris	We will ensure the removal of organic debris from the job site (excluding any chips resulting from stump grinding, if applicable). **Debris will be cleared from the job site within 24 hours of project completion.**	1	\$0.00	\$0.00
Tree Removal	Remove two Hazardous trees located in Riverfront Park and haul away all debris.	2	\$200.00	\$400.00
Tree Removal	Cut up and remove a large tree that fell over during the last storm.	1	\$800.00	\$800.00
Tree Removal	Remove a tree that fell over on Riverwalk Blvd and haul away all debris.	1	\$400.00	\$400.00



## Quill's Tree Services, LLC

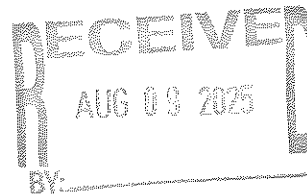
255 Rivertown Shops Drive | Suite 102 #140 | St Johns, Florida  
32259  
+1 904-788-1185 | brent@quillstreeservices.com |  
www.quillstreeservices.com

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

<b>Total</b>	<b>\$1,600.00</b>
--------------	-------------------

Approved RECDD  
Submitted to AP 8.9.2025  
By Kevin McKendree

*Kevin McKendree*



C/S

Invoice #5613

SONITROL OF NORTH CENTRAL FLORIDA

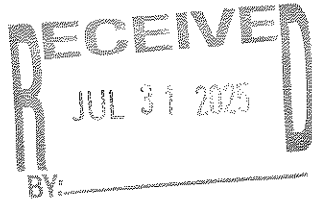


RIVERTOWN

Access Code



\*05K6R05RC81S\*



Due Date: Aug 1st 2025

Balance (USD): \$208.67

SELECT YOUR PAYMENT METHOD:

Pay with card



Return Policy:

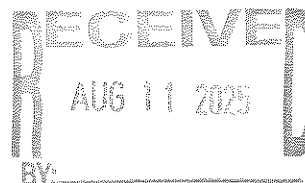
MERCHANT DISCRETION

C/5

**Rivers Edge**  
**COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**



Date	Amount	Authorized By
July 31, 2025	\$75.00	Ken Council

Payable to:

Theresa Collins
-----------------

Date Check Needed:

Budget Category:

ASAP	001.300.36900.10000
------	---------------------

Intended Use of Funds Requested:

Cabana Rental on 7/11/2025 Cancelled Due to Weather. Accidental Deposit.	
Cancelled Rental Refund	
Mailing Address:	90 Tarklin Rd, St Johns, FL 32259
Phone Number:	240.620.2316

C/S



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
904-355-5300 • Toll Free: 800-225-6305 • turnerpest.com

## Service Slip/Invoice

INVOICE: 621001969  
DATE: 08/05/2025  
ORDER: 621001969

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

Work Date	Time	Target Pest	Technician	Time In
08/05/2025	01:41 PM			01:41 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/05/2025		02:46 PM

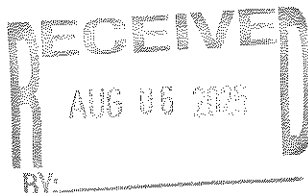
Service	Description	Price
---------	-------------	-------

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

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

AMOUNT DUE \$225.16

Approved RECDD 1  
Submitted to A/P 08-06-25  
By Richard Losco  
*Richard Losco*



*Am U*

TECHNICIAN SIGNATURE

*Richard Losco*

hailey  
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

C/S

## Service Slip/Invoice



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
904-356-5300 • Toll Free: 800-225-5305 • turnerpest.com

INVOICE: 621002070  
DATE: 08/05/2025  
ORDER: 621002070

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

Work Date	Time	Target Pest	Technician	Time In
08/05/2025	01:41 PM			01:41 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/05/2025		02:44 PM

Service	Description	Price
CPCM	Commercial Pest - Flea/Tick Monthly Service	\$385.98
		<b>SUBTOTAL</b> \$385.98
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$385.98
		<b>AMOUNT DUE</b> \$385.98
Approved RECDD 1 Submitted to A/P 08-06-25 By Richard Losco <i>Richard Losco</i>		
<div>RECEIVED AUG 06 2025 BY: _____</div> <div><i>[Signature]</i> TECHNICIAN SIGNATURE  <i>[Signature]</i> hailey CUSTOMER SIGNATURE</div>		

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

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

PLEASE PAY FROM THIS INVOICE



C/S

**Invoice**

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

**Invoice #** 427933  
**Date** 07/31/2025  
**Terms** Net 30  
**Due Date** 08/30/2025  
**Memo** Billable Mileage split

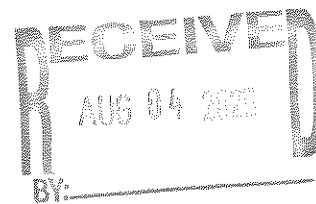
**Bill To**

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

Description	Quantity	Rate	Amount
Billable Mileage split in 3	1	122.91	122.91
<b>Total</b>			122.91

*Corbin deNagy*

8/4/2025





**Vesta Mileage Report**

**Name:** **Kevin McKendree**

**Month**

**Jul-25**

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
7/1	Daily mileage	Rivertown	Rivertown	37.9	Riversedge CDD		37.9
7/2	Daily mileage	Rivertown	Rivertown	33.3	iversedge CDD		33.3
7/3	Daily mileage	Rivertown	Rivertown	64.9	iversedge CDD		64.9
7/7	Daily mileage	Rivertown	Rivertown	54.9	Riversedge CDD		54.9
7/8	Daily mileage	Rivertown	Rivertown	37.4	iversedge CDD		37.4
7/9	Daily mileage	Rivertown	Rivertown	26.4	iversedge CDD		26.4
7/10	Daily mileage	Rivertown	Rivertown	38.9	iversedge CDD		38.9
7/11	Daily mileage	Rivertown	Rivertown	21.3	iversedge CDD		21.3
7/14	Daily mileage	Rivertown	Rivertown	58	iversedge CDD		58
7/15	Daily mileage	Rivertown	Rivertown	44.3	iversedge CDD		44.3
7/16	Daily mileage	Rivertown	Rivertown	29.2	iversedge CDD		29.2
7/17	Daily mileage	Rivertown	Rivertown	27.7	iversedge CDD		27.7
7/18	Daily mileage	Rivertown	Rivertown	18.7	iversedge CDD		18.7
7/28	Daily mileage	Rivertown	Rivertown	62.3	iversedge CDD		62.3
7/29	Daily mileage	Rivertown	Rivertown	47.1	iversedge CDD		47.1
7/30	Daily mileage	Rivertown	Rivertown	38.8	iversedge CDD		38.8
7/31	Daily mileage	Rivertown	Rivertown	29.3	iversedge CDD		29.3
						Total Mileage	670
						Reimbursement Rate	\$0.550
						<b>Total Reimbursement</b>	<b>\$368.72</b>
						<b>Date Submitted in Paycom</b>	7/31/25

\$122.91



C/S

**Invoice**

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

**Invoice #** 427980  
**Date** 07/31/2025  
**Terms** Net 30  
**Due Date** 08/30/2025  
**Memo** Lifeguard Hours

**Bill To**

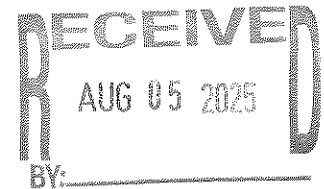
Rivers Edge C.D.D.  
c/o GMS, LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Lifeguard hours July	607.54	19.73	11,986.76

Thank you for your business.

**Total** 11,986.76*Corbin deNagy*

8/5/2025





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

## Billable Services Invoice

Invoice: 6.26.25 – 7.25.25

Date: 7-29-2025

To:

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

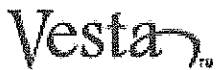
For:

Non-contractual Billable  
Services Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
June 26 <sup>th</sup> – July 25 <sup>th</sup>	607.54	\$19.73	\$11986.76
TOTAL			\$11986.76

Thank you for your business!





C/S

## Invoice

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

**Invoice #** 427671  
**Date** 08/01/2025  
**Terms** Net 30  
**Due Date** 08/31/2025  
**Memo** Rivers Edge CDDI

**Bill To**

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

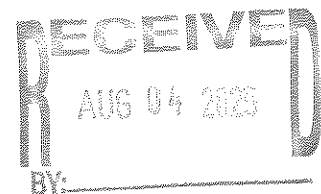
Description	Quantity	Rate	Amount
General manager services	1	3,899.42	3,899.42
Field Ops	1	3,286.50	3,286.50
Lifestyle services	1	3,610.67	3,610.67
Facility Attendant	1	6,095.83	6,095.83
Maintenance services	1	8,784.75	8,784.75
Janitorial services	1	2,739.58	2,739.58
Amenity Manager	1	2,469.33	2,469.33

Thank you for your business.

**Total** 30,886.08

*Corbin deNagy*

8/4/2025





**INVOICE**  
1240232  
**INVOICE DATE**  
07/27/2025

**MINUTES  
MATTER®**

**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
809732	REC0147		NET 30	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	NFPA 25 Quarterly Sprinkler Inspection 7.24.25	\$100.00	\$100.00

**Please reference invoice number on payment. Thank You!**

**ACH:** Routing #063104668; Acct #0330089824; email: accrec@waynefire.com

**Credit card:** a surcharge of 3% will be applied to purchases.

**Questions Regarding this invoice please contact:**

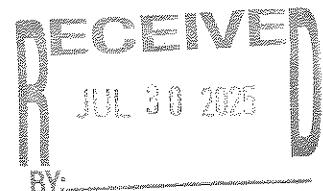
Name: Holly B Bartle  
Phone: (904) 268 3030  
Email: hbbartle@waynefire.com

SUBTOTAL:	\$100.00
SALES TAX:	\$0.00
TOTAL:	\$100.00

**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 07-30-25  
By Richard Losco  
*Richard Losco*



C/S

(Page 1)

PM(P)



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

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

Invoice Number	255740880
Customer Number	C3178876
Invoice Date	07/24/2025
Due Date	08/23/2025
Order Date	07/23/2025
Order Number	S154608228
Order Method	WEB

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

**Delivery Address**

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

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

## Important Messages

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

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit [www.wbmason.com](http://www.wbmason.com) to view our entire Return Policy

Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://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
BLZ16935	WATER, BLIZZARD, 1/2L, 35/CT	2	CT	6.99	13.98

SUBTOTAL: 13.98  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 13.98  
Total Due: 13.98

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



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

Approved RECDD 1  
Submitted to A/P 08-01-25  
By Richard Losco

*Richard Losco*

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



### Remittance Section

Customer Number	C3178876
Invoice Number	255740880
Invoice Date	07/24/2025
Terms	Net 30
Total Due	13.98

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

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

C31788762557408802557408800000000013982

C/S



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

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

(Page 1)

PM(P)

Invoice Number	255765387
Customer Number	C3178876
Invoice Date	07/25/2025
Due Date	08/24/2025
Order Date	07/24/2025
Order Number	S154626177
Order Method	WEB

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

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

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

## Important Messages

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

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit [www.wbmason.com](http://www.wbmason.com) to view our entire Return Policy

Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://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
NWLVGPCPFGM	VINYL GP POWDER FREE GLOVES - MEDIUM	5	BX	5.99	29.95

SUBTOTAL: 29.95  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 29.95  
Total Due: 29.95

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

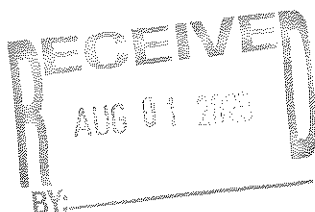


W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

Approved RECDD 1  
Submitted to A/P 08-01-25  
By Richard Losco

*Richard Losco*

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



Remittance Section	
Customer Number	C3178876
Invoice Number	255765387
Invoice Date	07/25/2025
Terms	Net 30
Total Due	29.95

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

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

C31788762557653872557653870000000029958



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

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

Invoice Number	255838149
Customer Number	C3178876
Invoice Date	07/30/2025
Due Date	08/29/2025
Order Date	07/15/2025
Order Number	S154388398
Order Method	WEB

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

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

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

## Important Messages

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

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Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://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
SCC42R2050	CUP,4.25OZ CONE,WHT	1	CT	192.48	192.48

SUBTOTAL: 192.48  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 192.48  
Total Due: 192.48

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

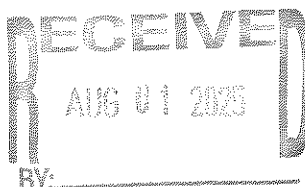


W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

Approved RECDD 1  
Submitted to A/P 08-01-25  
By Richard Losco

*Richard Losco*

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



Remittance Section	
Customer Number	C3178876
Invoice Number	255838149
Invoice Date	07/30/2025
Terms	Net 30
Total Due	192.48

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

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

C31788762558381492558381490000000192488



C/S



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301  
  
Address Service Requested  
888-WB-MASON www.wbmason.com

Invoice Number	255911067
Customer Number	C3178876
Invoice Date	08/01/2025
Due Date	08/31/2025
Order Date	07/31/2025
Order Number	S154811770
Order Method	WEB

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

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

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

## Important Messages

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

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit [www.wbmason.com](http://www.wbmason.com) to view our entire Return Policy

Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://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
BLZ16935	WATER, BLIZZARD, 1/2L, 35/CT	4	CT	7.99	31.96

SUBTOTAL: 31.96  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 31.96  
Total Due: 31.96

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

Approved RECDD 1  
Submitted to A/P 08-05-25  
By Richard Losco

*Richard Losco*

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

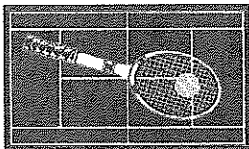


Remittance Section	
Customer Number	C3178876
Invoice Number	255911067
Invoice Date	08/01/2025
Terms	Net 30
Total Due	31.96

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

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

C31788762559110672559110670000000031961



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

C/S  
Invoice

Date	Invoice #
7/2/2025	81513

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

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

Terms	PO #	Due Date
Net 30	Kevin McKendree	8/1/2025
Sales Rep	Ship Via	Ship Date
Kimberly Valencia		7/2/2025

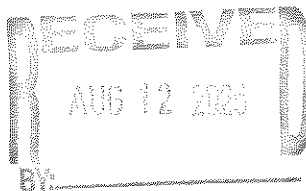
Notes

1 Pallet of HarTru 80lb Bags with Delivery via R&L Carriers -  
\*\*CurbSide Delivery, No Forklift\*\*

Quantity	Units	Description	Options	Unit Price	Amount
1.4		HT80# bags Each pallet is 1.4 Ton or 35 bags	Size: 80lb	455.00	637.00
1		Shipping Clay Truckloads via R&L Carriers - **CurbSide Delivery, No Forklift**		237.97	237.97

Thank you for your business.	Total	\$874.97
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ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE SUBJECT TO A RESTOCKING FEE.



Approved RECDD  
Submitted to AP 8.12.25  
By Kevin McKendree

*Kevin McKendree*

C/5



INVOICE

INVOICE #	INVOICE DATE
969159	8/1/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD I

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** August 31, 2025

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

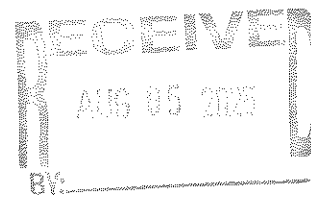
Description	Current Amount
Monthly Landscape Maintenance August 2025	\$89,803.68

**Invoice Total** \$89,803.68

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 8.5.2025  
by Jason Davidson

*Jason Davidson*



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

C/S

1-800-4-WATERS (1-800-492-8377)

www.Crystal-Springs.com

**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](http://selfserve.water.com).



Bottled Water \* Filtration \* Coffee

Summer is here! Whether you're hosting a cookout or chasing the sun, Primo Brands is here to keep you hydrated and stocked up! Add a case pack (or two) of your favorites like Pure Life, Saratoga Spring Water, and more to your next delivery. Be ready. Just in case.

Customer Account#: 662311414845635

**RIVERTOWN FITNESS CENTER**  
See Account Summary Details

Invoice Date: 08-10-25  
Invoice #: 14845635 081025  
Purchase Order #: See Details Below

Date	Transaction #	Details	Qt y.	Each	Amount
		<b>Previous Balance</b>			<b>437.67</b>
		Payment			0.00
		Remaining Balance			437.67
		Products and Other Charges			
		Ship To Reference # 15261387			415.17
		<b>Total Products and Other Charges</b>			<b>415.17</b>
		Rental			
		Ship To Reference # 15261387			10.99
		<b>Total Rental</b>			<b>10.99</b>

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](http://water.com/myaccount)? Online you can also easily skip or add a delivery as needed.

30358-P-0040

Previous Balance  
**\$437.67**

Payment  
**\$0.00**

Total New Charges  
**\$432.16**

Pay This Amount  
**\$869.83**

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](http://www.water.com)



200 Eagles Landing Blvd  
Lakeland, FL 33810

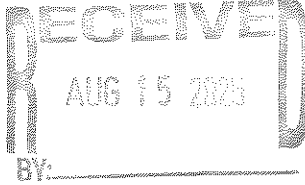
Customer Account#: 662311414845635  
Due By: Upon Receipt  
Late Fees May Apply After: 09-02-25  
Total Amount Due: \$869.83

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

|||||  
**RIVERTOWN FITNESS CENTER**  
Rivers Edge Community Development District 1  
475 W TOWN PL  
STE 114  
ST AUGUSTINE, FL 32092

Ⓜ **Mail Remittance With Payment To:**  
|||||  
**CRYSTAL SPRINGS**  
PO BOX 660579  
DALLAS, TX 75266-0579

020310 100124 06623114148456351 0086983 9 0043216 2 2

Date	Détails	Qty.	Each	Amount
	Deposits Ship To Reference # 15261387 Total Deposits			6.00 6.00
	Total New Charges:			432.16
	Approved RECDD 1 Submitted to A/P 08-15-2025 By Richard Losco <i>Richard Losco</i>			
				

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
07-15-25	T251966970022			
	PRIMO 5G PURIFIED WATER PET BOTTLE	15	12.49	187.35
	5.0 GALLON BOTTLE RETURN	-5	6.00	-30.00
	5.0 GALLON PRIMO PET BOTTLE DEPOSIT	15	6.00	90.00
	5.0 GALLON PRIMO PET BOTTLE RETURN	-10	6.00	-60.00
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	<b>Total</b>			<b>201.34</b>
	Rec'd By:			
	R2520221545799			
	BOTTOM LOAD HOT AND COLD COOLER WITH SMARTFLO	1	10.99	10.99
	Sales Tax			0.00
	<b>Total</b>			<b>10.99</b>
	Rec'd By:			
07-29-25	T252106970026			
	PRIMO 5G PURIFIED WATER PET BOTTLE	16	12.49	199.84
	5.0 GALLON PRIMO PET BOTTLE DEPOSIT	16	6.00	96.00
	5.0 GALLON PRIMO PET BOTTLE RETURN	-15	6.00	-90.00
	BOTTOM LOAD HOT & COLD BLACK COOLER (UNIVERSAL)	1	0.00	0.00
	Installed Serial #140			
	BOTTOM LOAD HOT & COLD BLACK COOLER (UNIVERSAL)	-1	0.00	0.00
	Removed Serial #140			
	DELIVERY FEE	1	13.99	13.99
	Sales Tax			0.00
	<b>Total</b>			<b>219.83</b>
	Rec'd By:			
	<b>Total for Location</b>			<b>432.16</b>

## How to Read Your Bill

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

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

**Summary:**  
Previous balance and posted payments since last bill.

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

**Important Monthly Message**

Upcoming Delivery Dates		Capital	
March 2023 Tuesday 10	April 2023 Thursday 17	May 2023 Tuesday 22	
Customer Account: 025667211047		Invoice Date: 03-01-23 Invoice #: 210549735423	
<b>Check Table</b> 03-01-23 11:00AM 100% 100% 03-01-23 11:00AM 100% 100% 03-01-23 11:00AM 100% 100%		<b>Product Details</b> Product: Capital Product Code: 025667211047 Product Name: Capital	
<b>Summary</b> Previous balance: \$0.00 Payments since last bill: \$0.00 Total New Charges: \$0.00		<b>Easy to Pay:</b> Pay your invoice through the mail, online at <a href="http://www.water.com">www.water.com</a> or call us to expedite your remittance with automatic credit card payments.	
<b>Mail Remittance With Payment To:</b> Please detach remittance and mail using business envelope provided.		<b>Do Not Forget To:</b> ✓ Detach this remittance and return with your payment. ✓ Write the complete account number on your check. ✓ Mail remittance and payment using the enclosed envelope.	

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

**Bottle Deposits:**  
Highlights bottle deposits and returns.

**Easy to Pay:**  
Pay your invoice through the mail, online at [www.water.com](http://www.water.com) or call us to expedite your remittance with automatic credit card payments.

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

## Billing Rights Summary

### In case of Errors or Questions About Your Bill:

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

In your letter, give us the following information:

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

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

## Electronic Funds Transfer Notice

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

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

## Insufficient Funds Notice

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

**We appreciate your business.**

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

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

## Address Changes

Mailing address only ☐ Mailing and delivery address ☐

Name

Address

City

State

Zip Code

Phone Number

E-mail Address

Customer Account Number

## Do Not Forget To:

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



KILINSKI | VAN WYK

## Kilinski | Van Wyk PLLC

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

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

## INVOICE

Invoice # 12919  
Date: 08/15/2025  
Due On: 09/14/2025

### Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
( \$0.00	+ \$3,469.34	) - ( \$0.00	) = <b>\$3,469.34</b>

### RECDD-01

#### Rivers Edge CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	07/01/2025	Receive response from JEA; update files regarding same; transmit same to District staff; advise regarding confidentiality of security footage.	0.60	\$285.00	\$171.00
Service	MGH	07/01/2025	Review and analyze requirements for Notice of Commencement and performance bond for pool repair project.	0.20	\$260.00	\$52.00
Service	LG	07/02/2025	Confer with JEA counsel regarding water pressure issues; confer with District staff regarding same.	0.80	\$285.00	\$228.00
Service	AH	07/03/2025	Prepare recording of notice of commencement.	0.20	\$165.00	\$33.00
Service	AH	07/07/2025	Prepare updates to district file regarding recorded notice of commencement.	0.30	\$165.00	\$49.50
Service	MGH	07/07/2025	Further review and analyze responsive records to public records request; analyze Florida statutory	0.40	\$260.00	\$104.00



authority regarding exemptions for security-related agreements.						
Expense	KB	07/07/2025	Simplifile Recording: Recording fee for Notice of Commencement.	1.00	\$100.25	\$100.25
Service	LG	07/08/2025	Advise regarding public records request response; review draft agenda; attend agenda planning call.	0.60	\$285.00	\$171.00
Service	MGH	07/10/2025	Analyze information and contract documents for Giddens services and Welcome Center access/usage.	0.20	\$260.00	\$52.00
Service	LG	07/10/2025	Prepare draft of resolution setting hearing on updated Rules of Procedure and notices of rulemaking and rule development.	0.10	\$285.00	\$28.50
Service	LG	07/11/2025	Call with DeNagy regarding traffic signs and JEA communications.	0.30	\$285.00	\$85.50
Service	MGH	07/11/2025	Further analyze issues related to splash pad ownership and maintenance and Welcome Center usage.	0.10	\$260.00	\$26.00
Service	LG	07/13/2025	Review agenda and prepare for meeting.	0.50	\$285.00	\$142.50
Service	MGH	07/14/2025	Review and analyze potential legal implications raised by report of RiverHouse parking lot incident.	0.20	\$260.00	\$52.00
Service	MGH	07/14/2025	Analyze agenda package and materials for Board consideration in preparation for Board meeting; research regarding county's ability to remove landscaping in ROW; analyze cost-share provisions of interlocal agreement.	1.80	\$260.00	\$468.00
Service	LG	07/15/2025	Travel to Board meeting.	1.30	\$285.00	\$370.50
Service	LG	07/16/2025	Attend Board meeting; return travel from same; prepare sponsorship application form.	1.70	\$285.00	\$484.50
Service	MGH	07/16/2025	Review and analyze Supervisor Cameron feedback regarding pool safety.	0.20	\$260.00	\$52.00
Service	JK	07/16/2025	Analyze/respond to request for lightning warning system	0.20	\$285.00	\$57.00
Expense	KB	07/16/2025	Travel: Mileage - LG.	119.67	\$0.70	\$83.77
Expense	KB	07/16/2025	Travel: Hotel - LG.	1.00	\$141.82	\$141.82

Service	LG	07/17/2025	Advise regarding weather warning systems for pool; review notice regarding delayed audit report.	0.40	\$285.00	\$114.00
Service	SD	07/17/2025	Reach out to District Manager regarding receiving an executed copy of the KVV Fee Letter that was approved at the 7.16 board meeting.	0.10	\$165.00	\$16.50
Service	LG	07/21/2025	Review status of Rivertown trademark application.	0.10	\$285.00	\$28.50
Service	LG	07/23/2025	Review and provide comments to July minutes.	0.40	\$285.00	\$114.00
Service	MGH	07/23/2025	Review District Manager meeting notes and confirm legal follow-up items.	0.20	\$260.00	\$52.00
Service	MGH	07/28/2025	Prepare notice of special joint meeting to discuss cost-sharing among the Districts and interlocal agreement.	0.10	\$260.00	\$26.00
Service	LG	07/29/2025	Review joint meeting notice.	0.10	\$285.00	\$28.50
Service	MGH	07/29/2025	Finalize and distribute special joint meeting notice.	0.10	\$260.00	\$26.00
Service	SD	07/30/2025	Confer with District Manager regarding the status on the FY24 Annual Financial Report for the District. Update District files regarding same.	0.20	\$165.00	\$33.00
Service	MGH	07/30/2025	Review draft agenda for August meeting; analyze legal follow-up items needed; analyze updates regarding outstanding FY24 annual financial report.	0.30	\$260.00	\$78.00
<b>Non-billable entries</b>						
Service	MGH	07/03/2025	Review public records request.	0.20	\$260.00	\$52.00
Service	LG	07/14/2025	Review communications regarding amenity incidents.	0.10	\$285.00	\$28.50
Service	MGH	07/16/2025	Prepare for and attend Board meeting.	1.60	\$260.00	\$416.00
Expense	KB	07/16/2025	Travel: Mileage - MGH.	17.66	\$0.70	\$12.36
Service	MGH	07/17/2025	Analyze correspondence regarding late submission of Annual Financial Report.	0.10	\$260.00	\$26.00

Invoice # 12919 - 08/15/2025

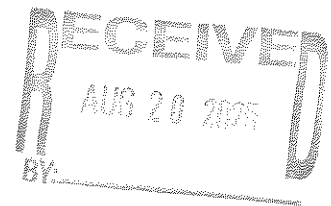
Total      \$3,469.34

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

Please pay within 30 days.

*Corbin deVagy*

8/20/2025





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

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

C/S

(Page 1)

PM(P)

Invoice Number	256003747
Customer Number	C3178876
Invoice Date	08/06/2025
Due Date	09/05/2025
Order Date	08/05/2025
Order Number	S154923128
Order Method	WEB

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

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

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

## Important Messages

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

Unopened items must be returned within 30 days. Missing, damaged, defective or expired items must be reported within 14 days. Visit [www.wbmason.com](http://www.wbmason.com) to view our entire Return Policy

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALM275	TISSUE,TOILET,4.4X3.1,2PLY,500SHT,96/CT	1	CT	59.99	59.99
HERX7658AK	LINER,REPRO,38X58,1.5ML,BK 100/CT	2	CT	34.29	68.58

SUBTOTAL: 128.57  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 128.57  
Total Due: 128.57

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

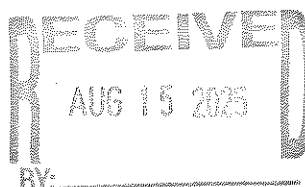


W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

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

Approved RECDD 1  
Submitted to A/P 08-15-25  
By Richard Losco

*Richard Losco*



Remittance Section	
Customer Number	C3178876
Invoice Number	256003747
Invoice Date	08/06/2025
Terms	Net 30
Total Due	128.57

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

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

C31788762560037472560037470000000128579

C/S



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

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

(Page 1)

PM(P)

Invoice Number	256157599
Customer Number	C3178876
Invoice Date	08/13/2025
Due Date	09/12/2025
Order Date	08/12/2025
Order Number	S155101839
Order Method	WEB

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

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

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

## Important Messages

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

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Thank you for your business! We encourage you to visit [www.wbmason.com/Payment](http://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
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	4	CT	18.69	74.76

SUBTOTAL: 74.76  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 74.76  
Total Due: 74.76

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

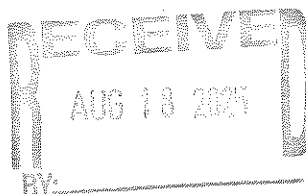


W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

Approved RECDD 1  
Submitted to A/P 08-18-25  
By Richard Losco

*Richard Losco*

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



Remittance Section	
Customer Number	C3178876
Invoice Number	256157599
Invoice Date	08/13/2025
Terms	Net 30
Total Due	74.76

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

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

C3178876256157599256157599000000074762

C/S

G & G Excavation & Construction, Inc.

# Invoice

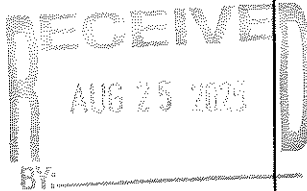
6500 SR 16  
St. Augustine, Fl 32092  
Phone- 904-737-5555  
Fax- 904-737-6050

Date	Invoice #
8/22/2025	3911

Bill To
Riversedge CDD 1 475 West Town Place Suite 114 St. Augustine, Florida 32092

Job
Rivertown Sidewalk between Cabot and Cloverbrook

Job #	Terms
	Net 30

Item	Description	Amount
Quote	<p>G &amp; G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following:</p> <p>Job: Rivertown</p> <p>Reference: Dirt Work &amp; Sod</p> <p>Scope of Work: 8/21</p> <ol style="list-style-type: none"><li>1. Fill in washout and grade out area</li><li>2. Furnish and install bahia sod</li><li>3. Clean up area</li></ol> <p>Total cost for the above work</p> <p>Approved RECDD Submitted to AP 8.25.2025 By Kevin McKendree <i>Kevin McKendree</i></p> 	3,200.00

Thank you for your business!

<b>Total</b>	\$3,200.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$3,200.00

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



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

6/5

INVOICE NO.	23474784
DATE	08/19/25

**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

<b>TERMS:</b> Upon Receipt	<b>CUSTOMER NO.</b> 1946	<b>JOB NO.</b> 1946	<b>P.O. NO.</b>	
<b>Description</b>	<b>Quantity</b>	<b>Unit of Measure</b>	<b>Price</b>	<b>Amount</b>
Security Service 08/04/2025-08/17/2025				
Security Officer	112.00	Hours	22.97	2,572.64
Mileage	493.00	Per	0.655	322.92
<div>RECEIVED AUG 25 2025 BY: _____</div>		Approved RECDD 1 Submitted to A/P 08-25-25 By Richard Losco <i>Richard Losco</i>		
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205				
			<b>Sub-Total</b>	2,895.56
			<b>Sales Tax</b>	
			<b>TOTAL(\$)</b>	\$2,895.56

CIS

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

PAGE NO: 1

**PHONE: (904) 268-9597**

SERVING NORTH FLORIDA SINCE 1962  
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	06/22/25	PO # 06/22/25	NET 15TH	DRP3	6/2/25 8:09

**SOLD TO:**  
RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092

**SHIP TO:**

TERMINAL: 601

SALESPERSON: 35 B2B CUSTOMER SALES - M  
TAX: 031 FLORIDA SALES TAX MAN

**INVOICE: 426353/3**

REWARD NO:19820227380

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	5337514	UNDER EAVE VENT 16X8MILL	6.99	1	6.99 /EA	6.99 N
1	1	EA	H42477V4	XL PP EXTERIOR 8X1-1/2	7.49	1	7.49 /EA	7.49 N
1	1	EA	7000429D	STIHL BLOWER BR600 MAGNUM Serial#545587539	549.99	1	549.99 /EA	549.99 N
2	2	EA	500	MISC SCREWS NUTS OR BOLTS	0.99	2	0.99 /EA	1.98 N
<div>RECEIVED AUG 25 2025</div>								
							TAXABLE	0.00
							NON-TAXABLE	566.45
							SUB-TOTAL	566.45
							TAX AMOUNT	0.00
							<b>TOTAL AMOUNT</b>	<b>566.45</b>

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

566.45

(MCKENDREE, KEVIN)

X

Received By



**REMITTANCE**CLOSING DATE : 7/31/25  
DUE DATE: 8/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

\$566.45

NEW BAL: 1357.47

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) 773-0011CLOSING DATE: 7/31/25  
DUE DATE : 8/15/25  
ACCT: 365050RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 4102

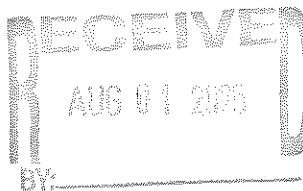
Date	Ref	ST	C	Description	Debit	Credit	Amount
6/2/25	426353	3	I	PO # 06/22/25	566.45		566.45
6/6/25	426401	3	I	PO # KEN	39.50		39.50
6/19/25	426504	3	I	PO # 06/19/25	45.89		45.89
6/24/25	426549	3	I	PO # 06/24/25	50.97		50.97
6/26/25	426580	3	I	PO # 06/26/25	86.31		86.31
6/27/25	426587	3	I	PO # 06/27/25	5.91		5.91
7/1/25	426639	3	I	PO # 07022025	97.04		97.04
7/1/25	426681	3	I	PO # 07/08/25	17.98		17.98
7/1/25	426684	3	I	PO # 07/09/25	51.54		51.54
7/21/25	426787	3	I	PO # 07212025	337.96		337.96
7/30/25	426862	3	I	PO # 07/30/25	57.92		57.92
PAYMENT	SUMMARY			CHECK 7038 7/1/25 CHECK 7037 7/1/25 CHECK 7036 7/1/25 CHECK 7035 7/1/25		78.20 15.98 208.51 43.97	
FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.							
CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 1357.47		
562.44	795.03	0.00	0.00	0.00			

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance ForwardTransaction Codes  
C - Credit  
F - Finance ChargeI - Invoice  
P - Payment

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

Approved RECDD  
Submitted to AP 8.1.2025  
By Kevin McKendree

Kevin McKendree

C/S

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

PAGE NO: 1

**PHONE: (904) 268-9597**  
SERVING NORTH FLORIDA SINCE 1962  
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	KEN	PO # KEN	NET 15TH	LMK3	6/6/25 1:28

**SOLD TO:**  
RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092

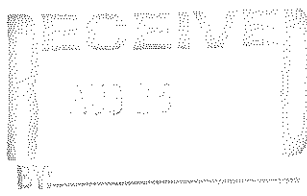
**SHIP TO:**

TERMINAL: 601

SALESPERSON: 35 B2B CUSTOMER SALES - M  
TAX: 031 FLORIDA SALES TAX MAN

REWARD NO:19820227380

**INVOICE: 426401/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	5028359	1" BLK 0-9,A-Z ADV 228PC	4.99	1	4.99 /EA	4.99 N
1	1	EA	5028359	1" BLK 0-9,A-Z ADV 228PC	4.99	1	4.99 /EA	4.99 N
2	2	EA	5027199	0-9,A-Z Wht Adv 3" 100pc	8.99	2	8.99 /EA	17.98 N
1	1	EA	500	MISC SCREWS NUTS OR BOLTS	2.49	1	2.49 /EA	2.49 N
1	1	EA	500	MISC SCREWS NUTS OR BOLTS	1.49	1	1.49 /EA	1.49 N
2	2	EA	500	MISC SCREWS NUTS OR BOLTS	1.99	2	1.99 /EA	3.98 N
2	2	EA	500	MISC SCREWS NUTS OR BOLTS	1.79	2	1.79 /EA	3.58 N
								
							TAXABLE	0.00
							NON-TAXABLE	39.50
** AMOUNT CHARGED TO STORE ACCOUNT **							SUB-TOTAL	39.50
							TAX AMOUNT	0.00
							<b>TOTAL AMOUNT</b>	<b>39.50</b>

(COUNCIL, KEN)

X   
Received By

**REMITTANCE**CLOSING DATE : 7/31/25  
DUE DATE: 8/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

\$39.50

NEW BAL: 1357.47

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) 773-0011CLOSING DATE: 7/31/25  
DUE DATE : 8/15/25  
ACCT: 365050RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 4102

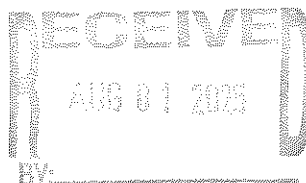
Date	Ref	ST	C	Description	Debit	Credit	Amount
6/ 2/25	426353	3	I	PO # 06/22/25	566.45		566.45
6/ 6/25	426401	3	I	PO # KEN	39.50		39.50
6/19/25	426504	3	I	PO # 06/19/25	45.89		45.89
6/24/25	426549	3	I	PO # 06/24/25	50.97		50.97
6/26/25	426580	3	I	PO # 06/26/25	86.31		86.31
6/27/25	426587	3	I	PO # 06/27/25	5.91		5.91
7/ 2/25	426639	3	I	PO # 07022025	97.04		97.04
7/ 8/25	426681	3	I	PO # 07/08/25	17.98		17.98
7/ 9/25	426684	3	I	PO # 07/09/25	51.54		51.54
7/21/25	426787	3	I	PO # 07212025	337.96		337.96
7/30/25	426862	3	I	PO # 07/30/25	57.92		57.92
PAYMENT	SUMMARY			CHECK 7038 7/ 2/25		78.20	
				CHECK 7037 7/ 2/25		15.98	
				CHECK 7036 7/ 2/25		208.51	
				CHECK 7035 7/ 2/25		43.97	
FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.					NEW BAL: 1357.47		
CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS			
562.44	795.03	0.00	0.00	0.00			

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance ForwardTransaction Codes  
C - Credit  
F - Finance ChargeI - Invoice  
P - Payment

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Approved RECDD  
Submitted to AP 8.1.2025  
By Kevin McKendree  
*Kevin McKendree*

C15

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

PAGE NO: 1

PHONE: (904) 268-9597  
SERVING NORTH FLORIDA SINCE 1962  
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
365050	000	06/19/25	PO # 06/19/25	NET 15TH	DRP3	6/19/25 10:38

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

SHIP TO:

TERMINAL: 601

SALESPERSON: 35 B2B CUSTOMER SALES - M  
TAX: 031 FLORIDA SALES TAX MAN

**INVOICE: 426504/3**

REWARD NO:19820227380

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
3	3	EA	5073507	KW1 ACE SINGLE CUT KEY	3.99	3	3.99 /EA	11.97 N
6	6	EA	5073531	KEYBLANK SCHLAGE SC1 ACE	3.99	6	3.99 /EA	23.94 N
1	1	EA	1501568	PL530 ADHSV KIT/BATH10OZ	8.99	1	8.99 /EA	8.99 N
1	1	EA	5967195	SPLIT RING 1-1/8IN.	0.99	1	0.99 /EA	.99 N
<div>REPRINT</div> <div>RECEIVED</div> <div>AUG 25 2016</div> <div>BY:</div>								
							TAXABLE	0.00
							NON-TAXABLE	45.89
							SUB-TOTAL	45.89
							TAX AMOUNT	0.00
							TOTAL AMOUNT	45.89

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

45.89

(CASSIDY, STEVE)

X *Steve Cassidy*

Received By

**REMITTANCE**CLOSING DATE : 7/31/25  
DUE DATE: 8/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

\$45.89

NEW BAL: 1357.47

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) 773-0011CLOSING DATE: 7/31/25  
DUE DATE : 8/15/25  
ACCT: 365050RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 4102

Date	Ref	ST	C	Description	Debit	Credit	Amount
6/ 2/25	426353	3	I	PO # 06/22/25	566.45		566.45
6/ 6/25	426401	3	I	PO # KEN	39.50		39.50
6/19/25	426504	3	I	PO # 06/19/25	45.89		45.89
6/24/25	426549	3	I	PO # 06/24/25	50.97		50.97
6/26/25	426580	3	I	PO # 06/26/25	86.31		86.31
6/27/25	426587	3	I	PO # 06/27/25	5.91		5.91
7/ 2/25	426639	3	I	PO # 07022025	97.04		97.04
7/ 8/25	426681	3	I	PO # 07/08/25	17.98		17.98
7/ 9/25	426684	3	I	PO # 07/09/25	51.54		51.54
7/21/25	426787	3	I	PO # 07212025	337.96		337.96
7/30/25	426862	3	I	PO # 07/30/25	57.92		57.92
PAYMENT	SUMMARY			CHECK 7038 7/ 2/25 CHECK 7037 7/ 2/25 CHECK 7036 7/ 2/25 CHECK 7035 7/ 2/25		78.20 15.98 208.51 43.97	

FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.

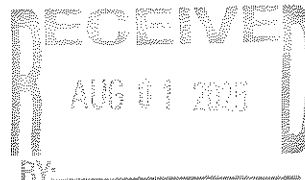
CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 1357.47
562.44	795.03	0.00	0.00	0.00	

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance ForwardTransaction Codes  
C - Credit  
F - Finance ChargeI - Invoice  
P - Payment

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

Approved RECDD  
Submitted to AP 8.1.2025  
By Kevin McKendree

Kevin McKendree

C-15

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

PAGE NO: 1

PHONE: (904) 268-9597  
SERVING NORTH FLORIDA SINCE 1962  
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050 JOB NO: 000 PURCHASE ORDER: 06/24/25 REFERENCE: PO # 06/24/25 TERMS: NET 15TH CLERK: DRP3 DATE / TIME: 6/24/25 12:33

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

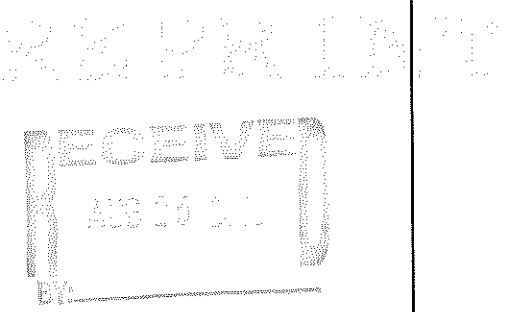
SHIP TO:

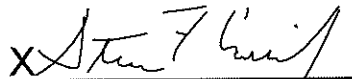
TERMINAL: 601

SALESPERSON: 35 B2B CUSTOMER SALES - M  
TAX: 031 FLORIDA SALES TAX MAN

**INVOICE: 426549/3**

REWARD NO:19820227380

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
3	3	EA	3433562	COM SWVL MNT LGHT CONTRL	16.99	3	16.99 /EA	50.97 N
								
** AMOUNT CHARGED TO STORE ACCOUNT **							TAXABLE	0.00
							NON-TAXABLE	50.97
							SUB-TOTAL	50.97
							TAX AMOUNT	0.00
							TOTAL AMOUNT	50.97

X   
Received By

(CASSIDY, STEVE)

**REMITTANCE**CLOSING DATE : 7/31/25  
DUE DATE: 8/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

\$50.97

NEW BAL: 1357.47

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) 773-0011CLOSING DATE: 7/31/25  
DUE DATE : 8/15/25  
ACCT: 365050RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 4102

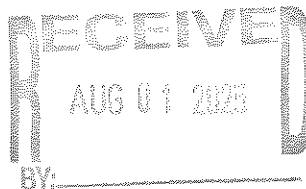
Date	Ref	ST	C	Description	Debit	Credit	Amount
6/ 2/25	426353	3	I	PO # 06/22/25	566.45		566.45
6/ 6/25	426401	3	I	PO # KEN	39.50		39.50
6/19/25	426504	3	I	PO # 06/19/25	45.89		45.89
6/24/25	426549	3	I	PO # 06/24/25	50.97		50.97
6/26/25	426580	3	I	PO # 06/26/25	86.31		86.31
6/27/25	426587	3	I	PO # 06/27/25	5.91		5.91
7/ 2/25	426639	3	I	PO # 07022025	97.04		97.04
7/ 8/25	426681	3	I	PO # 07/08/25	17.98		17.98
7/ 9/25	426684	3	I	PO # 07/09/25	51.54		51.54
7/21/25	426787	3	I	PO # 07212025	337.96		337.96
7/30/25	426862	3	I	PO # 07/30/25	57.92		57.92
PAYMENT	SUMMARY			CHECK 7038 7/ 2/25 CHECK 7037 7/ 2/25 CHECK 7036 7/ 2/25 CHECK 7035 7/ 2/25		78.20 15.98 208.51 43.97	
FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.							
CURRENT 562.44	1-30 DAYS 795.03	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 1357.47		

TERMS: NET 15TH

365050

A - Adjustment  
B - Balance ForwardTransaction Codes  
C - Credit  
F - Finance ChargeI - Invoice  
P - Payment

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

Approved RECDD  
Submitted to AP 8.1.2025  
By Kevin McKendree  
*Kevin McKendree*

C/S

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

PAGE NO: 1

PHONE: (904) 268-9597  
SERVING NORTH FLORIDA SINCE 1962  
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050    JOB NO: 000    PURCHASE ORDER: 06/26/25    REFERENCE: PO # 06/26/25    TERMS: NET 15TH    CLERK: DRP3    DATE / TIME: 6/26/25 12:33

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

SHIP TO:


TERMINAL: 601

SALESPERSON: 35 B2B CUSTOMER SALES - M  
TAX: 031 FLORIDA SALES TAX MAN

REWARD NO:19820227380

**INVOICE: 426580/3**

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
4	4	EA	1001506D	STIHL HP OIL 12.8OZ	8.59	4	8.59 /EA	34.36 N
1	1	EA	70105160001	STIHL WOODCUTR BAR OIL 1QT	9.99	1	9.99 /EA	9.99 N
1	1	EA	28055	SCREW EXTRACTOR+BIT#2	6.99	1	6.99 /EA	6.99 N
1	1	EA	3699 005 0055	STIHL 61PS3 55 CHAIN LOOP	29.99	1	29.99 /EA	29.99 N
2	2	EA	500	MISC SCREWS NUTS OR BOLTS	2.49	2	2.49 /EA	4.98 N
<div>RECEIVED AUG 26 2012</div>								
** AMOUNT CHARGED TO STORE ACCOUNT **							86.31	
							TAXABLE	0.00
							NON-TAXABLE	86.31
							SUB-TOTAL	86.31
							TAX AMOUNT	0.00
							TOTAL AMOUNT	86.31

X   
Received By

(CASSIDY, STEVE)



**REMITTANCE**CLOSING DATE : 7/31/25  
DUE DATE: 8/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

\$ 86.31

NEW BAL: 1357.47

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) 773-0011CLOSING DATE: 7/31/25  
DUE DATE : 8/15/25  
ACCT: 365050RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 4102

Date	Ref	ST	C	Description	Debit	Credit	Amount
6/ 2/25	426353	3	I	PO # 06/22/25	566.45		566.45
6/ 6/25	426401	3	I	PO # KEN	39.50		39.50
6/19/25	426504	3	I	PO # 06/19/25	45.89		45.89
6/24/25	426549	3	I	PO # 06/24/25	50.97		50.97
6/26/25	426580	3	I	PO # 06/26/25	86.31		86.31
6/27/25	426587	3	I	PO # 06/27/25	5.91		5.91
7/ 2/25	426639	3	I	PO # 07022025	97.04		97.04
7/ 8/25	426681	3	I	PO # 07/08/25	17.98		17.98
7/ 9/25	426684	3	I	PO # 07/09/25	51.54		51.54
7/21/25	426787	3	I	PO # 07212025	337.96		337.96
7/30/25	426862	3	I	PO # 07/30/25	57.92		57.92
PAYMENT	SUMMARY			CHECK 7038 7/ 2/25 CHECK 7037 7/ 2/25 CHECK 7036 7/ 2/25 CHECK 7035 7/ 2/25		78.20 15.98 208.51 43.97	

FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.

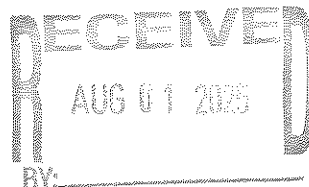
CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 1357.47
562.44	795.03	0.00	0.00	0.00	

TERMS: NET 15TH

365050

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Approved RECDD  
Submitted to AP 8.1.2025  
By Kevin McKendree  
*Kevin McKendree*

C/S

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

PAGE NO: 1

**PHONE: (904) 268-9597**  
 SERVING NORTH FLORIDA SINCE 1962  
 THANK YOU FOR YOUR PATRONAGE

<b>CUSTOMER NO:</b>	<b>JOB NO:</b>	<b>PURCHASE ORDER:</b>	<b>REFERENCE:</b>	<b>TERMS:</b>	<b>CLERK:</b>	<b>DATE / TIME:</b>
365050	000	06/27/25	PO # 06/27/25	NET 15TH	DRP3	6/27/25 11:34

**SOLD TO:**  
 RIVERS EDGE CDD  
 475 WEST TOWN PLACE  
 SUITE 114  
 ST AUGUSTINE FL 32092

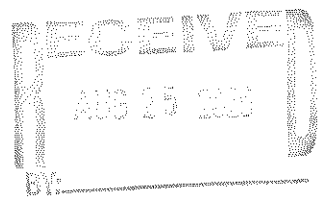
**SHIP TO:**

TERMINAL: 601

**SALESPERSON: 35 B2B CUSTOMER SALES - M**  
**TAX: 031 FLORIDA SALES TAX MAN**

**INVOICE: 426587/3**

REWARD NO:19820227380

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	500	MISC SCREWS NUTS OR BOLTS	2.49	1	2.49 /EA	2.49 N
1	1	EA	500	MISC SCREWS NUTS OR BOLTS	2.69	1	2.69 /EA	2.69 N
1	1	EA	500	MISC SCREWS NUTS OR BOLTS	0.30	1	0.30 /EA	.30 N
1	1	EA	500	MISC SCREWS NUTS OR BOLTS	0.43	1	0.43 /EA	.43 N
								
							TAXABLE	0.00
							NON-TAXABLE	5.91
							SUB-TOTAL	5.91
							TAX AMOUNT	0.00
							<b>TOTAL AMOUNT</b>	<b>5.91</b>

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

5.91

X *Steve Cassidy*

Received By

(CASSIDY, STEVE)

**REMITTANCE**CLOSING DATE : 7/31/25  
DUE DATE: 8/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

\$5.91

NEW BAL: 1357.47

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**STATEMENT**HAGAN ACE MANAGEMENT CORP  
1022 BLANDING BLVD.  
ORANGE PARK, FLORIDA 32065  
(904) 773-0011CLOSING DATE: 7/31/25  
DUE DATE : 8/15/25  
ACCT: 365050RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 4102

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7/ 8/25	426681	3	I	PO # 07/08/25	17.98		17.98
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PAYMENT	SUMMARY			CHECK 7038 7/ 2/25 CHECK 7037 7/ 2/25 CHECK 7036 7/ 2/25 CHECK 7035 7/ 2/25		78.20 15.98 208.51 43.97	

FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.

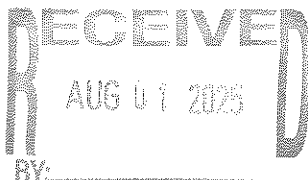
CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 1357.47
562.44	795.03	0.00	0.00	0.00	

TERMS: NET 15TH

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Approved RECDD  
Submitted to AP 8.1.2025  
By Kevin McKendree  
*Kevin McKendree*

C/S

Statement

Pinch A Penny 148

625 State Road 13  
St. Johns, FL 32259

Account Number: 9044405668



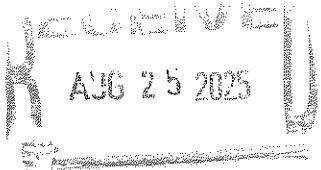
Account Summary

Kevin McKendree 475 WEST TOWN PLACE, SUITE 114 ST. AUGUSTINE, FL 32092 RIVERTOWN : RIVERS EDGE CDD	Statement Number: Closing Date: 8/15/2025 Balance: \$174.99
--	---

1-30 Days	31-60 Days	61-90 Days	Over 90 Days	Balance Due
\$0.00	\$0.00	\$0.00	\$0.00	\$174.99

New Activity

Date	Type	Reference	Amount	Balance
7/25/2025	Payment	TR:89612	(\$425.91)	\$0.00
8/15/2025	Invoice	TR:981675	\$174.99	\$174.99
00961276	Qty: 1	COMPLETE 35 LB.TABS WRAPPED	\$174.99	





Columbus 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: Corbin 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**

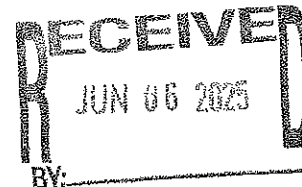
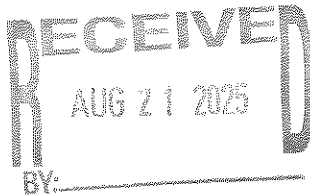
	Hours	Rate	Amount	
Vice President	3.00	250.00	750.00	
Totals	3.00		750.00	
<b>Total Labor</b>				<b>750.00</b>
		<b>Total this Invoice</b>		<b>\$750.00</b>

Processed and mailed out a check for invoice #76241 on 06/13/25 with check #7012  
Needs to be reissued  
TP 8/21/25

Invoice received 6/5/2025

*Corbin deNagy*

6/6/2025





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

August 21, 2025

Project No: P0113094.60

Invoice No: 55011

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

Project P0113094.60 Rivers Edge CDD - O & M  
For services including attending July CDD meeting and coordination with staff on items.

**Professional Services from July 01, 2025 to August 01, 2025**

**Professional Personnel**

	Hours	Rate	Amount	
Engineer	1.50	150.00	225.00	
Vice President	1.00	250.00	250.00	
Totals	2.50		475.00	
<b>Total Labor</b>				<b>475.00</b>

**Reimbursable Expenses**

Travel - Reimbursable - Mileage			3.56	
Travel - Reimbursable- Mileage Client OV			2.04	
<b>Total Reimbursables</b>	<b>1.15 times</b>		<b>5.60</b>	<b>6.44</b>
<b>Total this Invoice</b>				<b>\$481.44</b>

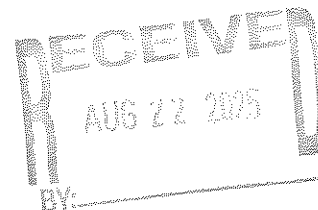
**Outstanding Invoices**

Number	Date	Balance
54667	5/30/2025	750.00
<b>Total</b>		<b>750.00</b>

Invoice 54667 was processed on 6/13/2025  
but the check is still outstanding. Will resissue the check.

*Corbin deNagy*

8/22/2025



C/S

**TMT Electric, LLC**

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

**TMT ELECTRIC**



**904-789-0193**

*Veteran Owned*

**INVOICE**

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

INVOICE 1142  
DATE 08/22/2025  
TERMS Net 30  
DUE DATE 09/21/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	New security camera in Riverfront park needs power. Provided and installed conduit, wire, and associated fittings from existing circuit to new camera. Verified proper voltage at camera upon completion.		975.00	975.00

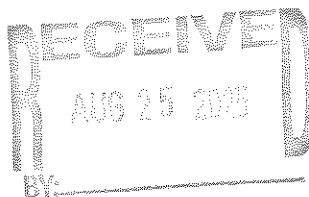
Please make check payable to TMT Electric LLC.

SUBTOTAL	975.00
TAX	0.00
TOTAL	975.00

Approved RECDD  
Submitted to AP 8.25.2025  
By Kevin McKendree

BALANCE DUE **\$975.00**

*Kevin McKendree*

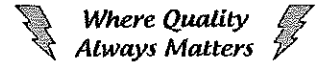


C/S

**TMT Electric, LLC**

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

**TMT ELECTRIC**



**904-789-0193**

*Veteran Owned*

**INVOICE**

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

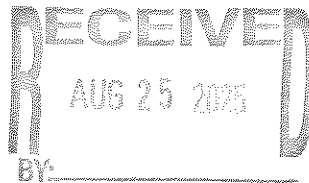
INVOICE 1143  
DATE 08/22/2025  
TERMS Net 30  
DUE DATE 09/21/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Tennis court #3 at the Riverhouse has inferior lighting. Provided lift, labor, and new 400w LED lamps to improve luminosity. Verified correct operation upon completion.		2,188.00	2,188.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	2,188.00
TAX	0.00
TOTAL	2,188.00
BALANCE DUE	<b>\$2,188.00</b>

Approved RECDD  
Submitted to AP 8.25.2025  
By Kevin McKendree  
*Kevin McKendree*



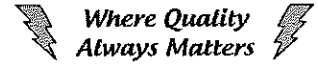


C/S

**TMT Electric, LLC**

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

**TMT ELECTRIC**



**904-789-0193**

*Veteran Owned*

**INVOICE**

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

INVOICE 1144  
DATE 08/22/2025  
TERMS Net 30  
DUE DATE 09/21/2025

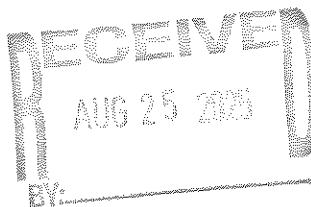
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Three tennis court lights on courts 1 & 2, at the Riverhouse not working. Replaced burnt out electrical components in fixtures. Verified correct operation upon completion.		1,100.00	1,100.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,100.00
TAX	0.00
TOTAL	1,100.00
BALANCE DUE	<b>\$1,100.00</b>

Approved RECDD  
Submitted to AP 8.25.2025  
By Kevin McKendree

*Kevin McKendree*



C/S

# Invoice

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



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

Number	Date
C49548	06/05/25

**BILL TO: #113144**

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

**SERVICE PERFORMED AT:**

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

Site Number: 113144-001

Amount Paid: \_\_\_\_\_

Return this portion with payment

Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #
06/05/25	113144			COD	

## DESCRIPTION

Service Date: 06/02/25

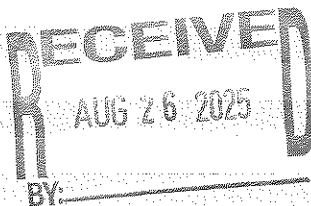
Performed an inspection on your HVAC equipment as per agreement.

Inspection performed on the following addresses:

140 Landing St  
156 Landing St

Approved RECDD 1  
Submitted to A/P 08-26-25  
By Richard Losco

*Richard Losco*



TOTAL : \$ 578.25

BY: \_\_\_\_\_

Thank you for your business!

Please make all checks payable to Weather Engineers, Inc.

Remit To: PO Box 37068 Jacksonville, FL 32236

Phone: (904)356-3963 \* Fax (904) 356-4969

C/S



INVOICE

INVOICE #	INVOICE DATE
977552	8/21/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** Rivers Edge CDD I

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** September 20, 2025

**Invoice Amount:** \$1,999.75

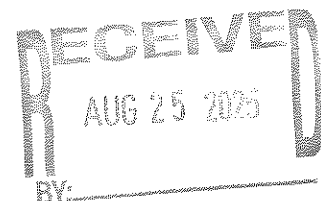
Description	Current Amount
August irrigation repairs - 2025*****Indian Grass*****	
Irrigation Repairs	\$1,999.75

**Invoice Total** **\$1,999.75**

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 8.25.2025  
by Jason Davidson

*Jason Davidson*



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

[illegible]

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/15/25	00001	8/05/25	START UP 202508 600-53800-61000 POOL START UP	CROWN POOLS INC.	*	1,500.00	1,500.00 000045
TOTAL FOR BANK B						1,500.00	
TOTAL FOR REGISTER						1,500.00	

C/S



3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

CROWNPOOLSINC.COM

Phone #

904-858-4300

# Invoice

Date	Invoice #
8/5/2025	START UP
Terms	Due Date
	8/5/2025

Bill To

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

Ship To

Quantity	Description	Rate	Serviced	Amount
0	CO #1 EXPANSION JOINT REPAIR	12,500.00		0.00
	POOL START UP	1,500.00		1,500.00
<p><b>RECEIVED</b> AUG 05 2025 BY: _____</p> <p>Approved RECDD Submitted to AP 8.5.2025 By Kevin McKendree <i>Kevin McKendree</i></p>				
<b>Total Invoice</b>				\$1,500.00
All Credit Card Payments will have a 3% processing fee added. BANK Debit Card WILL REMAIN free.		<b>Payment / Credits Applied</b>		\$0.00
A \$25.00 LATE FEE will automatically be added to account.OVER 60 days.		<b>Invoice Balance</b>		\$1,500.00

**Customer Account Balance**

\$1,500.00

## *FOURTH ORDER OF BUSINESS*

*A.*





## **Rivers Edge CDD – I, II, and III**

### **Landscape Update for September 2025**

- **General Maintenance**

- We have detailed and cleaned up the RiverHouse and RiverClub. Next week the team will trim all the shrubs to the proper level.
- Team is spraying for weeds throughout the community and trimming shrubs.
- Teams are working on full maintenance every week.
- We will ensure that all tree suckers are removed from the base of the trees.
- Team has been spraying all mulch beds for clean appearance.
- We are removing as much Moss from trees as we get to each section.
- Teams have removed numerous trees and limbs that have fallen at no charge. Larger trees will be proposed for removal by the arbor team.
- Mattamy, Vesta, and Yellowstone are doing monthly drives throughout the community to check on the status of concerned areas and the overall appearance of the community.
- Fall flowers were installed on September 26 along with fresh and rich soil. We raised the beds for a better show.
  - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
    - This is caused by the flowers staying too saturated which causes the roots to rot.
- Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.
  - Because of this you will see scalping occasionally until the proper height is achieved.
    - Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so

that the new green growth is what is shown after each mowing occurrence moving forward.

- **Irrigation**

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

- **Fert/Chem**

- Our techs will be treating turf weeds throughout the community.
- Teams are spreading granular fertilizer to green up turf and push healthy growth

- **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.

*D.*

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

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

**Goal 1.2: Notice of Meetings Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

**2. Infrastructure and Facilities Maintenance**

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

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

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

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

**Achieved:** Yes ☐ No ☐

### **Goal 2.2: District Infrastructure and Facilities Inspections**

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

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

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

**Achieved:** Yes ☐ No ☐

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

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

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

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

**Achieved:** Yes ☐ No ☐

### **Goal 3.2: Financial Reports**

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

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

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

**Achieved:** Yes ☐ No ☐

### Goal 3.3: Annual Financial Audit

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

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

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

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Rivers Edge Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Rivers Edge Community Development District

*E.*

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# RIVERTOWN

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## RECDD's Monthly Operations Report

*Date of report: 10/15/2025*

*Submitted by: Kevin McKendree*

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### **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. This was approved as a change order to the current remodel project which began on 9/22.

#### **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. Construction began 9/21. As of now the pool deck has been completely removed and new pavers are installed on the upper deck. Palm trees have been removed; water has been drained and chip out of the old marcite has begun.

#### **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. This was approved as a cost share item in September's meeting so we can now proceed forward.

#### **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. This project 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.

**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. This is now complete, and we are monitoring for improvements.

**Fountain behind model homes:**

The fountain behind the model homes is inoperable but still under warranty. We are working with our pond provider to get this fixed through the manufacturer.

**Painting of RiverHouse:**

The RiverHouse needs painting both interior and exterior. We are gathering quotes to present to the board in October. This is a planned capital reserve project.

**Sternwheel Park:**

We have been working on cleaning up Sternwheel playpark. This includes replacing rotted wood on the mailbox pavilion and repainting it entirely and new park benches as the old ones were rusted through.

## **RECDD II**

**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 30th.

**Keystone Corners turf:**

The turf along Keystone Corners has numerous areas that died during the drought this year. During the drought the water pressure in the reclaim system was weakest in this area, leading to its demise. We will be replacing sod in numerous areas along this stretch.

### **RECDD 3**

#### **Fountain in front of RiverLodge:**

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

#### **RiverLodge Gym AC and Pool Equipment:**

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 every time we have a power issue which we seem to have a lot of. Surge protection was approved for these AC units and at the pool equipment panels as well. We have ordered these, and they will be installed immediately upon arrival.

**(Continued)**

# RIVERTOWN

RECDD's Lifestyle Report

*Date of report 10/15/2025*

*Submitted by: Kim Fatuch*

## September Events

- 9.1.25 – Labor Day Festivities
  - Pool Party fun at all three amenities. Weather really put a damper on festivities this year.
  - Residents can enjoy a fun day off no matter which amenity they choose
- 9.5.25 – Jeremy Weinglass
  - By popular demand, live music in the café
- 9.6.25 – OneBlood Donation Bus
  - Residents can do their part and give back by donating their blood right in the medical truck here in Rivertown
- 9.12.25 – Two Rock
  - By popular demand, live music in the café
- 9.13.25 – Renaissance Festival
  - Rivertown's First Sponsored event!!
  - All residents are invited to go back in time and enjoy an evening of magicians, fortune tellers, contortionists, gypsies, Turkey Legs and more!!



- 9.19.25 – Bin-Glo
  - Adults only event. Residents are invited to participate in fun bingo of sorts where they will have to participate in funny games of trickery and laughter to win silly prizes.
  - We will have Glow sticks, Glow foam zone, food trucks and bar and of course an amazing DJ and MC to keep the party rocking all evening.



- 9.26.25 – Violette Lani
  - By popular demand, live music in the café

## **October Events**

- 10.3.25 – Jeremy Price
  - Live music in the cafe
- 10.9.25 – Music Bingo
  - Well attended, resident requested monthly recurring event
- 10.10.25 – Emily Mikus
  - Live music in the café
- 10.11.25 – Fall Festival Vendor Market
  - Vendor market open to local artisan vendors with currently 32 signed up businesses
  - Residents can enjoy an evening complete with a kid's zone, DJ, vendor booths, pumpkin patch and food trucks
- 10.17.25 – Haunted Casino Night
  - Adult residents are invited to a fun night to test fortune at the tables, enjoy eerie cocktails, and compete for chillingly fun prizes. Costumes encouraged
- 10.23.25 – Trivia
  - Well attended, monthly recurring event

**(Continued)**

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# RIVERTOWN

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RECDD's Amenity Manager Report

*Date of report 10/15/2025*

*Submitted by: Ken Council*

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Operations have been running smoothly at all 3 RiverTown Amenity Centers. The RiverHouse Lap & Family Pool Renovations began on September 22<sup>nd</sup>. The RiverHouse pool reconstruction project is well underway. All the old pavers have been removed from the entire pool area, and new pavers are ready to be put down. The new RiverHouse Gym water fountain/filling station is now operational. At the RiverClub, Game Room TV #2 was damaged beyond repair in an unfortunate incident. A replacement TV has been ordered. Currently, TV 3 in the RiverLodge Fitness Center is not connecting to the cable correctly. The vendor for the A/V services at the RiverLodge came out on 9.26.2025 to investigate the issue. The issue was a faulty Comcast TV set top box. A replacement is scheduled to be delivered on 10.2.2025. The RiverLodge Water Activity Pool with the Splash Pad is now closed until next season. The RiverLodge Lazy River will remain open year-round from 10am – 30 minutes before sunset.

## **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
- Full repair of both pools began September 22, 2025.
- Pools are closed until renovations are completed.

**\*Closed Mondays\***

### **Fitness Center:**

- 4am – 12am (Sunday – Saturday)
- New Water fountain/filling station installed in the RiverHouse Fitness Center

### **Other Updates:**

- Pool repair/construction began September 22, 2025.
  - UPS Christmas POD in RiverHouse parking lot November 2<sup>nd</sup> – December 31<sup>st</sup> .
- 

### **RiverClub**

#### **Amenity Hours:**

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

**\*Closed Tuesdays\***

#### **Other Updates:**

- Ordered replacement TV for Game Room TV #2.
  - Jaguars vs. Chiefs Game Watch Party at RiverCafe from 6pm-9pm on Monday, 10.4.2025
- 

### **RiverLodge**

#### **Amenity Hours (Airnasium, Fireplace, Lounge Area):**

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

**\*Closed Wednesdays\***

#### **Water Activity Pool/Splash Pad & Lifeguard Hours:**

- Water Activity Pool with splash pad closed for season

**\*Closed Wednesdays\***

**Lazy River & Volleyball Court Hours:**

- 10am – 30 minutes before sunset

**\*Closed Wednesdays\***

**Fitness Center:**

- 4am – 12am (Sunday – Saturday)

**Other Updates:**

- Technogym service came out on Tuesday 9.23.2025 to service our low row machine.
- New gym wipes dispenser and trashcan put in Gym.
- Replacement Comcast TV box ordered for TV #3 in the RiverLodge Gym

**(Continued)**

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# RIVERTOWN

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RECDD's Café Report

*Date of report: 10/15/2025*

*Submitted by: Lisa McCormick & Richard Losco*

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The restaurant celebrated the end of the summer season, marked by Jimmy Buffet Day on Saturday, August 30<sup>th</sup>, with the residents enjoying an adult only event and a sense of shared community. The residents enjoyed live music, bingo, and beautiful sunsets while enjoying the Café amenities. August events also included Music Bingo and Friday Night Music.

The kitchen executed with a combination of efficiency, organization, and a commitment to quality that resulted in excellent food being served throughout the summer.

Our café sales have consistently increased over time, indicating growth, improvement, and guest satisfaction with improved service and quality of food and drink. QR Surveys will be implemented for Café feedback and suggestions to better serve the residents of RiverTown.

Square POS Net Sales were up 13.4% for the month of August @ \$75,682 compared to \$66,730 prior year.

Cost of Goods Sold (Food and Beverage) was 39.7% in the month of August, compared to 42.4% prior year.

**Food & Beverage as % of Revenue:**

<b>Target</b>	<b>12-Month</b>	<b>% Rate – 40%</b>
<b>Optimal</b>	<b>12-Month</b>	<b>% Rate – 35%</b>
<b>Actual</b>	<b>August '25</b>	<b>% Rate – 40%</b>

Gross Wages as % of net sales were 30.5% in the month of August, compared to 32.6% prior year.

**Gross Wages as % of Revenue:**

<b>Target</b>	<b>12-Month</b>	<b>% Rate – 35%</b>
<b>Optimal</b>	<b>12-Month</b>	<b>% Rate – 30%</b>
<b>Actual</b>	<b>August '25</b>	<b>% Rate – 31%</b>

The State of Florida, Department of Health, conducted a Food Service Inspection on August 13, 2025, in which we met inspection standards.

We continue to balance rising labor and food costs with operational efficiency and innovative strategies to build resident loyalty, and we look forward to the fall season to continue this process.



## Customer Service Report

Customer: Rivertown  
Field Biologist: Cameron Ganim

Date of Visit: 9/30/2025  
Weather: 84 °F High  
20% ☁

### Waterway and Ditch Treatments

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

Comments: Shoreline grasses were the focus this month with the majority of ponds getting treated. Pond D has been receiving treatments every two weeks for the algae and lily pads and will continue until they're gone. A new barrier with a handle was put at pond K and pond dye was added to pond BB to help the breakdown process of the algae.

### Carp Program

- ☒ Carp Observed  
☒ Barriers Inspected

### Flow

- ☐ None  
☒ Slight  
☐ Visible

### Water Clarity

- ☐ < 1' ☐ 2-4'  
☒ 1-2' ☐ >4'

### Water Levels

- ☐ High  
☒ Normal  
☐ Low

### Fish/Wildlife Observations

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

### Native/Beneficial Vegetation Noted

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

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

## Customer Service Report

Customer: Rivertown  
Field Biologist: Cameron Ganim

Date of Visit: 9/30/2025  
Weather: 84 °F High  
20% ☁

### Waterway and Ditch Treatments

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

Comments:

### Carp Program

- ☐ Carp Observed  
☐ Barriers Inspected

### Flow

- ☐ None  
☐ Slight  
☐ Visible

### Water Clarity

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### Water Levels

- ☐ High  
☐ Normal  
☐ Low

### Fish/Wildlife Observations

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

### Native/Beneficial Vegetation Noted

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

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## Customer Service Report

Customer: Rivertown  
Field Biologist: Cameron Ganim

Date of Visit: 9/30/2025  
Weather: 84 °F High  
20% ☁

### Waterway and Ditch Treatments

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

Comments:

### Carp Program

- ☐ Carp Observed  
☐ Barriers Inspected

### Flow

- ☐ None  
☐ Slight  
☐ Visible

### Water Clarity

- ☐ < 1' ☐ 2-4'  
☐ 1-2' ☐ >4'

### Water Levels

- ☐ High  
☐ Normal  
☐ Low

### Fish/Wildlife Observations

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

### Native/Beneficial Vegetation Noted

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

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

## Customer Service Report

Customer: Rivertown  
Field Biologist: Cameron Ganim

Date of Visit: 9/30/2025  
Weather: 84 °F High  
20% ☁



A



AA



B



BB (2)



BB



C

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: Rivertown  
Field Biologist: Cameron Ganim

Date of Visit: 9/30/2025  
Weather: 84 °F High  
20% ☁



CC



CR1



CR4



CR5



CR6



CR8

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## Customer Service Report

Customer: Rivertown  
Field Biologist: Cameron Ganim

Date of Visit: 9/30/2025  
Weather: 84 °F High  
20% ☁



D



DD (2)



DD



E



EE



F

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: Rivertown  
Field Biologist: Cameron Ganim

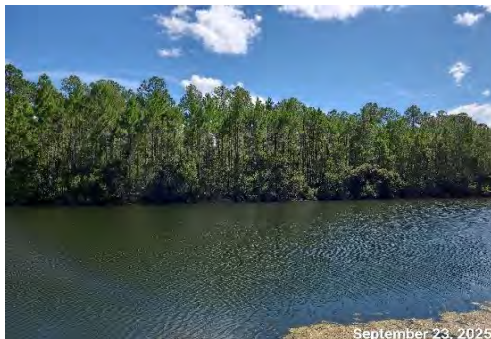
Date of Visit: 9/30/2025  
Weather: 84 °F High  
20% ☁



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L

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: Rivertown  
Field Biologist: Cameron Ganim

Date of Visit: 9/30/2025  
Weather: 84 °F High  
20% ☁



M



MM



OO



Q



R



S (2)

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: Rivertown  
Field Biologist: Cameron Ganim

Date of Visit: 9/30/2025  
Weather: 84 °F High  
20% ☁



S



T



U



V



WW



X

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: Rivertown  
Field Biologist: Cameron Ganim

Date of Visit: 9/30/2025  
Weather: 84 °F High  
20% ☁



XX



Y



Z (2)



Z

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



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

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

NAME / ID:	Sergeant [redacted] #10379			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO25CAD190595	[redacted]	[redacted]	6

**ACTIVITY / COMMENTS:**

Total Contacts:7 Citations:0 Warnings:6 Top speed measured by Radar was, \*\*3 MPH on RiverTown Main Street

Assisted with a vernal disturbance. Stopped a gas-powered side-by-side operating on RiverTown Main Street. Subject was advised he could not operate the side-by-side on the multi-use path or the roadways. This is becoming a problem in the neighborhood. Several side by sides, which are illegal, have been seen.

Multiple rounds of patrols conducted throughout the entire neighborhood.

**RollKall Invoice#: 5480784**



**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:	Deputy [REDACTED] #11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO25CAD195508	[REDACTED]	[REDACTED]	6

**ACTIVITY / COMMENTS:**

SJSO25CAD195538, SJSO25CAD195554, SJSO25CAD195559, SJSO25CAD195599, SJSO25CAD195654, SJSO25CAD195680

Walk up complaint reference juveniles on electric bikes speeding, advised the complainant everyone that works this detail actively looks for e-bike violations and that we would continue to do so. Traffic stops to include 5 written warnings for excessive speed and 1 verbal warning for failure to provide proof of insurance.

Multiple rounds of patrols conducted throughout the entire neighborhood.

**RollKall Invoice#: 1454190**



**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:	Deputy <span></span> #11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
<span></span>	SJSO25CAD202106	<span></span>	<span></span>	5

**ACTIVITY / COMMENTS:**

SJSO25CAD202134, SJSO25CAD202150, SJSO25CAD202212, SJSO25CAD202220, SJSO25CAD202264

5 traffic stops resulting in 5 written warnings for excessive speed.

Multiple rounds of patrols conducted throughout the entire neighborhood.

**RollKall Invoice#: 1463810**





**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:	Deputy [redacted] #11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO24CAD213191	[redacted]	[redacted]	12

**ACTIVITY / COMMENTS:**

SJSO25CAD213201, SJSO25CAD213208, SJSO25CAD213232, SJSO25CAD213287, SJSO25CAD213308, SJSO25CAD213362, SJSO25CAD213376, SJSO25CAD213443, SJSO25CAD213501, SJSO25CAD213560, SJSO25CAD213575

10 written warnings for excessive speed, two verbal warnings for failure to provide registration, and assisted a lost citizen with finding her way back to Clay County.

Multiple rounds of patrols conducted throughout the entire neighborhood to include the new school.

**RollKall Invoice#: 1475602**



**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:	Corporal [REDACTED] # 10727			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO25CAD212963	[REDACTED]	[REDACTED]	4

**ACTIVITY / COMMENTS:**

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

Multiple traffic stops conducted for stop sign violations at Orange Branch Trl / Keystone Corners Blvd. and Rivertown Main St. / Kendall Crossing Dr.

Assisted patrol deputies with locating a subject with an active warrant at the basketabll courts.  
Multiple patrols conducted throughout neighborhood.

**RollKall Invoice#: 1474964**



**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:	Corporal [redacted] # 10727			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO25CAD204146	[redacted]	[redacted]	4

**ACTIVITY / COMMENTS:**

Total Contacts:7 Citations:0 Warnings:5 Top speed measured by Radar was, \*\*36 MPH on RiverTown Main Street

Stopped several juveniles (14 / 15 yrs old) riding an E-Moto, Mini Bike, and a modified E-Bike. The mini-bike rider was on Rivertown Main wearing all black with no lights on. The other two were on the multiuse path. Parents were contacted and advised of the laws regarding E-Bikes / Motorcycles and the consequences if the subjects are stopped in the future.

Traffic stop conducted for speeding revealed the driver (16 yr old) was driving after 11 PM, a violation of her DL age restriction. Parent was contacted.

**RollKall Invoice#: 1466122**





**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:	Corporal [REDACTED] # 10727			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[REDACTED]	SJSO25CAD208248	[REDACTED]	[REDACTED]	4

**ACTIVITY / COMMENTS:**

Total Contacts:7 Citations:0 Warnings:6 Top speed measured by Radar was, \*\*40 MPH on RiverTown Main Street

Conducted two stops with juveniles operating E-Motos on the multiuse path. Both bikes were not legal and one of them was capable of going 55 MPH. The parents were contacted and advised of future consequences if subjects were caught operating the bikes again.

Responded to the area of the basketball courts in reference to a group of juveniles possibly fighting. Multiple juveniles were located in the area but none were observed fighting nor did they see anyone else fighting. Multiple patrols conducted throughout neighborhood.

**RollKall Invoice#: 1470044**

*FIFTH ORDER OF BUSINESS*

**Rivers Edge  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

**Rivers Edge Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Rivers Edge Community Development District  
St. Johns County, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Rivers Edge Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Rivers Edge Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors  
Rivers Edge Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors  
Rivers Edge Community Development District

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated October 6, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Rivers Edge Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 6, 2025

**Rivers Edge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

Management's discussion and analysis of Rivers Edge Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments and miscellaneous revenues.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.



**Rivers Edge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. In the **statement of activities**, transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as capital improvement bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets and deferred outflows of resources exceeded total liabilities by \$25,830,378 (net position). Net investment in capital assets was \$23,340,209, restricted net position was \$472,962 and unrestricted net position was \$2,017,207.
- ◆ Governmental activities revenues totaled \$5,541,431 while governmental activities expenses totaled \$6,367,675.

**Rivers Edge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, deferred outflows of resources, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Current assets	\$ 2,398,007	\$ 1,958,069
Restricted assets	1,208,635	1,130,792
Capital assets, net	42,940,197	44,907,994
<b>Total Assets</b>	<b>46,546,839</b>	<b>47,996,855</b>
Deferred Outflows of Resources	294,238	316,872
Current liabilities	1,417,239	1,390,098
Non-current liabilities	19,593,460	20,267,007
<b>Total Liabilities</b>	<b>21,010,699</b>	<b>21,657,105</b>
Net investment in capital assets	23,340,209	24,685,648
Net position - restricted	472,962	381,060
Net position - unrestricted	2,017,207	1,589,914
<b>Total Net Position</b>	<b>\$ 25,830,378</b>	<b>\$ 26,656,622</b>

The increase in current assets and restricted assets is primarily related to revenues exceeding expenditures at the fund level in the current year.

The decrease in capital assets is the result of current year depreciation.

The decrease in total liabilities is primarily the result of the principal payments made in the current year.

**Rivers Edge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Program Revenues		
Charges for services	\$ 4,107,787	\$ 4,078,631
General Revenues		
Investment earnings	142,116	103,092
Miscellaneous	1,291,528	1,271,507
Total Revenues	<u>5,541,431</u>	<u>5,453,230</u>
Expenses		
General government	199,189	185,227
Physical environment	3,563,772	3,636,170
Culture/recreation	1,555,247	1,445,648
Interest and other charges	1,049,467	1,067,430
Total Expenses	<u>6,367,675</u>	<u>6,334,475</u>
Conveyance to other government	<u>-</u>	<u>(23,918,886)</u>
Change in Net Position	(826,244)	(24,800,131)
Net Position - Beginning of Year	<u>26,656,622</u>	<u>51,456,753</u>
Net Position - End of Year	<u>\$ 25,830,378</u>	<u>\$ 26,656,622</u>

The increase in charges for services is related to the increase in special assessments levied in the current year.

The increase in miscellaneous revenues is related to the increase in cost sharing revenues in the current year.

The decrease in physical environment is primarily related to the decrease in landscape and irrigation expenditures in the current year.

The increase in culture/recreation is primarily related to the increase in electric and street lighting expenditures in the current year.

**Rivers Edge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

<b>Description</b>	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Construction in progress	\$ 185,318	\$ -
Buildings and improvements	4,603,449	4,603,449
Infrastructure	59,266,566	59,266,566
Equipment	120,574	120,574
Less: accumulated depreciation	(21,235,710)	(19,082,595)
Total	<u>\$ 42,940,197</u>	<u>\$ 44,907,994</u>

Current year activity consisted of additions to construction in progress, \$185,318, and depreciation of \$2,153,115.

**General Fund Budgetary Highlights**

Budgeted expenditures exceeded actual expenditures primarily due to less landscape maintenance expenditures than were anticipated.

The September 30, 2024 budget was amended primarily to increase landscape contingency and irrigation maintenance/repairs which were higher than originally anticipated.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In October 2016, the District issued \$10,765,000 Series 2016 Capital Improvement Revenue and Refunding Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property owners within the District and to refund and redeem a portion of the Series 2008 Capital Improvement Revenue Bonds. As of September 30, 2024, the balance outstanding was \$9,150,000.
- ◆ In May 2018, the District issued \$7,050,000 Series 2018 Capital Improvement Revenue Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property owners within the District. As of September 30, 2024, the balance outstanding was \$6,430,000.

**Rivers Edge Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Debt Management (Continued)**

- ◆ In July 2018, the District issued \$3,940,000 Series 2018A-1 Capital Improvement Revenue Refunding Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property owners within the District and to refund and redeem a portion of the Series 2008 Capital Improvement Revenue Bonds. As of September 30, 2024, the balance outstanding was \$2,880,000.
- ◆ In July 2018, the District issued \$2,335,000 Series 2018A-2 Capital Improvement Revenue Refunding Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property owners within the District and to refund and redeem a portion of the Series 2008 Capital Improvement Revenue Bonds. As of September 30, 2024, the balance outstanding was \$1,750,000.
- ◆ In March 2023, the District entered into a finance purchase agreement for certain gym equipment. The balance outstanding as of September 30, 2024, was \$72,065.

**Economic Factors and Next Year's Budget**

Rivers Edge Community Development District does not expect any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2025.

**Request for Information**

The financial report is designed to provide a general overview of Rivers Edge Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Rivers Edge Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**Rivers Edge Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2024**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 1,257,790
Investments	851,936
Assessments receivable	44,506
Due from other governments	215,219
Due from developer	18,815
Prepaid expenses	2,500
Deposits	7,241
Total Current Assets	<u>2,398,007</u>
Non-current Assets	
Restricted assets	
Investments	1,208,635
Capital assets, not being depreciated	
Construction in progress	185,318
Capital assets, being depreciated	
Infrastructure	59,266,566
Buildings and improvements	4,603,449
Equipment	120,574
Less: accumulated depreciation	<u>(21,235,710)</u>
Total Non-current Assets	<u>44,148,832</u>
Total Assets	<u>46,546,839</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	<u>294,238</u>
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	362,929
Bonds payable	615,000
Financed purchase payable	22,217
Accrued interest	417,093
Total Current Liabilities	<u>1,417,239</u>
Non-current Liabilities	
Bonds payable, net	19,543,612
Financed purchase payable	49,848
Total Non-current Liabilities	<u>19,593,460</u>
Total Liabilities	<u>21,010,699</u>
 NET POSITION	
Net investment in capital assets	23,340,209
Restricted for debt service	468,869
Restricted for capital projects	4,093
Unrestricted	2,017,207
Net Position	<u>\$ 25,830,378</u>

*See accompanying notes to financial statements.*

**Rivers Edge Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expense) Revenues and Changes in Net Position Governmental Activities</b>
Governmental Activities			
General government	\$ (199,189)	\$ 153,840	\$ (45,349)
Physical environment	(3,563,772)	1,226,629	(2,337,143)
Culture/recreation	(1,555,247)	1,064,026	(491,221)
Interest and other charges	(1,049,467)	1,663,292	613,825
Total Governmental Activities	<u>\$ (6,367,675)</u>	<u>\$ 4,107,787</u>	<u>(2,259,888)</u>
<b>General Revenues</b>			
			142,116
			<u>1,291,528</u>
			<u>1,433,644</u>
			(826,244)
			<u>26,656,622</u>
			<u>\$ 25,830,378</u>

*See accompanying notes to financial statements.*

**Rivers Edge Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 1,257,790	\$ -	\$ -	\$ 1,257,790
Investments	851,936	-	-	851,936
Assessments receivable	26,635	17,871	-	44,506
Due from other governments	215,219	-	-	215,219
Due from developer	18,815	-	-	18,815
Prepaid expenses	2,500	-	-	2,500
Deposits	7,241	-	-	7,241
Restricted assets				
Investments	-	1,204,542	4,093	1,208,635
Total Assets	<u>\$ 2,380,136</u>	<u>\$ 1,222,413</u>	<u>\$ 4,093</u>	<u>\$ 3,606,642</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 362,929	\$ -	\$ -	\$ 362,929
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenues	96,068	-	-	96,068
<b>FUND BALANCES</b>				
Nonspendable - prepaids/deposits	9,741	-	-	9,741
Restricted				
Debt service	-	1,222,413	-	1,222,413
Capital projects	-	-	4,093	4,093
Assigned - capital projects	1,116,080	-	-	1,116,080
Unassigned	795,318	-	-	795,318
Total Fund Balances	<u>1,921,139</u>	<u>1,222,413</u>	<u>4,093</u>	<u>3,147,645</u>
 Total Liabilities, Deferred Inflows of Resources and Fund Balances	 <u>\$ 2,380,136</u>	 <u>\$ 1,222,413</u>	 <u>\$ 4,093</u>	 <u>\$ 3,606,642</u>

See accompanying notes to financial statements.



**Rivers Edge Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2024**

Total Governmental Fund Balances	\$ 3,147,645
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, \$185,318, buildings and improvements, \$4,603,449, infrastructure, \$59,266,566, and equipment, \$120,574, net of accumulated depreciation, \$(21,235,710), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	42,940,197
Deferred outflows of resources are not current financial resources and therefore, are not reported at the fund level.	294,238
Long-term liabilities, including bonds payable, \$(20,210,000), net of bond discount, net, \$51,388, and financed purchase payable, \$(72,065), are not due and payable in the current period and therefore, are not reported at the fund level.	(20,230,677)
Unavailable revenues are recognized as deferred inflows of resources at the fund level, but this amount is recognized as revenues when earned at the government-wide level.	96,068
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(417,093)</u>
Net Position of Governmental Activities	<u><u>\$ 25,830,378</u></u>

*See accompanying notes to financial statements.*

**Rivers Edge Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2024**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 2,444,495	\$ 1,663,292	\$ -	\$ 4,107,787
Investment income	69,602	72,307	207	142,116
Miscellaneous income	1,193,984	-	-	1,193,984
Total Revenues	<u>3,708,081</u>	<u>1,735,599</u>	<u>207</u>	<u>5,443,887</u>
Expenditures				
Current				
General government	199,189	-	-	199,189
Physical environment	1,588,220	-	-	1,588,220
Culture and recreation	1,377,684	-	-	1,377,684
Capital outlay	185,318	-	-	185,318
Debt service				
Principal	20,588	630,000	-	650,588
Interest	7,333	1,026,683	-	1,034,016
Total Expenditures	<u>3,378,332</u>	<u>1,656,683</u>	<u>-</u>	<u>5,035,015</u>
Excess of revenues over/(under) expenditures	329,749	78,916	207	408,872
Other Financing Sources/(Uses)				
Insurance proceeds	<u>1,476</u>	<u>-</u>	<u>-</u>	<u>1,476</u>
Net Change in Fund Balances	331,225	78,916	207	410,348
Fund Balances - October 1, 2023	<u>1,589,914</u>	<u>1,143,497</u>	<u>3,886</u>	<u>2,737,297</u>
Fund Balances - September 30, 2024	<u><u>\$ 1,921,139</u></u>	<u><u>\$ 1,222,413</u></u>	<u><u>\$ 4,093</u></u>	<u><u>\$ 3,147,645</u></u>

*See accompanying notes to financial statements.*

**Rivers Edge Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$ 410,348
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(2,153,115), exceeded capital outlay, \$185,318, in the current period.	(1,967,797)
Repayments of principal are expenditures at the fund level, but the repayments reduce long-term liabilities in the Statement of Net Position.	650,588
The deferred amount on refunding is amortized at the government-wide level as interest over the life of the associated bonds payable. This is the current year amortization.	(22,634)
Bond discounts are amortized over the life of the bonds as interest. This is the current period amortization.	(3,670)
At the fund level, revenues are recognized when they become available, however revenues are recognized when they are earned at the government-wide level. This is the current year change in earned revenue that was not available.	96,068
At the fund level, interest is recognized when due. At the government-wide level interest is accrued on outstanding debt. This is the current year change in accrued interest.	10,853
Change in Net Position of Governmental Activities	<u>\$ (826,244)</u>

*See accompanying notes to financial statements.*

**Rivers Edge Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2024**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 2,402,218	\$ 2,417,861	\$ 2,444,495	\$ 26,634
Investment income	35,000	70,242	69,602	(640)
Miscellaneous revenues	1,124,967	1,158,072	1,193,984	35,912
Total Revenues	<u>3,562,185</u>	<u>3,646,175</u>	<u>3,708,081</u>	<u>61,906</u>
Expenditures				
Current				
General government	204,830	213,963	199,189	14,774
Physical environment	1,615,896	1,908,380	1,588,220	320,160
Culture/recreation	1,411,828	1,456,924	1,377,684	79,240
Capital outlay	150,000	150,000	185,318	(35,318)
Debt Service				
Principal	20,588	20,588	20,588	-
Interest	7,333	7,333	7,333	-
Total Expenditures	<u>3,410,475</u>	<u>3,757,188</u>	<u>3,378,332</u>	<u>378,856</u>
Excess of revenues over/(under) expenditures	151,710	(111,013)	329,749	440,762
Other Financing Sources/(Uses)				
Insurance proceeds	<u>-</u>	<u>1,476</u>	<u>1,476</u>	<u>-</u>
Net Change in Fund Balances	151,710	(109,537)	331,225	440,762
Fund Balances - October 1, 2023	<u>835,818</u>	<u>1,097,065</u>	<u>1,589,914</u>	<u>492,849</u>
Fund Balances - September 30, 2024	<u>\$ 987,528</u>	<u>\$ 987,528</u>	<u>\$ 1,921,139</u>	<u>\$ 933,611</u>

*See accompanying notes to financial statements.*

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on November 1, 2006, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Rule 42FFF-1.001, et seq, Florida Administrative Code, of the Florida Land and Water Adjudicatory Commission as amended September 6, 2011, and June 27, 2017, as a community development district. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Rivers Edge Community Development District. The District contracted its boundaries by approximately 2500 acres to approximately 1677 acres on June 27, 2017. The District is governed by a Board of Supervisors who are elected on at large basis by the qualified electors within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Rivers Edge Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund level assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund level liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.



**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the Capital Improvement Revenue Bonds, which were used to finance the construction of certain improvements within the District.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as capital improvement bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position (Continued)**

**a. Cash and Investments (Continued)**

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

**b. Restricted Assets**

Certain net position of the District are classified as restricted assets on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include construction in progress, buildings and improvements, infrastructure and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets of the District are depreciated using the straight-line method over the following estimated useful lives:

Buildings and improvements	30 years
Infrastructure	30 years
Equipment	5 years

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position (Continued)**

**d. Deferred Outflows of Resources**

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reporting period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

**e. Deferred Inflows of Resources**

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District has only one item that qualifies for reporting in this category. Unavailable revenues are reported only in the governmental funds balance sheet. The amount is deferred and recognized as an inflow of resources in the period that amounts become available.

**f. Unamortized Bond Discount**

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the associated bond using the straight-line method. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

**g. Budgets**

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$3,147,645, differs from “net position” of governmental activities, \$25,830,378, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated as follows:

**Capital related items**

When capital assets, that are to be used in governmental activities, are purchased or constructed, the cost of those assets is reported as expenditures at the governmental fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ 185,318
Buildings and improvements	4,603,449
Infrastructure	59,266,566
Equipment	120,574
Less: accumulated depreciation	<u>(21,235,710)</u>
Total	<u>\$ 42,940,197</u>

**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund level liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2024 were:

Bonds payable	\$ (20,210,000)
Bond discount, net	51,388
Financed purchase payable	<u>(72,065)</u>
Total	<u>\$ (20,230,677)</u>

**Deferred amount on refunding**

The difference between the outstanding balance of the old debt and the cost of the new debt is a deferred outflow of resources. This balance is amortized over the life of the new debt. The unamortized balance is reflected as deferred amount on refunding.

Deferred amount on refunding, net	<u>\$ 294,238</u>
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**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Deferred inflows of resources**

Unavailable revenues are recognized as deferred inflows at the fund level, however, revenues are recognized when earned at the government-wide level.

Unavailable revenues	\$ <u>96,068</u>
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**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(417,093)</u>
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**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$410,348, differs from the “change in net position” for governmental activities, \$(826,244), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows:

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ (2,153,115)
Capital outlay	<u>185,318</u>
Total	<u>\$ (1,967,797)</u>

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)**

**Deferred amount on refunding**

Amortization expense of the deferred amount on refunding does not require the use of current financial resources and therefore, is not reported at the governmental fund level.

Amortization of deferred amount on refunding	\$ <u>(22,634)</u>
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**Long-term debt transactions**

Repayments of bond principal are reported as expenditures at the governmental fund level and, thus, have the effect of reducing fund balance because current financial resources have been used; however, the repayment reduces non-current liabilities at the government-wide level. Also, some expenses reported in the statement of activities do not require the use of current financial resources; and therefore, are not reported as expenditures at the governmental fund level.

Principal payments on long-term debt	\$ 650,588
Amortization of bond discount	(3,670)
Change in accrued interest	<u>10,853</u>
Total	<u>\$ 549,277</u>

**Deferred inflows of resources**

Unavailable revenues are recognized as deferred inflows at the fund level. Revenues are recognized when earned at the government-wide level.

Net change in unavailable revenues	\$ <u>96,068</u>
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**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$1,302,225 and the carrying value was \$1,257,790. Exposure to custodial credit risk was as follows: the District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
First American Treasury Obligations	31 Days*	\$ 58,891
Florida PRIME	39 Days*	793,045
First American Government Obligations	31 Days*	1,208,635
Total		<u>\$ 2,060,571</u>

\*Maturity is a weighted average maturity.

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Treasury Obligations and First American Government Obligations are Level 1 assets.

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2024, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100% of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in First American Treasury Obligations, Florida PRIME and First American Government Obligations were rated AAAM by Standards and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Treasury Obligations represent 3% of the District's total investments. The investments in Florida PRIME represent 38% of the District's total investments. The investments in First American Government Obligations represent 59% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.



**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE D – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2024 was as follows:

	Balance 10/1/23	Additions	Deletions	Balance 09/30/24
<u>Governmental Activities:</u>				
Capital assets, not depreciated:				
Construction in progress	\$ -	\$ 185,318	\$ -	\$ 185,318
Capital assets, being depreciated:				
Infrastructure	59,266,566	-	-	59,266,566
Equipment	120,574	-	-	120,574
Buildings and improvements	4,603,449	-	-	4,603,449
Total Capital Assets, Being Depreciated	63,990,589	-	-	63,990,589
Less accumulated depreciation for:				
Infrastructure	(17,830,895)	(1,975,552)	-	(19,806,447)
Equipment	(24,115)	(24,115)	-	(48,230)
Buildings and improvements	(1,227,585)	(153,448)	-	(1,381,033)
Total Accumulated Depreciation	(19,082,595)	(2,153,115)	-	(21,235,710)
Total Capital Assets Depreciated, Net	44,907,994	(2,153,115)	-	42,754,879
Governmental Activities Capital Assets	<u>\$ 44,907,994</u>	<u>\$ (1,967,797)</u>	<u>\$ -</u>	<u>\$ 42,940,197</u>

During the year, depreciation of \$1,975,552 was charged to physical environment and \$177,563 was charged to culture/recreation.

**NOTE E – LONG-TERM DEBT**

Long-term debt is comprised of the following:

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ 20,932,653
Principal payments	<u>(650,588)</u>
Long-term debt at September 30, 2024	20,282,065
Less: bond discount, net	<u>(51,388)</u>
Long-term Debt, Net at September 30, 2024	<u>\$ 20,230,677</u>

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Bonded debt for Governmental Activities is comprised of the following:

**Capital Improvement Revenue and Refunding Bonds**

\$10,765,000 Series 2016 Capital Improvement Revenue and Refunding Bonds are due in annual principal installments beginning May 2017 maturing May 2046. Interest at various rates between 4.5% and 5.3% is due May and November beginning May 2017. Current portion is \$230,000. \$ 9,150,000

\$7,050,000 Series 2018 Capital Improvement Revenue Bonds are due in annual principal installments beginning May 2020 maturing May 2049. Interest at various rates between 4.1% and 5.35% is due May and November beginning November 2018. Current portion is \$130,000. 6,430,000

\$3,940,000 Series 2018A-1 Capital Improvement Revenue Bonds are due in annual principal installments beginning May 2019 maturing May 2038. Interest at various rates between 2% and 3.75% is due May and November beginning November 2018. Current portion is 165,000. 2,880,000

\$2,335,000 Series 2018A-2 Capital Improvement Revenue Bonds are due in annual principal installments beginning May 2019 maturing May 2038. Interest at various rates between 4.375% and 5% is due May and November beginning November 2018. Current portion is \$90,000. 1,750,000

Bonds payable 20,210,000

Bond discount, net (51,388)

Bonds Payable, Net \$ 20,158,612

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 615,000	\$ 1,001,021	\$ 1,616,021
2026	640,000	975,796	1,615,796
2027	670,000	949,100	1,619,100
2028	700,000	919,315	1,619,315
2029	725,000	887,951	1,612,951
2030-2034	4,225,000	3,886,818	8,111,818
2035-2039	4,925,000	2,766,540	7,691,540
2040-2044	4,345,000	1,614,735	5,959,735
2045-2049	3,365,000	444,650	3,809,650
Totals	<u>\$ 20,210,000</u>	<u>\$ 13,445,926</u>	<u>\$ 33,655,926</u>

Summary of Significant Bond Resolution Terms and Covenants

**Capital Improvement Revenue and Refunding Bonds**

Significant Bond Provisions

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2026 at a redemption price set forth in the Trust Indenture. The Series 2016 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2028 at a redemption price set forth in the Trust Indenture. The Series 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2018A-1 and Series 2018A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2028 at a redemption price equal to the principal amount of the Series 2018A-1 Bonds and Series 2018A-2 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2018A-1 and Series 2018A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Bond Resolution Terms and Covenants (Continued)

**Capital Improvement Revenue and Refunding Bonds (Continued)**

Significant Bond Provisions (Continued)

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2016 Reserve Account shall not exceed 50% of the maximum annual debt service requirement. As of September 30, 2024, the reserve account balance for the Series 2016 was \$215,631. As of September 30, 2024, the maximum reserve account balance for the Series 2016 was \$215,631. The Series 2018 Reserve Accounts were funded from the proceeds of the Series 2018 Bonds in amounts equal to 25 percent of the outstanding maximum annual debt service of the Series 2018 Bonds. The Series 2018A-1 and Series 2018A-2 Reserve Accounts were funded from the proceeds of the Series 2018A-1 and Series 2018A-2 Bonds in amounts equal to 50 percent of the outstanding Series 2018A-1 and Series 2018A-2 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2024:

	Reserve Balance	Reserve Requirement
Capital Improvement Revenue Bonds, Series 2018	\$ 116,783	\$ 116,678
Capital Improvement Revenue Refunding Bonds, Series 2018A-1	\$ 137,838	\$ 132,125
Capital Improvement Revenue Refunding Bonds, Series 2018A-2	\$ 87,773	\$ 87,648

**Rivers Edge Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

**Financed Purchase - Gym Equipment**

During the year ended September 30, 2023, the District entered into a financed purchase agreement for certain gym equipment. The agreement has an end of finance purchase option which qualifies it as a financed purchase; therefore, the asset has been recorded at the present value of future minimum payments.

The annual requirements to amortize the principal and interest of the financed purchase as of September 30, 2024 was as follows:

<u>Year Ending September 30,</u>	<u>Amount</u>
2025	\$ 27,921
2026	27,921
2027	27,921
Total minimum lease payments	83,763
Less: amount representing interest	(11,698)
Present value of minimum lease payments	<u>\$ 72,065</u>

**NOTE F – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the last three years.

**NOTE G – INTERLOCAL AGREEMENT**

In November 2019, the District entered into an interlocal cost share agreement for shared improvement operation and maintenance services and providing for the joint use of amenity facilities with River's Edge II Community Development District and River's Edge III Community Development District. For the fiscal year ended September 30, 2024, the funding from this agreement with the District was \$750,197 from River's Edge II Community Development District and \$377,248 from River's Edge III Community Development District.

**NOTE H – SUBSEQUENT EVENT**

In November 2024, the District made prepayments of \$5,000 on each of Series 2018, Series 2018A-1, and Series 2018A-2 Capital Improvement Revenue Bonds.

In May 2025, the District made prepayments of \$5,000, \$40,000, and \$60,000 on the Series 2016, Series 2018, and Series 2018A-2 Capital Improvement Revenue Bonds, respectively.



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Rivers Edge Community Development District  
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Rivers Edge Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October 6, 2025.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Rivers Edge Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Rivers Edge Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Rivers Edge Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors  
Rivers Edge Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Rivers Edge Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 6, 2025



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## MANAGEMENT LETTER

To the Board of Supervisors  
Rivers Edge Community Development District  
St. Johns County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Rivers Edge Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated October 6, 2025.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated October 6, 2025, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.





To the Board of Supervisors  
Rivers Edge Community Development District

### **Financial Condition**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Rivers Edge Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Rivers Edge Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Rivers Edge Community Development District. It is management's responsibility to monitor the Rivers Edge Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Rivers Edge Community Development District reported:

- 1) The total number of District elected officials receiving statutory compensation, reported as employees for the purposes of the audit: 5
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 15
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$12,600
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$2,677,585.82
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: Pickleball Courts and Basketball Lighting Project - \$342,048.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board amended the budget, see below.

To the Board of Supervisors  
Rivers Edge Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 2,402,218	\$ 2,444,495	\$ 42,277
Investment income	35,000	69,602	34,602
Miscellaneous revenues	1,124,967	1,193,984	69,017
Total Revenues	<u>3,562,185</u>	<u>3,708,081</u>	<u>145,896</u>
Expenditures			
Current			
General government	204,830	199,189	5,641
Physical environment	1,615,896	1,588,220	27,676
Culture/recreation	1,411,828	1,377,684	34,144
Capital outlay	150,000	185,318	(35,318)
Debt service			
Principal	20,588	20,588	-
Interest	7,333	7,333	-
Total Expenditures	<u>3,410,475</u>	<u>3,378,332</u>	<u>32,143</u>
Excess of revenues over/(under) expenditures	151,710	329,749	178,039
Other Financing Sources/(Uses)			
Insurance proceeds	-	1,476	1,476
Net Change in Fund Balances	151,710	331,225	179,515
Fund Balances - October 1, 2023	<u>835,818</u>	<u>1,589,914</u>	<u>754,096</u>
Fund Balances - September 30, 2024	<u>\$ 987,528</u>	<u>\$ 1,921,139</u>	<u>\$ 933,611</u>

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Rivers Edge Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$1,145.84 – \$2,457.96 for the General Fund and \$723.16 – \$1,754.07 for the Debt Service Funds.
- 2) The amount of special assessments collected by or on behalf of the District was \$4,107,787.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are: \$9,150,000 Series 2016 maturing May 2046; \$6,430,000 Series 2018 maturing May 2049; \$2,880,000 Series 2018A-1 maturing May 2038; and \$1,750,000 Series 2018A-2 maturing May 2038.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

To the Board of Supervisors  
Rivers Edge Community Development District

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 6, 2025



**Berger, Toombs, Elam,  
Gaines & Frank**

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Rivers Edge Community Development District  
St. Johns County, Florida

We have examined Rivers Edge Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Rivers Edge Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Rivers Edge Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Rivers Edge Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Rivers Edge Community Development District's compliance with the specified requirements.

In our opinion, Rivers Edge Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 6, 2025

## *SIXTH ORDER OF BUSINESS*

**Prepared By and Return to:**

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

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**AMENDMENT**  
**TO TRI-PARTY INTERLOCAL AND COST-SHARE AGREEMENT**

**THIS Amendment** (this “Amendment”) is made as of September \_\_, 2025, by **RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 (“District III”), and is consented to by **RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 (“District I”); **RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 (“District II” and together with District I and District III, the “Districts”); and **MATTAMY JACKSONVILLE, LLC**, a foreign limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando FL 32811 (“Mattamy” and together with the Districts, the “Parties”).

**WHEREAS**, on November 1, 2019, District I, District II, and Mattamy entered into 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*, recorded at Book 4832, Pages 854 et seq., of the Official Records of St. Johns County, Florida (“Agreement”), attached as **Exhibit E** hereto; and

**WHEREAS**, the Agreement preceded the creation of District III and provided that Mattamy was at the time of execution of the Agreement the landowner of the lands on which District III was anticipated to be established, and was anticipated to fund the costs associated with the future district until such time as District III was established; and

**WHEREAS**, District III was established effective March 5, 2020, by the Board of County Commissioners of St. Johns County, Florida, by Ordinance No. 2020-7; and

**WHEREAS**, the Agreement provides that the Parties agree to extend the same rights, obligations, and responsibilities held by Mattamy Jacksonville, LLC, to District III once established and upon acceptance of the Agreement by the District III Board of Supervisors; and

**WHEREAS**, the Parties now wish to amend the Agreement to include the amenity facilities and additional improvements of District III.

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

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference. Capitalized terms that are not otherwise defined herein shall have the meanings ascribed thereto in the Agreement.

2. **Acceptance of Agreement.** District III hereby accepts the Agreement and agrees to assume the rights, obligations, and responsibilities originally imposed upon or granted to Mattamy Jacksonville, LLC, as outlined in the Agreement.

3. **Amendment.**

- A. Exhibit A of the Agreement, Offsite Improvements, is hereby amended as shown at **Exhibit A** attached hereto.
- B. Exhibit B of the Agreement, Amenities Facilities, is hereby amended to include the River Lodge amenity facility and other District III recreational facilities as shown at **Exhibit B** attached hereto.
- C. Composite Exhibit C of the Agreement, Additional Improvements, is hereby amended to include the Additional Improvements of District III as shown at **Composite Exhibit C** attached hereto.
- D. Composite Exhibit D of the Agreement, Methodology for Calculation of Shared Costs, is hereby replaced with the updated Methodology for Calculation of Shared Costs attached as **Composite Exhibit D** attached hereto.

4. **Recording.** This Acknowledgement shall be recorded in the Public Records of St. Johns County, Florida, upon execution by all Parties.

5. **Affirmation of the Agreement.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described herein, nothing herein shall modify the rights and obligations of the parties under the Agreement. All remaining provisions remain in full effect and fully enforceable.

6. **Authorization.** The execution of this Amendment has been duly authorized by the appropriate body or official of the parties, all parties have complied with all the requirements of law, and all Parties have full power and authority to comply with the terms and provisions of this Amendment.

7. **Execution in Counterparts.** This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

*[Signature pages follow]*

**IN WITNESS WHEREOF**, the Parties have executed this Amendment as of the day and year first above written.

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

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Name Printed

By: \_\_\_\_\_  
Ahmed “Mac” McIntyre  
Chairperson, Board of Supervisors

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Name Printed

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me ☐ physical presence or ☐ online  
notarization this \_\_\_\_ day of \_\_\_\_\_, 2025, by Ahmed “Mac” McIntyre, as Chairperson of the  
Board of Supervisors of the Rivers Edge Community Development District.

[notary seal]

\_\_\_\_\_  
(Official Notary Signature)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_



**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**, a local unit of  
special-purpose government established pursuant to  
Chapter 190, Florida Statutes

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Name Printed

By: \_\_\_\_\_  
Print Name: Orville Richard ("D.J.") Smith, III  
Chairperson, Board of Supervisors

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Name Printed

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me ☐ physical presence or ☐ online  
notarization this \_\_\_\_ day of \_\_\_\_\_, 2025, by Orville Richard ("D.J.") Smith, III, as Chairperson  
of the Board of Supervisors of the Rivers Edge II Community Development District.

\_\_\_\_\_  
(Official Notary Signature)

Name: \_\_\_\_\_

Personally Known \_\_\_\_\_

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

[notary seal]

**RIVERS EDGE III COMMUNITY  
DEVELOPMENT DISTRICT**, a local unit of  
special-purpose government established pursuant to  
Chapter 190, Florida Statutes

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Name Printed

By: \_\_\_\_\_  
Print Name: Orville Richard (“D.J.”) Smith, III  
Chairperson, Board of Supervisors

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Name Printed

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me ☐ physical presence or ☐ online  
notarization this \_\_\_\_ day of \_\_\_\_\_, 2025, by Orville Richard (“D.J.”) Smith, III, as Chairperson  
of the Board of Supervisors of the Rivers Edge III Community Development District.

\_\_\_\_\_  
(Official Notary Signature)

Name: \_\_\_\_\_

Personally Known \_\_\_\_\_

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

[notary seal]

**MATTAMY JACKSONVILLE LLC**, a  
Delaware limited liability company

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Name Printed

By: \_\_\_\_\_  
Cliff Nelson, its Vice President

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Name Printed

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
(Official Notary Signature)

Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

[notary seal]

**Exhibit A:** Offsite Improvements, as amended  
**Exhibit B:** Amenities Facilities, as amended  
**Composite Exhibit C:** Additional Improvements, as amended  
**Composite Exhibit D:** Methodology for Calculation of Shared Costs, as amended  
**Exhibit E:** Agreement

## **EXHIBIT A**



# RIVERTOWN

## RE CDD, RE II CDD & RE III CDD SHARED OFFSITE IMPROVEMENTS COMPOSITE EXHIBIT A

### LEGEND

- Existing Wetland
- Wetland Buffer/Mitigation
- Future Development
- Open Space
- RECDD Boundary
- RE II CDD Boundary
- RE III CDD Boundary
- Shared Offsite Improvements

Community  
Park

Popo Point

Hallowes Cove

Existing RiverHouse

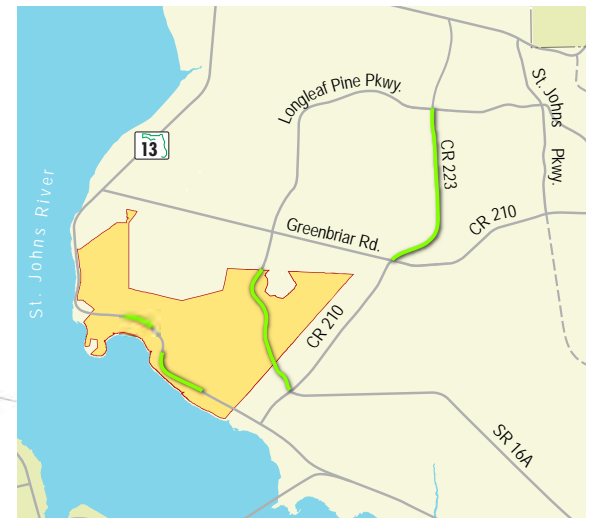
Existing RiverLodge

Existing RiverClub

SR 13

CR 244

Bartram Trail  
High School



Shared Offsite Improvements


## **EXHIBIT B**





# RIVERTOWN


## RE CDD, RE II CDD & RE III CDD AMENITY FACILITIES COMPOSITE EXHIBIT B


LEGEND


 Existing Wetland


 Wetland Buffer/Mitigation


 Future Development

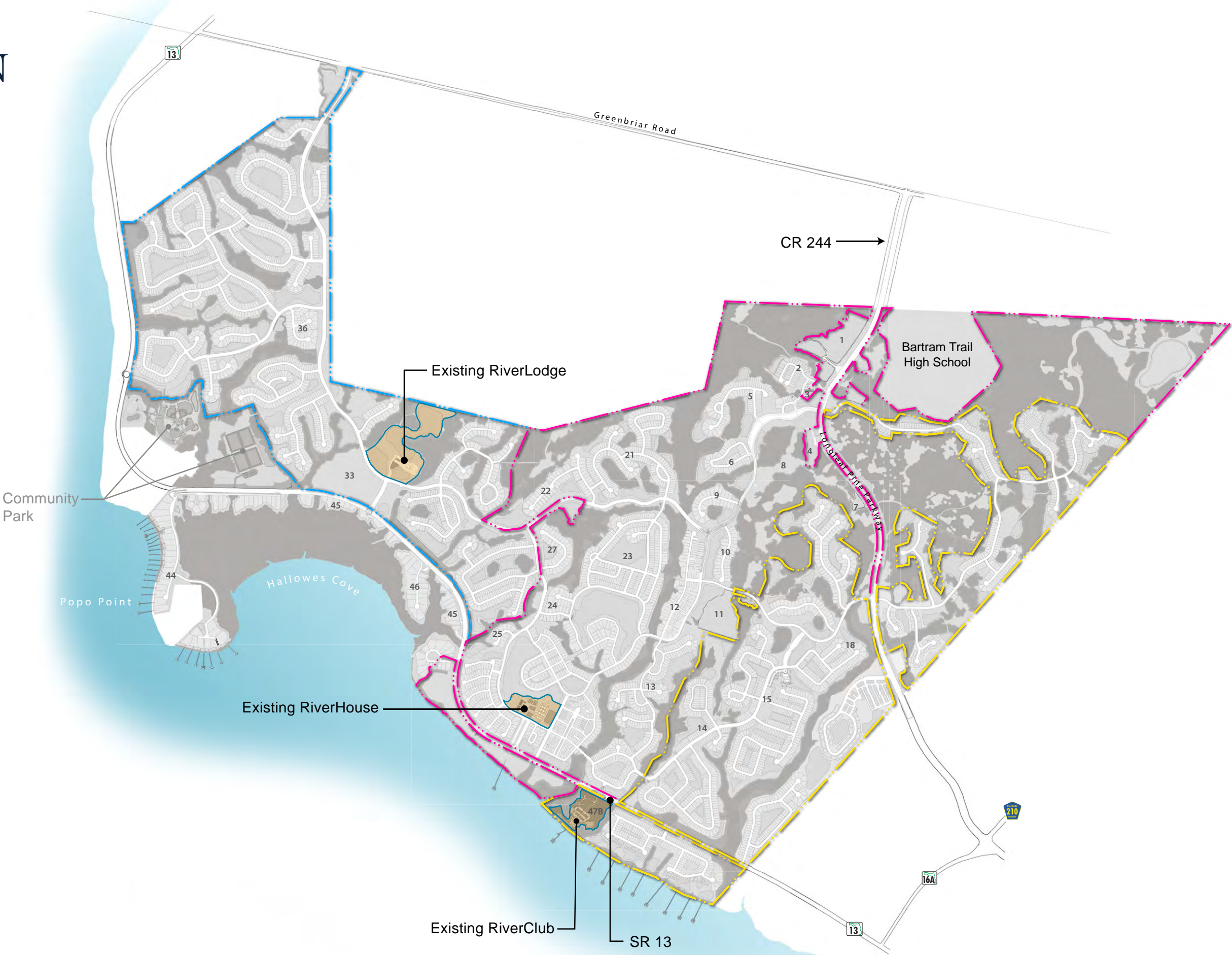
 Open Space

 RECDD Boundary

 RE II CDD Boundary

 RE III CDD Boundary

 Shared Offsite Improvements




## **EXHIBIT C**





# RIVERTOWN


## RE CDD, RE II CDD & RE III CDD ADDITIONAL IMPROVEMENTS COMPOSITE EXHIBIT C


LEGEND


 Existing Wetland


 Wetland Buffer/Mitigation


 Future Development

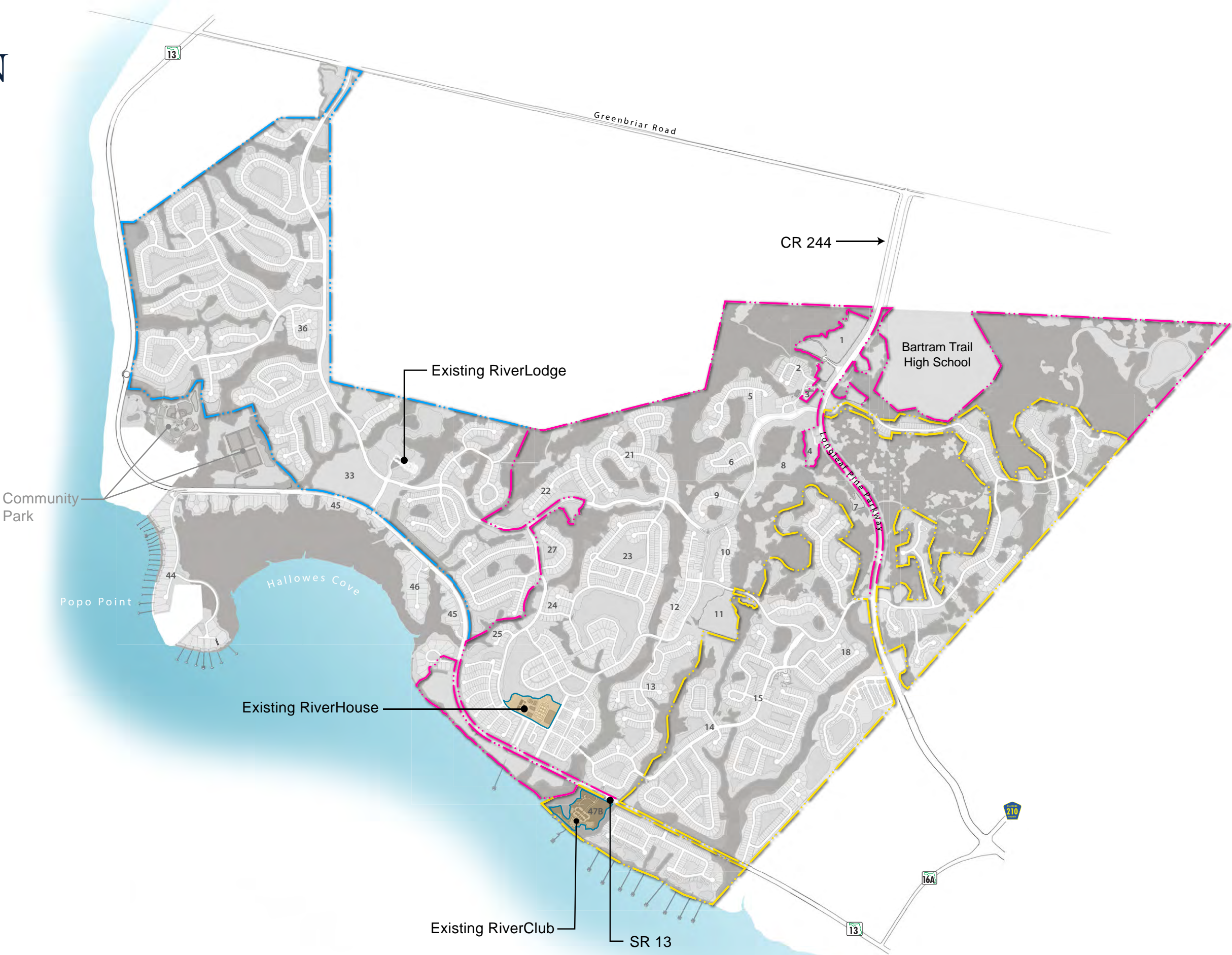
 Open Space

 RECDD Boundary

 RE II CDD Boundary

 RE III CDD Boundary

 Shared Offsite Improvements



## **EXHIBIT D**

**Rivers Edge I, II, & III  
Community Development Districts**

**Cost Sharing Operations and  
Maintenance Services Grounds  
Maintenance and Amenities Report**

**Updated: September 17, 2025  
Original: October 8, 2019**

**Prepared by  
Governmental Management Services, LLC**

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## **1.0 Introduction**

### **1.1 The Districts**

The Rivers Edge Community Development District, Rivers Edge II Community Development District, and Rivers Edge III Community Development District (together, the “Districts”, the “Parties” or individual each the “party”) are local units of special-purpose government, created pursuant to Chapter 190, Florida Statutes. The Districts are part of the development known as RiverTown (“RiverTown”). All three special districts serve the residents within RiverTown. The Districts were established for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within RiverTown.

RiverTown is a master-planned community generally located south of Greenbriar Road and north and east of State Road 13. The planned development for the Districts includes a total of approximately 4,500 residential units. Each individual party has its own development program and infrastructure it is anticipated to finance, construct and own/operate. The Districts have entered into a Tri-party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance Services and Providing for the Joint Use of Amenity Facilities (“Interlocal Agreement”) dated October 16, 2019 to share grounds maintenance and amenity operating costs. Each District has their own budget, and each is currently responsible for the costs associated with its infrastructure subject to the cost allocations contained in the Interlocal Agreement.

The parties to the Interlocal Agreement have determined it in their individual and collective best interests to enter into the Interlocal Agreement as community resources are not necessarily bounded by the geographically established areas of each special district boundary. Furthermore, the Parties recognize the cost sharing advantages resulting from economies of scale associated with community development within RiverTown.

### **1.2 Executive Summary**

This Cost Sharing Operations and Maintenance Services – Grounds Maintenance and Amenities Report (“Cost Share Report” or “Report”) is structured to allocate the grounds maintenance and amenity operation and maintenance expenditures for infrastructure within each of the special districts to each of the Parties. The concept of this Cost Share Report is to allocate the costs of grounds maintenance and recreational amenities to the Parties based upon the ratio of equivalent residential units (“ERU”) in each of the Parties boundaries relative to the total ERUs in

RiverTown. Such shared costs are further defined in this Report. The development program for RiverTown and relative ERUs are contained in Exhibit A of this Report.

The exhibits contained in this Report will be updated annually to reflect the changes in budgeted and projected costs that are anticipated to be shared. The sharing of costs does not infer additional responsibilities, ownership or provide for additional rights for any of the Parties that is not explicitly set forth in the Interlocal Agreement, which may be amended from time to time.

## **2.0 The Operations and Maintenance Expenditures of the Parties**

### **2.1 Grounds Maintenance**

Grounds Maintenance costs include the main roadways in and abutting each special district boundary and include not only landscaping costs but also costs for irrigation, reuse water, electric, stormwater management and administration (together “Grounds Maintenance”). The shared grounds maintenance costs for Rivers Edge CDD reflect the current budgeted costs plus future planned costs within that district. Since Rivers Edge II and III are in the process of development, the costs associated with these districts are estimated based upon engineering and staff input and based upon current development plans.

### **2.2 Amenities**

Amenity costs reflect the current budgeted costs for the RiverHouse, RiverClub, and RiverLodge. For Rivers Edge II the costs allocated do not include the costs associated with the café operations and as such no profit or loss from the café will be allocated to Rivers Edge or Rivers Edge III. Any profit or loss from café operations will be solely retained by Rivers Edge II.

## **3.0 Cost Sharing Allocation**

### **3.1 Structure**

The cost for Grounds Maintenance and amenities are grouped together for each party and then allocated based upon the relative ratio of ERUs in each party’s boundary to the total ERUs of RiverTown. As noted above in the executive summary, ERUs have been based upon actual or projected development unit types and benefit.



### **3.2 Grounds Maintenance Allocation to the Parties**

The cost share allocation for the Grounds Maintenance category includes costs for: landscaping, irrigation, reuse water, electric, stormwater and administration. The costs for each party are summarized on Exhibit B and are then allocated to each party based upon the relative ratio of ERUs in each party's boundary to the total ERUs of RiverTown. Once the allocation of Grounds Maintenance category costs is established the amount of cost sharing due to/(from) is determined based upon the allocation of costs relative to the budgeted costs for that particular party.

### **3.3 Amenity Allocation to the Parties**

The cost share allocation for the amenity's category includes the budgeted costs for each party. For Rivers Edge the budgeted costs for the RiverHouse are included less the revenues retained for special events and other revenue (currently community garden and tennis). This is necessary because the costs for special events and other revenue are included in the amenity costs for the RiverHouse. For Rivers Edge II the budgeted costs for the RiverClub are included, less café costs and special event revenues which are treated the same as Rivers Edge. For Rivers Edge III the budgeted costs for the RiverLodge are included, less special event revenues which are treated the same as Rivers Edge. The methodology for the allocation of amenity costs is contained in Exhibit C. Once the allocation of amenity costs is established the amount of cost sharing due to/(from) is determined based upon the allocation of amenity costs relative to the budgeted costs for that particular party.

**Exhibit A**  
**RiverTown**  
**Development Program**

**Original Master Plan RiverTown (a)**

<u>Development Products</u>		<u>Total Planned Units</u>	<u>ERU per Unit</u>
Single Family	Lot Size		
Residential:	Front Footage		
	30	56	0.62
	40	154	0.74
	45	0	0.74
	50	521	0.87
	55	0	0.87
	60	1,092	1.00
	65	0	1.00
	70	938	1.20
	80	452	1.33
	90	232	1.47
	100	166	1.66
Custom Lots		209	1.66
Apartments		215	0.95
Condos		96	0.60
Townhomes		369	0.62
Villas		0	0.85
Total Residential:		<u>4,500</u>	
Office		100,000	.18/1,000
Retail		300,000	.25/1,000
Commercial		100,000	.10/1,000
Churches		2	2/Church

Total

**(a) Historical Reference**

Rivers Edge CDD	
Total Planned Units	Total ERUs
23	14.26
0	0.00
512	378.88
0	0.00
490	426.30
0	0.00
194	194.00
218	261.60
81	107.73
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
1,518	1,382.77

Rivers Edge II CDD	
Total Planned Units	Total ERUs
194	120.28
0	0.00
397	293.78
0	0.00
429	373.23
0	0.00
0	0.00
65	78.00
50	66.50
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
349	216.38
0	0.00
1,484	1,148.17

Rivers Edge III CDD	
Total Planned Units	Total ERUs
0	0.00
0	0.00
595	440.30
0	0.00
325	282.75
0	0.00
426	426.00
179	214.80
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
1,525	1,363.85

Total Rivers Edge	
Total Planned Units	Total ERUs
217	134.54
0	0.00
1,504	1112.96
0	0.00
1,244	1082.28
0	0.00
620	620.00
462	554.40
131	174.23
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
349	216.38
0	0.00
4,527	3,894.79

	Total ERUs	% ERUs
Rivers Edge CDD	1,382.77	35.50%
Rivers Edge II CDD	1,148.17	29.48%
Rivers Edge III CDD	1,363.85	35.02%
<b>Total</b>	<b>3,894.79</b>	<b>100.00%</b>



## EXHIBIT B

### Rivers Edge CDDs -- Cost Share of Grounds Maintenance Build Out Allocation for FY2026 Budget

		<b>FY2026 Proposed <u>Budget</u></b>
<b>Rivers Edge</b>		
	<b>Grounds Maintenance</b>	<b>\$2,000,000 Projected</b>
	Landscaping, Lake Maintenance, Irrigation	
<b>Rivers Edge 2</b>		
	<b>Grounds Maintenance</b>	<b>\$900,000 Projected</b>
	Landscaping, Lake Maintenance, Irrigation	
<b>Rivers Edge 3</b>		
	<b>Grounds Maintenance</b>	<b>\$1,850,000 Projected</b>
	Landscaping, Lake Maintenance, Irrigation	
<b>Total CDD Cost</b>		<b><u><u>\$4,750,000</u></u></b>

<b>Allocation of Grounds Maintenance Costs</b>				
	<u><b>Total ERUs</b></u>	<u><b>% ERUs</b></u>	<u><b>Allocated Cost</b></u>	<u><b>Due to/(From)</b></u>
<b>Rivers Edge</b>	<b>1,382.77</b>	<b>35.50%</b>	<b>1,686,395.80</b>	<b>313,604.20</b>
<b>Rivers Edge 2</b>	<b>1,148.17</b>	<b>29.48%</b>	<b>1,400,282.81</b>	<b>(500,282.81)</b>
<b>Rivers Edge 3</b>	<b>1,363.85</b>	<b>35.02%</b>	<b>1,663,321.39</b>	<b>186,678.61</b>
<b>Total</b>	<b>3,894.79</b>	<b>100.00%</b>	<b>4,750,000.00</b>	<b>(0.00)</b>

## EXHIBIT C

### Rivers Edge CDDs -- Cost Share of Amenities FY2026 Budget

		FY 2026 Proposed Budget
Rivers Edge		
	Amenity Center Budget - RiverHouse	\$1,061,228
	Special Events/Other Revenue	<u>-\$42,500</u>
	Net Amenity Costs RiverHouse	<u>\$1,018,728</u>
Rivers Edge 2		
	Amenity Center Budget - RiverClub (excl. Café)	\$754,268
	Special Events/Other Revenue	<u>-\$3,500</u>
	Net Amenity Costs RiverClub	<u>\$750,768</u>
Rivers Edge 3		
	Amenity Center Budget - RiverLodge	\$786,262
	Special Events/Other Revenue	<u>-\$1,000</u>
	Net Amenity Costs RiverLodge	<u>\$785,262</u>
	Total CDD Cost	<u><u>\$2,554,758</u></u>

### Allocation of Amenities Costs

	<u>Total ERUs</u>	<u>% ERUs</u>	<u>Allocated Cost</u>	<u>Due to/(From)</u>
Rivers Edge	1,382.77	35.50%	907,017.51	111,710.49
Rivers Edge 2	1,148.17	29.48%	753,133.41	(2,365.41)
Rivers Edge 3	1,363.85	35.02%	894,607.08	(109,345.08)
Total	3,894.79	100.00%	2,554,758.00	(0.00)

## **EXHIBIT E**

This instrument was prepared by and  
upon recording should be returned to:

(This space reserved for Clerk)

Jennifer Kilinski, Esq.  
HOPPING GREEN & SAMS, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

**TRI-PARTY INTERLOCAL AND COST SHARE AGREEMENT REGARDING  
SHARED IMPROVEMENT OPERATION AND MAINTENANCE SERVICES AND  
PROVIDING FOR THE JOINT USE OF AMENITY FACILITIES**

**THIS AGREEMENT** is made and entered into this 1st day of November 2019, by and  
between:

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of  
special-purpose government established pursuant to Chapter 190, *Florida Statutes*,  
being situated in St. Johns County, Florida ("Rivers Edge"); and

**RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**, a local unit  
of special-purpose government established pursuant to Chapter 190, *Florida  
Statutes*, being situated in St. Johns County, Florida ("Rivers Edge II" and together  
with Rivers Edge, the "Districts"); and

**MATTAMY JACKSONVILLE, LLC**, a foreign limited liability company  
("Mattamy", and together with the Districts, the "Parties"), and landowner of  
certain lands that are anticipated in the future to become Rivers Edge III  
Community Development District ("Rivers Edge III") as more particularly  
described herein.

**RECITALS**

**WHEREAS**, the Districts are local units of special purpose government each located entirely  
within St. Johns County, Florida; and

**WHEREAS**, the Districts were established pursuant to Chapter 190, *Florida Statutes*, for the  
purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure,  
including roadway improvements, stormwater facilities and facilities for parks and recreational,  
cultural and educational uses; and

**WHEREAS**, the Districts are located within the RiverTown Development of Regional  
Impact ("DRI"), which DRI requires the provision of certain offsite and onsite roadway  
improvements, supporting stormwater facility improvements and recreational improvements,  
which may be jointly satisfied by the Districts and together comprise the development known as  
"RiverTown"; and

**WHEREAS**, even though the properties within Rivers Edge and Rivers Edge II are subject to community development districts that are separate legal subdivisions of the State of Florida, the parties hereto have committed to working together by setting an example of collaborative leadership focused on excellence and making a pledge to work in partnership with each other and with the residents to plan for the future of the community as a whole; and

**WHEREAS**, Mattamy is the majority landowner within the Districts and also landowner of lands on which it is anticipated Rivers Edge III will be established, which property and special district is anticipated to participate in, and benefit from, the Improvements (hereinafter defined) and is anticipated to construct further improvements that will become shared Improvements and will share in the costs associated therewith as more particularly described herein; and

**WHEREAS**, Mattamy is anticipated to fund the costs associated with the future Rivers Edge III until establishment of such special district, at which time this Agreement is anticipated to be amended to include said district as more particularly described herein; and

**WHEREAS**, the Parties together benefit from certain roadway improvements and surface water management system improvements located within and outside the boundaries of the Districts, including but not limited to, certain State Road 13 roundabouts, County Road 244 landscape maintenance and certain surface water management system improvements that support County Road 244, County Road 223 and State Road 13, as more particularly identified in **Exhibit A**, attached hereto and incorporated herein by reference (the "Offsite Improvements"); and

**WHEREAS**, the Parties each independently own, or are anticipated to independently own, certain recreational facilities and related improvements within each of their respective boundaries, which include for Rivers Edge the River House with related improvements and for Rivers Edge II, the River Club and related improvements (the "Amenity Facilities") and identified in **Exhibit B**, attached hereto and incorporated herein by reference; and

**WHEREAS**, the Parties each independently own certain other improvements that include landscaping, irrigation, pocket parks and stormwater facilities within their respective boundaries, as more particularly described in **Composite Exhibit C**, attached hereto and incorporated herein by reference ("Additional Improvements", and together with the Offsite Improvements and the Amenity Facilities, hereinafter, the "Improvements"); and

**WHEREAS**, the Parties hereby agree that due to economy of scale and other considerations, the funding for operation, management and maintenance of the Improvements shall be shared based on the attached methodology, and said costs shall be allocated according thereto, which methodology is attached hereto as **Composite Exhibit D**, and incorporated herein by this reference, which may change from time to time as the development plan may change ("Cost Share"); and

**WHEREAS**, Chapter 190 and section 163.01, Florida Statutes, as amended (the "Interlocal Cooperation Act"), permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and to thereby provide services and facilities in a manner and pursuant to forms of governmental organization

that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

**WHEREAS**, under the Interlocal Cooperation Act, the Districts may enter into an interlocal agreement in order to, among other things, provide for the operation, maintenance, repair and replacement of the Improvements, and ensure that all landowners within the Districts shall have continued use of the Improvements; and

**WHEREAS**, the Districts wish to enter into an agreement to jointly exercise their statutory powers in a cost-effective, equitable and rational manner; and

**WHEREAS**, the Districts and Mattamy hereby desire to enter into this Interlocal Agreement.

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

1. **RECITALS.** The Recitals state above are hereby confirmed by the Parties as true and correct and are hereby incorporated herein by reference.

2. **RECREATION USAGE RIGHTS AND LIMITATION ON USAGE RIGHTS.**

- A. *Recreation Usage Rights.* Rivers Edge hereby agrees to make available to those persons owning real property and/or residing within Rivers Edge II, as such is defined in law and the Rivers Edge II adopted Amenity Use Policies ("Rivers Edge II Resident Landowners"), the rights to use Amenity Facilities owned by Rivers Edge to the same extent as those persons owning real property and/or residing within Rivers Edge, as such is defined in law and the Rivers Edge adopted Amenity Use Policies ("Rivers Edge Resident Landowners" and together with the Rivers Edge II Resident Landowners, hereinafter together referred to as "Resident Landowners"). Rivers Edge II hereby agrees to make available to Rivers Edge Resident Landowners the rights to use Amenity Facilities owned by Rivers Edge II to the same extent as Rivers Edge II Resident Landowners. All usage shall be subject to the Districts' adopted Amenity Use Policies, including the payment of all relevant use and rental fees and suspension and termination rules.
- B. *Limitation on Usage Rights.* Without the written consent of the other, neither Rivers Edge nor Rivers Edge II shall have the authority to permit or enter into an agreement with another entity expanding these usage rights for the benefit of persons or entities who are not Resident Landowners of either District.
- C. *Annual User Rate Agreement.* The Districts hereby agree that each will adopt one individual Annual User Rate in the amount of \$4,000.00 that allows a nonresident user to access the Amenity Facilities for a one-year period so long as this Agreement is in effect. The Districts may jointly agree

to modify this amount or allow other types of annual user rates. Proceeds from the payment of Annual User Rates shall be allocated on a pro-rata basis in accordance with each party's portion of the Shared Costs as further identified in Section 4 herein and in **Composite Exhibit C**.

- D. *Additional Amenities.* Rivers Edge and Rivers Edge II hereby agree to extend the same rights and responsibilities contained in this Agreement to Rivers Edge III once established and upon acceptance of this Agreement by the Rivers Edge III Board of Supervisors.

### 3. DISTRICTS' OBLIGATIONS FOR AMENITY FACILITIES.

#### A. Rivers Edge obligations are as follows:

- (i) *General duties.* Rivers Edge shall be responsible for the management, operation and maintenance of the Improvements and the River House (but not the River Club) on its own or through its selected contractors, in a lawful manner and in accordance with applicable permits, regulations, code and ordinances. However, such responsibility shall not alter the rights, responsibilities and cost allocations as set forth herein.
- (ii) *Inspection.* Rivers Edge II may conduct regular inspections of the Improvements and shall report any irregularities to the Rivers Edge District Manager, or his/her designated representative.
- (iii) *Investigation and Report of Accidents/Claims.* Rivers Edge shall investigate and provide a report to the Rivers Edge II District Manager, or his/her designee, as to all accidents or claims for damage relating to maintenance and operation of the Improvements and the River House and Rivers Edge II shall do the same for the River Club. Such report shall at a minimum include a description of any damage or destruction of property. The Parties, to the extent necessary, shall cooperate and aid one another in making any and all reports required by any insurance company or as required by the other in connection with any accident or claim (including but not limited to claims filed with FEMA). No Party shall file any claims with the other's contractor(s) or insurance company without the prior written consent of the others Board of Supervisors.
- (iv) *Compliance with Bidding Requirements of Florida Law and Payment of Shared Costs of Improvements.* Rivers Edge shall be responsible for procuring bids, and in the event required to do so by law, publicly bidding all work necessary to operate and maintain the Improvements and the River House in compliance with applicable permits, regulations and DRI requirements. Rivers Edge II shall have the same responsibility for the River House and any other Improvements operated and maintained under its authority. Mattamy shall have the same responsibility for any Improvements

operated and maintained under its authority. Rivers Edge II and Mattamy shall provide to Rivers Edge on or before May 15 of each year the anticipated operation, management and maintenance costs associated with the River Club and any other improvements for which it is responsible that make up the Improvements identified hereunder so that such projected costs can be calculated consistent with this Agreement and disseminated to the Parties for budgeting purposes. Rivers Edge shall provide annually on or before June 1 to Rivers Edge II and Mattamy the total amount anticipated for the succeeding fiscal year for operation, management and maintenance of the Improvements, along with the projected Shared Costs, which calculation shall be as set forth in Section 4 herein. Failure to provide the required information by the dates set forth herein may be waived upon a showing of good cause; provided however that the Parties hereby agree the importance of timely submitted information for purposes of compliance with Florida law for budget approval and adoption.

**B. Rivers Edge II obligations are as follows:**

- (i) *General duties.* Rivers Edge II shall be responsible for the management, operation and maintenance of the River Club on its own or through its selected contractors, in a lawful manner and in accordance with applicable permits, regulations, code and ordinances.
- (ii) *Inspection.* Rivers Edge may conduct regular inspections of the River Club and shall report any irregularities to the Rivers Edge II District Manager, or his/her designated representative.
- (iii) *Compliance with Bidding Requirements of Florida Law and Payment of Shared Costs of Improvements.* Rivers Edge II shall provide to Rivers Edge annually on or before May 15 the total amount anticipated for the succeeding fiscal year for operation and maintenance of the River Club. Rivers Edge II shall be responsible for remittance of its portion of the Shared Costs (as set forth herein) within fifteen (15) days of receiving a timely submitted invoice from Rivers Edge, which amount is anticipated to be billed monthly or more often as may be required to assure cash flow. The appropriate cost shall be as set forth in Section 4 herein.

**C. Mattamy obligations are as follows:**

- (i) Mattamy hereby agrees that the Improvements, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected in the exhibits hereto to the property owned by Mattamy.
- (ii) Mattamy agrees to make available to the District the monies



necessary for the Shared Costs as called for in each year's adopted budgets by the Districts, which amounts will be determined each year and as may be amended from time to time in each District's sole reasonable discretion, within fifteen (15) days of written request by the District. Amendments to a District's budget adopted by that District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect any District's ability to levy special assessments upon the property within that District, including any property owned by Mattamy, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the Districts' Budgets or otherwise.

- (iii) In the event Mattamy sells or otherwise disposes of its business or of all or substantially all of its assets relating to the Improvements, Mattamy shall continue to be bound by the terms of this Agreement until its obligations under this Agreement are deemed fulfilled as described herein, and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. In the event of such sale or disposition, Mattamy may place into escrow an amount equal to the then-unfunded portion of the applicable Shared Costs to fund any budgeted expenses that arise during the remainder of the applicable fiscal year. Upon (1) confirmation of the deposit of said funds into escrow, (2) evidence of an assignment to, and assumption by the purchaser of, this Agreement, and (3) acceptance by the Districts, Mattamy's obligation under this Agreement shall be deemed fulfilled. Mattamy shall give 90 days prior written notice to the Districts under this Agreement of any such sale or disposition.
- (iv) The Parties hereby agree to extend the same rights, obligations and responsibilities contained in this Agreement, including but not limited to this Section, to Rivers Edge III once established and upon acceptance of this Agreement by the Rivers Edge III Board of Supervisors.

#### **4. MAINTENANCE CONTRACTS AND COST SHARING.**

- A. Rivers Edge, through its contractor(s), shall be responsible for providing management and maintenance of the Offsite Improvements and the Additional Improvements. The Parties shall each be individually responsible for providing for the operation, management and maintenance of their respective Amenity Facilities, including contracting for such services, but such costs shall be part of the Shared Costs.
- B. Each party shall be responsible for its proportionate share of the costs associated with the operation, management and maintenance of the

Improvements, as well as its proportionate share for funding of capital reserves based on a reserve study report and recommendation to be prepared by the Parties' management, which shall together be considered "Shared Costs" and is as more particularly set forth in Composite Exhibit D. Such Shared Costs shall be calculated based upon consultation with the Parties methodology consultant(s) and engineer(s) and may change from time to time, based on updates to the development plan of the Parties properties. Based upon the current development plan for RiverTown, the calculations are as set forth in the table supporting such calculation in the attached Exhibit D. The Shared Costs percentage and total cost may change from time to time based on market factors affecting cost of labor, capital reserve requirements, delivery of additional infrastructure that is considered an "Improvement" and other factors. The costs anticipated for total operation and maintenance of the Improvements as of the effective date of this Agreement, for purposes of reference only, are as set forth in Exhibit D. Rivers Edge, in its sole and absolute discretion, will provide the selection of contractor(s) for operation and maintenance of the Offsite Improvements, Additional Improvements and the Rivers House, but not the River Club, and will separately invoice Rivers Edge II and Mattamy/Rivers Edge III for their proportionate shares of the Shared Costs. Rivers Edge II, in its sole and absolute discretion, will select its contractor(s) for operation and maintenance of the River Club and such costs shall be considered Shared Costs. It is further anticipated Rivers Edge III will have facilities that also make up "Improvements" which shall be shared in the future and will also be responsible for selecting its contractor(s) for operation and maintenance of its Amenity Facilities.

**5. APPROVAL OF SUPPLEMENTAL MAINTENANCE SERVICES.** Should any of the Parties desire enhanced or supplemental maintenance services of the Improvements, such Party shall notify the other Parties in advance and in writing, of such request, and the Parties shall work in good faith to determine the appropriate level of enhancement or maintenance services and the appropriate cost share associated therewith, if any, and such agreement shall be as set forth in a separate written instrument that provides the scope of services, compensation and cost share associated therewith. The Parties hereby acknowledge and agree that according to the current development plan for RiverTown community, additional improvements are expected to be added to the "Improvements" category. The addition of such improvements shall be as determined jointly by the Parties engineer(s) and based upon the RiverTown development plan. The calculation of Shared Costs for such additional improvements shall be determined together by each Parties engineer(s) and methodology consultant(s) and shall be subject to the terms and conditions of this Agreement. Mattamy hereby recognizes the methods for determining said calculation and so long as such methodology and calculation is reasonable, hereby agrees to waive any objections, suits, demands or other challenge to the validity of the methodology and costs included in the Shared Costs.

## 6. DEFAULT; CONFLICT RESOLUTION; TERMINATION.

**A. *Default; Cure.*** A default by any party under this Interlocal Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, damages, injunctive relief and specific performance. Each of the Parties hereto shall give the other Parties written notice of any defaults hereunder and shall allow the defaulting party not less than fourteen (14) days from the date of receipt of such notice to cure monetary defaults and thirty (30) days to cure other defaults.

**B. *Joint Meeting.*** When requested by a District Board, as evidenced by a vote of such Board, to discuss issues of concern regarding the subject of this Agreement, a "Joint Meeting" shall be called and noticed pursuant to the legal requirements of public meetings. The Parties agree to use good faith negotiation in efforts to resolve any such issues or areas of concern relating to the subject of this Agreement.

**C. *Mediation.*** In the event the Parties are unable to resolve the issues which are the subject of the Joint Meeting, the Parties shall submit their dispute to mediation. The Parties agree to cooperate in the selection of a mediator, and agree to share equally in mediation expenses, including the fees of the mediator. However, each party shall be responsible for the fees of its counsel. This mediation shall be held within forty-five (45) days of the conclusion of the Joint Meeting. This provision in no way abdicates the responsibilities of each party as set forth in the Agreement.

**D. *Mutual Termination.*** The Parties shall have the option of terminating this Agreement only by entering into a written Termination Agreement, jointly approved by the Parties which shall be filed with the Clerk of the Circuit Court of St. Johns County, Florida. Recognizing that this Interlocal Agreement is necessary to ensure the continued maintenance of Improvements, including those that are required by various development approvals that service County and State roadways, the Parties agree each will continue to fund the operation and maintenance of the Improvements through and until the final resolution of disagreements hereunder. Mattamy may terminate its obligations under this Agreement upon notifying the Districts of an assignment of its rights and responsibilities under this Agreement, which assignment must be approved, reduced to writing and executed by the Districts and which approval will not be unreasonably withheld, as more particularly set forth in Section 3 herein.

7. **INSURANCE.** During the term of this Agreement, the Parties shall each maintain general liability coverage in an amount sufficient to protect its interests relative to the Improvements. Further, the Parties shall require any contractor retained to perform any of the services or other related work for the Improvements to maintain at the minimum the following insurance coverage throughout the term of this Agreement:

- A. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- B. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$3,000,000 combined

single limit bodily injury and property damage liability, and including, at a minimum, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

- C. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- D. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- E. Require such contractor(s) to name Rivers Edge and its supervisors, officers, staff, employees, representatives, and assigns and Rivers Edge II and its supervisors, officers, staff, employees, representatives, and assigns, and Mattamy Jacksonville, LLC and its officers, employees, representatives and assigns as additional insureds under the insurance policy.

**8. IMMUNITY.** Nothing in this Interlocal Agreement shall be deemed as a waiver of immunity or limits of liability of any Party to which such immunity may otherwise apply, including their supervisors, officers, agents and employees and independent contractors, beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Interlocal Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**9. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties hereto are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**10. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all of the Parties hereto.

**11. AUTHORITY TO CONTRACT.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**12. NOTICES.** All notices, requests, consents and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the Districts, as follows:

- A.** If to Rivers Edge: Rivers Edge Community Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager
- With a copy to: Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attn: District Counsel
- B.** If to Rivers Edge II: Rivers Edge II Community Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager
- With a copy to: Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attn: District Counsel
- C.** If to Mattamy: Mattamy Jacksonville, LLC  
7800 Belfort Parkway, Suite 195,  
Jacksonville FL 32256  
Attn: \_\_\_\_\_
- With a copy to: Mattamy Homes US  
4901 Vineland Road, Suite 450  
Orlando, Florida 32811  
Attn: Leslie C. Candes

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any District or other person to whom Notices are to be sent or copied may notify the other Parties, and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties at the addressees set forth herein.

**13. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute arising under this Agreement shall be in St. Johns County, Florida.

**14. TERM.** This Agreement shall become effective as of the date first written above, and shall remain in effect unless terminated in accordance with this Agreement.

**15. ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by any Party without the prior written consent of the other Parties. Any purported assignment without such approval shall be void. This Agreement may not be assigned, in whole or in part, by Mattamy without the prior written consent of the Districts; however, the Parties acknowledge it is the intent of Mattamy to assign this Agreement to a special district to be established in the future and consent to such assignment shall not be unreasonably withheld by the Districts.

**16. BINDING EFFECT; NO THIRD PARTY BENEFICIARIES.** The terms and provisions hereof shall be binding upon and shall inure to the benefit of the Parties. This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties.

**17. NO VIOLATION OF DISTRICT BOND COVENANTS AND NO IMPACT ON PUBLIC FACILITY STATUS.** Nothing contained in this Agreement shall operate to violate any of the Districts' bond covenants. Nothing herein shall be construed to affect the status of either Districts' Amenity Facilities or other of the Improvements as "public" facilities, under the terms and conditions established by the Districts. Nothing herein shall give the Parties the right or ability to amend or revise any operating policy, rule or procedure governing the other District's recreational facilities.

**18. ATTORNEY'S FEES.** If legal action is brought by any party to enforce any provision of this Agreement, or for the breach hereof, the losing party shall pay the substantially prevailing party's reasonable attorneys' fees and court costs for trial and appellate proceedings as well as for proceedings to determine entitlement to and reasonableness of attorney fees and costs.

**19. ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the Parties with respect to its subject matter and all antecedent and contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are merged into this Agreement and superseded by its delivery. No provision of this Agreement may be

amended, waived or modified unless the same is set forth in writing and signed by each of the parties to this Agreement, or their respective successors or assigns.

20. **EXECUTION IN COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

21. **PUBLIC RECORDS.** The Parties understand and agree that all documents of any kind provided to the Districts in connection with this Agreement may be public records and treated as such in accordance with Florida law.

IN WITNESS WHEREOF, the Parties have each caused their duly authorized officers to execute this Agreement as of the date and year first above-written.

[Signature]  
Witness

Ernesto Torres  
Print Name

[Signature]  
Witness

Sarah Sweeting  
Print Name

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

[Signature]  
By: \_\_\_\_\_  
Chairman, Board of Supervisors

**STATE OF FLORIDA**  
**COUNTY OF** St. Johns

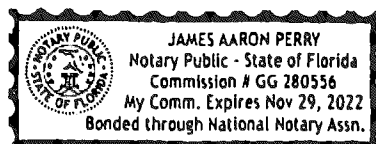
The foregoing instrument was acknowledged before me this 16th day of October, 2019, by JASON SEGIONS, who is personally known to me, and who Did ☒ or Did Not ☐ take an oath.

  
\_\_\_\_\_

Print Name: \_\_\_\_\_  
Notary Public, State of Florida

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_





**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

Ernesto J. Torres  
Witness

Ernesto Torres  
Print Name

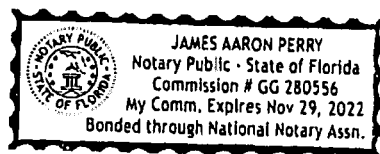
Sarah Sweeting  
Witness

Sarah Sweeting  
Print Name

[Signature]  
By: \_\_\_\_\_  
Chairman, Board of Supervisors

**STATE OF FLORIDA**  
**COUNTY OF** St. Johns

The foregoing instrument was acknowledged before me this 14 day of October 2019, by Jason Sessions, who is personally known to me, and who Did ☒ or Did Not ☐ take an oath.



[Signature]  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Hai Nguyen  
Witness

HAI NGUYEN  
Print Name

Shawn Gonzales  
Witness

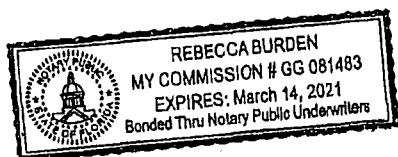
Shawn Gonzales  
Print Name

MATTAMY JACKSONVILLE, LLC

Cliff Nelson  
By: Cliff Nelson  
Its: V.P.

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 8 day of November, 2019,  
by Cliff Nelson, who is personally known to me, and who Did [ ] or Did Not ☒ take  
an oath.



R. Burden  
Print Name: Rebecca Burden  
Notary Public, State of Florida

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Exhibit A:** Offsite Improvements

**Exhibit B:** Amenities Facilities

**Composite Exhibit C:** Additional Improvements

**Composite Exhibit D:** Methodology for Calculation of Shared Costs








**Exhibit A: Offsite Improvements**

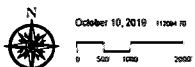
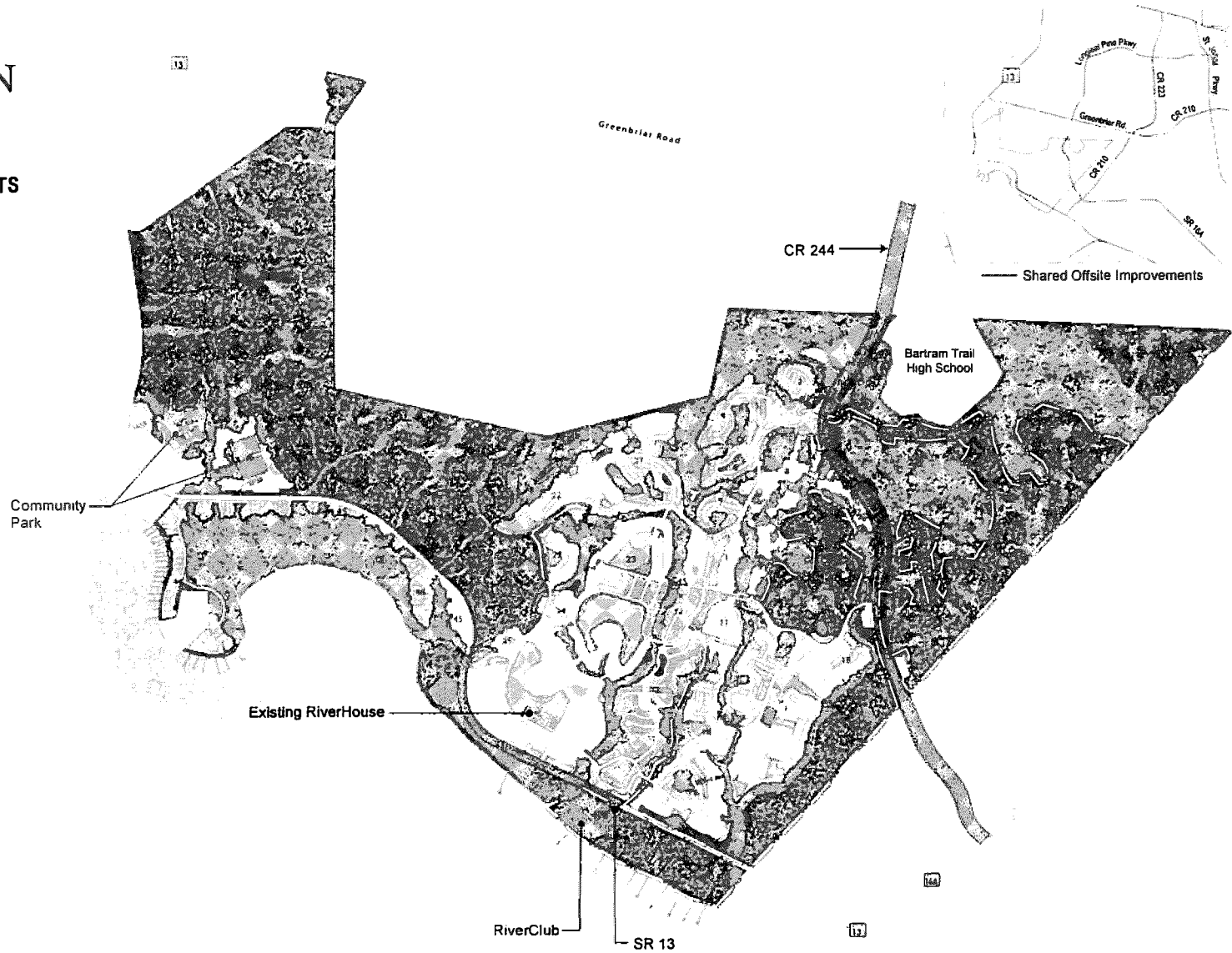
# RIVERTOWN

## RECDD & REICDD SHARED OFFSITE IMPROVEMENTS

### EXHIBIT A

#### LEGEND

-  Existing Wetland
-  Wetland Buffer/Mitigation
-  Future Development
-  Open Space
-  RECDD Boundary
-  REICDD Boundary
-  Shared Offsite Improvements



October 10, 2019 11:20:41 AM  
**PROSSER**

**Exhibit B: Amenity Facilities**

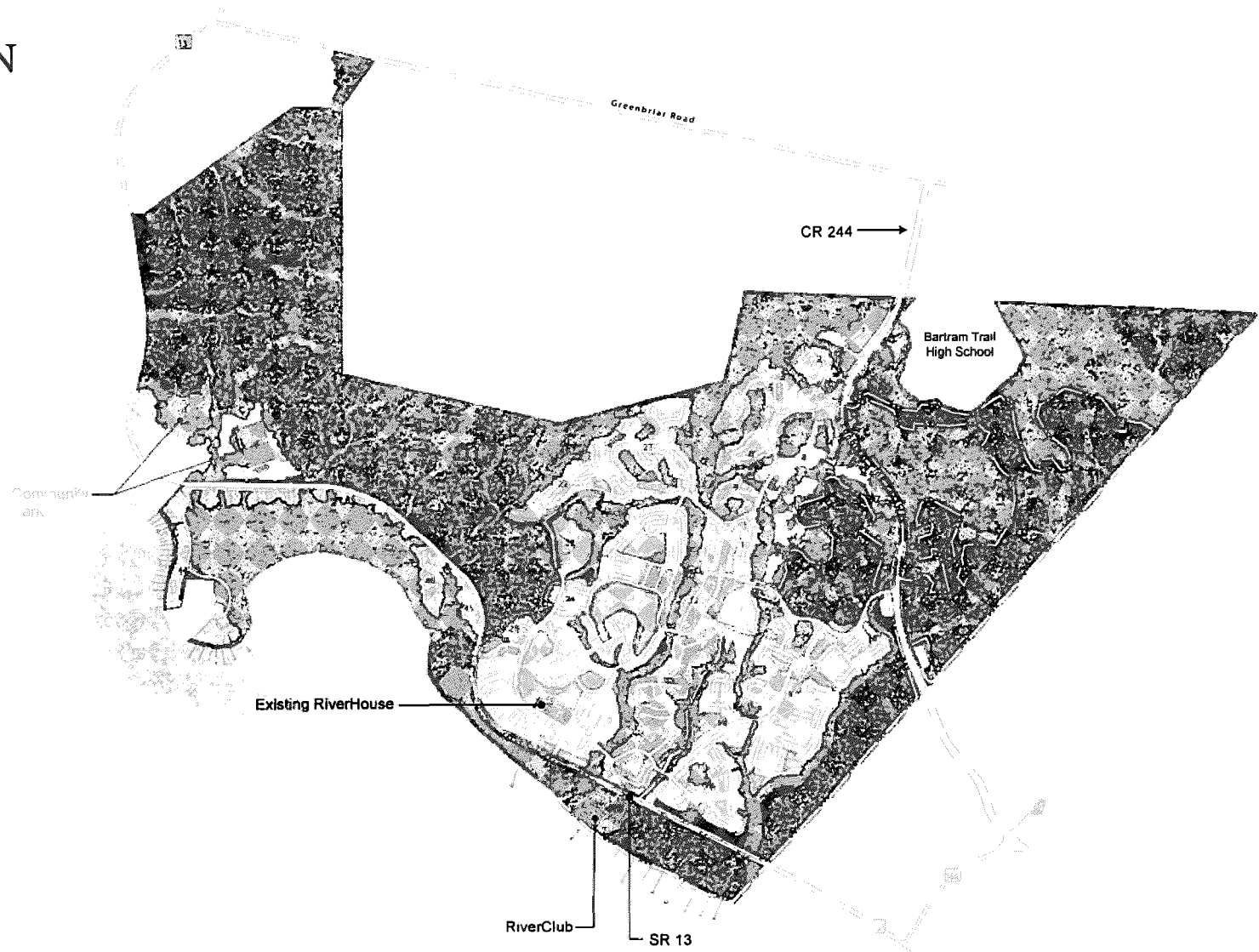
# RIVERTOWN

## RECDD & REICDD AMENITY FACILITIES

### EXHIBIT B

#### LEGEND

- Existing Wetland
- Wetland Buffer/Mitigation
- Future Development
- Open Space
- RECDD Boundary
- REICDD Boundary



**Composite Exhibit C: Additional Improvements**

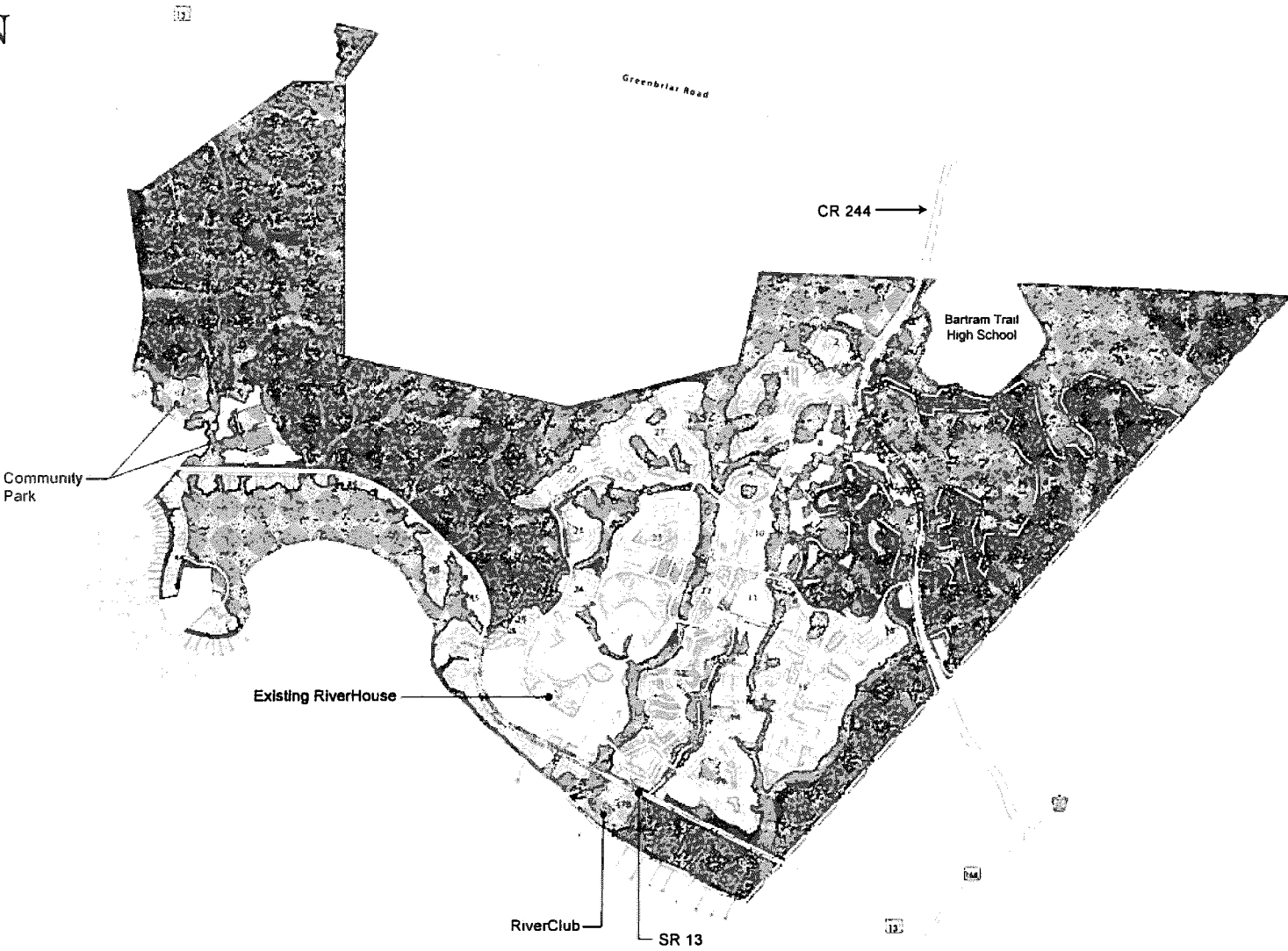
# RIVERTOWN

## RECDD & REICDD ADDITIONAL IMPROVEMENTS

### COMPOSITE EXHIBIT C

LEGEND

- Existing Wetland
- Wetland Buffer/Mitigation
- Future Development
- Open Space
- RECDD Boundary
- REICDD Boundary
- Ponds
- Parks/Landscaping





**Composite Exhibit D: Methodology for Calculation of Shared Costs**

# **Rivers Edge I, II & III (a) Community Development Districts**

## **Cost Sharing Operations and Maintenance Services Landscaping and Amenities Report**

**October 8, 2019**

**Prepared by**

**Governmental Management Services, LLC**

(a) In process of formation with St Johns County

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## **1.0 Introduction**

### **1.1 The Districts**

The Rivers Edge Community Development District and Rivers Edge II Community Development Districts (together, the "Districts") are local units of special-purpose government, created pursuant to Chapter 190, Florida Statutes. The Districts are part of the development known as RiverTown ("RiverTown"). A third community development district is planned, and the establishment petition filed with St. Johns County as of the date of this report, which is anticipated to be known as the Rivers Edge III Community Development District ("Rivers Edge III CDD", and with the Districts, the "Parties" or individual each the "party"). All three special districts will serve the residents within RiverTown. The Districts were established for the propose of, among other things, financing and managing the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within RiverTown; likewise, Rivers Edge III is expected to be establish for the same purposes.

RiverTown is a master-planned community generally located south of Greenbriar Road and north and east of State Road 13. The planned development for the Districts and Rivers Edge III includes a total of approximately 5,039 residential units. Each individual party has its own development program and infrastructure it is anticipated to finance, construction and own/operate. The Districts and Mattamy Jacksonville, LLC (as 100% landowner of the lands anticipated to be established as Rivers Edge III) have entered into an Tri-party Interlocal and Cost Share Agreement Regarding Shared Improvement Operation and Maintenance services and Providing for the Joint Use of Amenity Facilities ("Interlocal Agreement") dated October 16 ,2019 to share landscape, stormwater and amenity operating costs. After Rivers Edge III CDD

establishment, it is anticipated it will replace Mattamy Jacksonville, LLC as a party to the interlocal agreement. Each District has their own budget and each is currently responsible for the costs associated with its infrastructure subject to the cost allocations contained in the Interlocal Agreement.

The parties to the Interlocal Agreement have determined it in their individual and collective best interests to enter into the Interlocal Agreement as community resources are not necessarily bounded by the geographically established areas of each special district boundary. Furthermore, the Parties recognize the cost sharing advantages resulting from economies of scale associated with community development within RiverTown.

## **1.2 Executive Summary**

This Cost Sharing Operations and Maintenance Services – Landscaping and Amenities Report ("Cost Share Report" or "Report") is structured to allocate the landscaping, stormwater and amenity operation and maintenance expenditures for infrastructure within each of the special districts to each of the Parties. The concept of this Cost Share Report is to allocate the costs of master/community landscaping, irrigation, stormwater and recreational amenities to the Parties based upon the ratio of equivalent residential units ("ERU") in each of the Parties boundaries relative to the total ERU's in RiverTown. Such shared costs are further defined in this Report. The development program for RiverTown and relative ERU's are contained in **Exhibit A** of this Report.

The exhibits contained in this Report will be updated annually to reflect the changes in budgeted and projected costs that are anticipated to be shared. The sharing of costs does not infer additional responsibilities, ownership or provide for additional rights for any of the Parties that is not explicitly set forth in the Interlocal Agreement, which may be amended from time to time.

## **2.0 The Operations and Maintenance Expenditures of the Parties**

### **2.1 Landscaping/Irrigation/Stormwater**

Landscaping costs have been structured into "master" and "additional landscaping" categories. The master landscaping category costs include the main roadways in and abutting each special district boundary and include not only landscaping costs but also costs for irrigation, reuse water, electric, stormwater management and administration. The "additional landscaping" category costs include neighborhood landscaping areas and also include costs for irrigation, reuse water, electric, stormwater and administration. The shared landscaping costs for Rivers Edge CDD reflect the current budgeted costs plus future planned costs within that district. Since Rivers Edge II and III are in the process of development, the landscaping costs associated with these districts are estimated based upon engineering and staff input and based upon current development plans.

## **2.2 Amenities**

Amenity costs reflect the current budgeted costs for the RiverHouse and RiverClub along with a budget estimated for the Rivers Edge CDD III planned amenities. For Rivers Edge II the costs allocated do not include the costs associated with the café operations and as such no profit or loss from the café will be allocated to Rivers Edge or Rivers Edge III. Any profit or loss from café operations will be solely retained by Rivers Edge II.

## **3.0 Cost sharing Allocation**

### **3.1 Structure**

The cost for landscaping/irrigation/stormwater and amenities are grouped together for each party and then allocated based upon the relative ratio of ERUs in each party's boundary to the total ERUs of RiverTown. As noted above in the executive summary, ERU's have been based upon actual or projected development unit types and benefit.

### **3.2 Landscaping/Irrigation/Stormwater Allocation to the Parties**

The cost share allocation for the landscaping category includes costs for: landscaping, irrigation, reuse water, electric, stormwater and administration. The costs for each party are summarized on **Exhibit B** and are then allocated to

each party based upon the relative ratio of ERUs in each party's boundary to the total ERUs of RiverTown. Once the allocation of landscaping category costs is established the amount of cost sharing due to/(from) is determined based upon the allocation of costs relative to the budgeted costs for that particular party.

### **3.3 Amenity Allocation to the Parties**

The cost share allocation for the amenity's category includes the budgeted costs for each party. For Rivers Edge the budgeted costs for the RiverHouse are included less the revenues retained for special events. This is necessary because the costs for special events are included in the amenity costs for the RiverHouse. For Rivers Edge II the budgeted costs for the RiverClub are included, less café costs and special event revenues which are treated the same as Rivers Edge. A few additional adjustments are made to Rivers Edge II to reflect costs that have already been allocated or should not be reflected for cost sharing. For Rivers Edge III the projected budgeted costs for amenities is included in the cost share allocation. The methodology for the allocation of amenity costs is contained in **Exhibit C** and as such contains the adjustments described above. Once the allocation of amenity costs is established the amount of cost sharing due to/ (from) is determined based upon the allocation of amenity costs relative to the budgeted costs for that particular party.

EXHIBIT A

RiverTown  
Development Program

Original Master Plan RiverTown (a)			Rivers Edge CDD			Rivers Edge II CDD			Rivers Edge III CDD			Total Rivers Edge	
	Total Planned Units	ERU per Unit	Total ERUs	No. of Units Planned	Planned Units to be Planned	Total Planned Units	Total ERUs	Total Planned Units	Total ERUs	Total Planned Units	Total ERUs	Total Planned Units	Total ERUs
Single Family Residential: Front Footage													
30	56	0.62	34.72	23	0	23	14.26	172	106.84	0	0	195	120.9
40	154	0.74	113.96	57	154	211	156.14	0	0.00	987	730.38	1,198	886.52
45	0	0.74	0		338	338	250.12	407	301.18	0	0	745	551.3
50	521	0.87	453.27	184	39	223	194.01	0	0.00	556	483.72	779	677.73
55	0	0.87	0	0	256	256	222.72	359	312.33	0	0	615	535.03
60	1,092	1	1092	81	116	197	197.00	0	0.00	167	167	364	364
65	0	1	0	0	2	2	2.00	0	0.00	0	0	2	2
70	938	1.2	1125.6	103	102	205	246.00	75	90.00	59	70.8	339	406.8
80	452	1.33	601.16	21	57	78	103.74	41	54.53	19	25.27	138	183.54
90	232	1.47	341.04	0	0	0	0.00	0	0.00	0	0	0	0
100	166	1.66	275.56	0	0	0	0.00	0	0.00	0	0	0	0
Custom Lots	269	1.66	346.94	0	0	0	0.00	0	0.00	0	0	0	0
												0	0
Apartments	215	0.95	204.25	0	0	0	0.00	0	0.00	0	0	0	0
Condos	96	0.6	57.6	0	0	0	0.00	0	0.00	0	0	0	0
Townhomes	389	0.62	228.78	0	0	0	0.00	864	411.68	0	0	864	411.68
Villas	0	0.85	0	0	0	0	0.00	0	0	0	0	0	0
Total Residential:	4,500		4,875	469	1,064	1,533	1,385.99	1,718	1,276.36	1,788	1,477.17	5,039	4,139.52
Office	100,000	18/1,000	18										
Retail	300,000	25/1,000	75										
Commercial	100,000	10/1,000	10										
Churches	2	2/Church	4										
		Total	4,982										

(a) Historical Reference

	Total ERUs	% ERUs
Rivers Edge CDD	1,385.99	33.48%
Rivers Edge II CDD	1,276.36	30.83%
Rivers Edge III CDD	1,477.17	35.68%
Total	4,139.52	100.00%



## EXHIBIT B

Rivers Edge CDD I, II & III Cost Share of Landscaping/Irrigation  
and Stormwater (a)  
FY 2020 Budget

## COSTS REDUCED BY 20% FROM CURRENT ESTIMATES

	FY 2020 Proposed Budget
Rivers Edge I:	
Landscaping Master	\$770,270
Additional Landscaping	\$955,440
Total	<u>\$1,725,710</u>
Rivers Edge II:	
Landscaping Master	\$129,289
Additional Landscaping	\$602,712
Total	<u>\$732,001</u>
Rivers Edge III:	
Landscaping Master	\$238,445
Additional Landscaping	\$747,036
Total	<u>\$985,481</u>
Total CDD 1,2,3	<u>\$3,443,191</u>

(a) Assumes establishment of Rivers Edge III- Mattamy of Jacksonville, LLC as responsible for Rivers Edge III cost share.

## Allocation of Landscaping Costs REI, II &amp; III

	Total ERUs	% ERUs	Cost Share RE, RE2 & 3	Amounts Due to/(From)
Rivers Edge CDD	1,385.99	33.48%	\$1,152,846	\$572,884
Rivers Edge 2 CDD	1,276.36	30.83%	\$1,061,657	-\$329,856
Rivers Edge 3 CDD	1,477.17	35.68%	\$1,228,688	-\$243,207
Total	<u>4,139.52</u>	<u>100.00%</u>	<u>\$3,443,191</u>	<u>\$0</u>

## EXHIBIT C

<p>Rivers Edge CDD I, I &amp; III Cost Share of Amenities FY 2020 Budget</p>
--

	FY 2020 Adopted Budget	
<b>Rivers Edge :</b>		
Amenity Center Budget - Riverhouse	\$785,302	
Special events - revenue	<u>-\$7,000</u>	To recognize revenues retained by CDD
	<u>\$778,302</u>	
<b>Rivers Edge II:</b>		
Total Field Operations- Budget	\$1,339,675	
Less Adjustments:		
Cost Share - landscaping	-\$471,820	To adjust for cost share
Cost Share - amenities	-\$13,847	To adjust for cost share
Landscape Maintenance	-\$156,295	To reduce allocation since these costs are included in cost share
landscape replacements	-\$500	To reduce allocation since these costs are included in cost share
Field Operations mgmt	-\$31,673	To reduce allocation since these costs are included in cost share
Café costs	-\$218,690	Adjust for costs to be borne solely by RE II
Special events - revenue	<u>-\$7,000</u>	To recognize revenues retained by CDD
Net Amenity Costs River Club	<u>\$439,850</u>	
 Total Amenity Costs RE 1 & 2	 <u>\$1,218,152</u>	
 Rivers Edge III - Estimated Amenity Costs	 \$300,000	
 Total Amenity Costs RE,I & III	 <u>\$1,518,152</u>	

## Allocation of Current and Future Amenity Costs RE 1,2 &amp; 3

	Total ERUs	% ERUs	Cost Share RE, RE2 & 3	Amounts Due (From) / To Cost Share RE, RE2 & 3
Rivers Edge CDD	1,385.99	33.48%	\$508,306	\$269,996
Rivers Edge 2 CDD	1,276.36	30.83%	\$468,100	-\$28,250
Rivers Edge 3 CDD	1,477.17	35.68%	\$541,746	-\$241,746
Total	<u>4,139.52</u>	<u>100.00%</u>	<u>\$1,518,152</u>	<u>\$0</u>

## *SEVENTH ORDER OF BUSINESS*

## **AGREEMENT FOR SPLASH PAD MAINTENANCE**

**THIS AGREEMENT** (“Agreement”) is made and entered into this \_\_\_ day of October 2025, by and between:

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

**MATTAMY JACKSONVILLE LLC**, a Delaware limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando, FL 32811 (“Mattamy”).

### **RECITALS**

**WHEREAS**, the District was established by ordinance of the City Commission for the City of Winter Haven, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“Act”), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, pursuant to the Act, the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate, and maintain systems, facilities and infrastructure, including recreational facilities; and

**WHEREAS**, Mattamy has constructed and owns a splash pad within the District’s boundaries at 53 Lanier Street (“Splash Pad”), which is available for general community use; and

**WHEREAS**, the District finds that the splash pad serves a public benefit as a community amenity and agrees to provide certain maintenance services therefor.

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

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. MAINTENANCE SERVICES BY DISTRICT.** The District shall be responsible for the general inspection, operation, oversight and maintenance of the Splash Pad, which shall include entering into and having contract administration for maintenance contracts related thereto. Additionally, the District will have the following duties:

- A. Maintenance.** The District shall be responsible for regular maintenance to comply with Health Department permit requirements and to keep the Splash Pad in good working order. This shall include balancing chemicals in the water, cleaning, and

minor equipment repairs. The District shall not be responsible for major structural repairs of the Splash Pad.

- B. *Health Department Permit.*** The District shall apply for and maintain in good standing the required Health Department permit for the Splash Pad. The District shall take such action as is necessary to comply promptly with any and all permits, rules, regulations, requirements, and orders affecting the maintenance of the Splash Pad placed thereon by any governmental authority having jurisdiction.
- C. *District Representative.*** The District shall designate a representative for purposes of reporting to and coordinating with Mattamy (“District Representative”). The District Representative shall be the Operations Manager, currently Kevin McKendree, and the District shall notify Mattamy in writing of any change in the District Representative.
- D. *Authority for Closure.*** The District shall have the authority to temporarily close the Splash Pad if necessary to perform maintenance or for health, safety, or welfare purposes.
- E. *Liens and Claims.*** The District shall promptly and properly pay for all contractors retained, labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The District shall keep the Property free from any materialmen’s or mechanic’s liens and claims or notices in respect to such liens and claims, which arise by reason of the District’s performance under this Agreement.

### **SECTION 3. AGREEMENT BY MATTAMY.**

- A. *Public Amenity.*** Mattamy understands and agrees that the Splash Pad shall be operated as a public amenity of the District, and subject to the rules, policies, and regulations of the District. As such, Mattamy agrees not to take any action which would restrict reasonable access to the Splash Pad, the associated parking lot(s), or the access roads, by the public.
- B. *Rights.*** Mattamy shall retain all rights related to the real property and the improvements thereon, and shall have the right to self-perform any maintenance it so chooses.
- C. *Taxes.*** Mattamy shall remain solely responsible for payment of any property taxes on the subject property.
- D. *Insurance.*** Mattamy shall be responsible for maintaining insurance on the subject property and improvements.
- E. *Easement.*** Mattamy hereby grants to the District a perpetual, non-exclusive easement over, across, upon, and under the property located at 53 Lanier Street for purposes of operating and maintaining the Splash Pad.

**SECTION 4. TERMINATION.** At any time, either party may terminate this Agreement for any reason in its sole discretion and by providing at least thirty (30) days' written notice to the other party of its intent to terminate. Regardless of which party terminates this Agreement, Mattamy and the District shall cooperate in effectuating a transfer of the obligations under this Agreement including the assignment of maintenance contracts and the transfer of all documentation associated with the provision of the Services hereunder including warranty documentation.

**SECTION 5. DEFAULT; ENFORCEMENT.**

- A.** In the event either the District or Mattamy are required to enforce this Agreement or any provision hereof by court proceedings or otherwise then, if prevailing, the District or Mattamy, as applicable, shall be entitled to recover from the other all fees and costs incurred, including but not limited to reasonable attorney's fees, paralegal fees and expert witness fees and costs incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
- B.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in St. Johns County, Florida.
- C.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. Without intending to limit the foregoing, the District shall have a "self-help" remedy whereby, in the event of a default by Mattamy, the District may provide the Services and charge the cost of the Services to Mattamy, provided that the District first provide Mattamy with a reasonable opportunity to cure any default. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**SECTION 7. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties at the addresses listed herein.

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place

of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Mattamy may deliver Notice on behalf of the District and Mattamy. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

**SECTION 8. ASSIGNMENT; NO THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and Mattamy, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Mattamy any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Mattamy and their respective representatives, successors, and assigns. Notwithstanding the foregoing, no party may assign this Agreement without the prior written approval of the other. Any purported assignment without such written consent shall be void.

**SECTION 9. PUBLIC RECORDS.** Mattamy understands and agrees that all documents of any kind that it provides to the District in connection with this Agreement are public records, and, accordingly, Mattamy agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Mattamy acknowledges that the designated public records custodian for the District is **Governmental Management Services** ("Public Records Custodian").

**IF MATTAMY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO MATTAMY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O GOVERNMENTAL MANAGEMENT SERVICES, LLC, 475 WEST TOWN PLACE, SUITE 114 ST AUGUSTINE, FL 32092; PHONE [\(850\)727-5310](tel:8507275310), AND E-MAIL [CDENAGY@GMSNF.COM](mailto:CDENAGY@GMSNF.COM).**

**SECTION 10. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 11. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and Mattamy as an arm's length transaction. The District and Mattamy

participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 12. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**SECTION 13. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that each party shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the party seeking to enforce the conditions and agreements in refraining from so doing; and further, that the failure of a party at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 14. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 15. AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the District and Mattamy relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Mattamy.

**SECTION 16. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Mattamy, both the District and Mattamy have complied with all the requirements of law, and both the District and Mattamy have full power and authority to comply with the terms and provisions of this instrument.

*[Signatures on following page]*



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

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairman, Board of Supervisors

\_\_\_\_\_  
Date

**MATTAMY JACKSONVILLE LLC**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

*EIGHTH ORDER OF BUSINESS*

*A.*

# RIVERTOWN

Request for Funds

Date of request : 10/15/25

Submitted by: Kevin McKendree

## Project: Painting of the RiverHouse Interior and Exterior

The RiverHouse's exterior and interiors are in need of repainting in order to maintain its appeal. The old paint is starting to peel off in areas that exceed a simple touch. Our quotes collected are to repaint the exterior of the rental side and attached cabana, pool/gym side, maintenance building and attached wall, grill cabana building, pergola over pool and slide tower with stairs included. Interior includes rental side main room including beams and all bathrooms, rental side grill cabana, gym including yoga room, office and bathrooms on pool side. All quotes included are 2 coats using Sherwin Williams Emerald Rain Refresh paint on the exterior and SW Emerald on the interior. This is a cost share item budgeted for FY26 as a Capital Expenditure. Please consider the options below.

Vendor	Total Estimate	FY26 Budgeted Amount	Variance
<b>Investment Painting</b>	\$98,984	\$ 90,680.00	\$ 8,304.00
	RE 1 Contribution	RE 2 Contribution	RE 3 Contribution
	\$35,139.32	\$29,180.48	\$34,664.20

### Scope

**Power wash** Gym building :: Rental side and Cabana:: Maintenance Shed and Fence Wall:: Grill Cabana by Pool :: Pergola over Pool :: Slide Tower + Stairs

**Caulk** Gaps around windows, trim, where needed to seal drafts.

**Spot Prime** Rusty nails with rust reformer primer. Vinyl shutters in Cabana

**Cover** windows with tape and plastic.

**Paint Exterior** Gym building :: Rental side and Cabana:: Maintenance Shed and Fence Wall:: Grill Cabana by Pool :: Pergola over Pool :: Slide Tower and support beams

**Patch** Nail holes and drywall imperfections

**Paint Interior** Rental Side Main room and Kitchen including beams:: Bathrooms in Rental Side:: Cabana on Rental Side:: Gym including ceilings :: Yoga Room walls :: Off

### Material

**Caulk** Sherwin Williams 950 (55)

**Exterior Paint** Sherwin Williams Emerald Rain Refresh (2 coats)

**Exterior Doors** Sherwin Williams Emerald Urethane Enamel Paint (2 coats)

**Interior Walls, Trim and Doors** Sherwin Williams Scuff Tuff Coating (2 coats)

**Ceilings** Sherwin Williams Super Paint (2 coats)

### Warranty

Limited Lifetime manufacturers warranty against peeling, chipping, flaking paint. All labor under normal wear and tear for body and trim for 3 yrs

### Notables

**Excludes** fascia painting of 2 main buildings as this was recently performed

Vendor	Total Estimate	FY26 Budgeted Amount	Variance
<b>Pro Vision Painting</b>	\$98,939	\$ 90,680.00	\$ 8,259.00
	RE 1 Contribution	RE 2 Contribution	RE 3 Contribution
	\$35,123.21	\$29,167.11	\$34,648.30

### Scope

**Power wash** Gym building :: Rental side and Cabana:: Maintenance Shed and Fence Wall:: Cabana by Pool :: Pergola over Pool :: Slide Tower+Stairs

**Caulk** Open gaps and cracks in windows, doors, wall penetrations, siding joints, and transitions. Upgraded Shermax Caulk

**Cover** windows with tape and plastic.

**Prime** Concrete wall around pump room with SW Loxon Masonry Primer

**Paint Exterior** Gym building :: Rental side and Cabana:: Maintenance Shed and Fence Wall:: Grill Cabana by Pool :: Pergola over Pool :: Slide Tower+Stairs

**Patch** drywall holes and imperfections

**Paint Interior** Rental Side Main room and Kitchen including beams:: Bathrooms in Rental Side:: Cabana on Rental Side:: Gym including ceilings :: Yoga Room walls :: Off

### Material

**Caulk** Sherwin Williams Shermax

**Exterior Paint** Sherwin Williams Emerald Rain Refresh (2 Coats)

**Exterior Doors** Sherwin Williams Emerald Rain Refresh (2 Coats)

**Interior Walls** Sherwin Williams Emerald (2 coats)

**Interior Doors and Trim** Sherwin Williams Emerald Urethane (2 coats)

### Warranty

Limited Lifetime manufacturers warranty against peeling, chipping, flaking paint. 5 year guarantee on workmanship

### Notables

Final Payment is due within 24 hours after completion date.

**Excludes** fascia painting of 2 main buildings as this was recently performed

Vendor	Total Estimate	FY26 Budgeted Amount	Variance
<b>Five Star Painting</b>	\$113,138	\$ 90,680.00	\$ 22,458.00
	RE 1 Contribution	RE 2 Contribution	RE 3 Contribution
	\$40,163.98	\$33,353.07	\$39,620.91

### Scope

**Power wash** Gym building :: Rental side and Cabana:: Maintenance Shed and Fence Wall:: Grill Cabana by Pool :: Pergola over Pool :: Slide Tower + Stairs

**Caulk** Gaps and cracks to seal and protect against moisture

**Spot Prime** Bare wood and metal to seal and protect from moisture

**Cover** windows, brick and patios with tape and plastic to prevent overspray

**Paint Exterior** Gym building :: Rental side and Cabana:: Maintenance Shed and Fence Wall:: Grill Cabana by Pool :: Pergola over Pool :: Slide Tower+Stairs

**Patch** Nail holes and drywall imperfections

**Paint Interior** Rental Side Main room and Kitchen including beams:: Bathrooms in Rental Side:: Cabana on Rental Side:: Gym including ceilings :: Yoga Room walls :: Off

### Material

**Caulk** Sherwin Williams 950 (55)

**Exterior Paint** Sherwin Williams Emerald Rain Refresh (2 coats)

**Exterior Doors** Sherwin Williams Emerald Rain Refresh (2 coats)

**Interior Walls** Sherwin Williams Emerald (2 coats)

**Interior Doors and Trim** Sherwin Williams Emerald Urethane (2 coats)

### Warranty

2 years against peeling and blistering due to defective workmanship

### Notables

**Excludes** fascia painting of 2 main buildings as this was recently performed

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

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

**Proposal:** RiverHouse Facility Painting - Exterior & Interior

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

☒ Yes (Please proceed to question 2)

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

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

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

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

*[End of Cover Sheet]*

## COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD



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

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

Riverhouse Facility painting for exterior & interior which include the RiverHouse, cabana, Gym building, maintenance

shed, fence wall, grill cabana by pool, pergola over pool, slide tower and stairs, yoga room, office, bathrooms

Total Proposed

Compensation: \$ \_\_\_\_\_

Cost Share

Calculation:

\_\_\_\_\_ Rivers Edge  
\_\_\_\_\_ Rivers Edge II  
\_\_\_\_\_ Rivers Edge III

Methodology

Consultant Approval:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

If requesting addition of new improvements:

Engineer

Approval:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

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

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

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE III CDD**

By: \_\_\_\_\_

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_



ESTIMATE	#14650
ESTIMATE DATE	Apr 8, 2025
EXPIRATION DATE	Dec 31, 2025
TOTAL	\$98,984.00

Investment Painting of North FL

Rivers edge cdd 1  
475 West Town Place, 114  
St. Augustine, FL 32092

(904) 607-1038  
kmckendree@vestapropertyservices.com

CONTACT US  
229 South Torwood Drive  
Saint Johns, FL 32259

(904) 307-6649  
Investmentpaintingfl@yahoo.com

Service completed by: Dustin MacPeek

ESTIMATE

Services	qty	unit price	amount
Commercial Exterior Painting Project - Estimate Exterior of Gym building, Exterior of Rental Building and Cabana attached to Rental building , Exterior of Pool Pavillion, Pergola Over Pool, Pergola between rental and cabana, Office Pressure wash Exterior of Buildings Hardie Board, trim and doors Caulk gaps in trim and around doors where needed with (55) yr caulking 950a from Sherwin Apply rust inhibiting primer to rust spots and nails on all infrastructure that is being painted Repaint all hardie board same color body (2) coats, wood ceilings, Trellis, corbels, Dormers, trim, shutters and doors with top of the line Sherwin Williams Emerald Rain Refresh self cleaning paint that will keep things looking cleaner longer. This coating has a lifetime manufacturer warranty against peeling, chipping flaking paint and is dirt and mildew resistant. IPNF warranties any labor defects that are not caused by abnormal wear and tear and not from natural disasters against defects for (3) years from date of commencement  Excludes exterior of Fascia on both buildings	1.0	\$76,860.00	\$76,860.00
Commercial Interior painting Services - Estimate (Yoga Room) Patch nail holes where needed and drywall imperfections Repaint walls with Sherwin Williams Scuff Tuff coating for extra durability and scuff resistance. Repaint all trim and doors with Sherwin Williams scuff tuff coating. Price includes labor materials.	1.0	\$1,695.00	\$1,695.00
Commercial Interior painting Services - Estimate (Gym Room) Patch holes in drywall and repair drywall nail pops. Repaint all ceilings with Sherwin Williams Super Paint which is dirt and mildew resistant. Repaint walls, trim and Interior Doors with Sherwin Williams scuff tuff coating Price includes labor materials	1.0	\$2,965.00	\$2,965.00
Commercial Painting Interior for Rental Room and Interior of Cabana Room Patch holes in walls where needed. Repaint all walls, trim and interior doors with Sherwin Williams scuff tuff coating. Repair seams on white joist Beams and Repaint Beams Repaint walls, trim and doors with Sherwin Williams Emerald Exterior Paint. Prime and paint vinyl shutters.	1.0	\$7,535.00	\$7,535.00



Price includes labor materials

Excludes wooden Ceiling

Maint Shed and Fence	1.0	\$2,860.00	\$2,860.00
Pressure wash Shed, garage doors and fence and Repaint Shed walls, trim garage doors, doors, gates and fence with Sherwin Williams Emerald Rain Refresh.			

Price includes labor materials

Interior painting of Gym Side Restrooms	1.0	\$2,980.00	\$2,980.00
Prep and Paint gym side restrooms walls (2) coats and ceiling with Sherwin Williams ScuffTuff coating which is durable and molded resistant.			

Price includes labor and materials

Exterior painting Water Slide Tower Wood Interior and Exterior, Metal Support Beam Infrastructure (Black Metal Beams Inside tower and Spiral Staircase	1.0	\$4,089.00	\$4,089.00
--	-----	------------	------------

Pressure wash tower, apply rust reforming prime to rust areas. Repaint wood with Sherwin Williams Top of the line Emerald Rain Refresh coating.

Prep and paint metal infrastructure with Macropoxy 646 fast cure coating which is a 2 part system that is chemical resistant, and is made specifically to protect steel

Repaint Metal Staircase with Sherwin Williams pro industrial sherloxane 800 industrial coating which is a 2 part epoxy urethane coating that will handle the wear and tear.

Price includes labor and materials

Services subtotal: \$98,984.00

Subtotal	\$98,984.00
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<b>Total</b>	<b>\$98,984.00</b>
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We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!

To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive an invoice for your deposit of \$500.00 for each service/job for approved services that you have agreed to. At that time you will receive a TENTATIVE START WEEK for your approved job. For larger residential jobs, deposits may be subjected to a higher deposit. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time. Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.

Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!

Deposit: \$24,734.66

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Insurance

Warranty

W-9 Information

Misc Document



Pro-Vision Painting

6900 Philips Hwy Suite 1, Jacksonville,  
FL 32216  
(904) 528-1471

Proposal

PENDING

Contact	Job Address	Proposal #	Date
Kevin Mckendree 156 Landing St, Jacksonville, FL 32259 Kmckendree@vestapropertyservices.com (904) 607-1038	156 Landing St, Jacksonville, FL, 32259	2092884	9/24/2025

Item	\$
Rental Side Exterior	\$14,728.14
Item	
Exterior Door	
Door Painting Sherwin Williams Emerald Rain Refresh + Sher.	
Soffit	
Soffit & Fascia Paint Sherwin Williams Emerald Rain Refresh + Sher.	
Note: SherMax Sherwin Williams Caulking to Fill all Gaps and Cracks	
Door	
Trim Painting Sherwin Williams Emerald Rain Refresh + Sher.	
PVP Level of Prep	
Prep Prep Supplies	
Siding	
Siding Paint Sherwin Williams Emerald Rain Refresh + Sher.	
Note: SherMax Sherwin Williams Caulking to Fill all Gaps and Cracks	
Eco Friendly Pressure Wash	
Power Washing TSP	

Column

Trim Painting  
Sherwin Williams Emerald Rain Refresh + Sher.

Cabana Exterior

\$2,610.96

Item

Soffit & Fascia

Soffit & Fascia Paint  
Sherwin Williams Emerald Rain Refresh + Sher.

Exterior Door

Door Painting  
Sherwin Williams Emerald Rain Refresh + Sher.

PVP Level of Prep

Prep  
Prep Supplies

Siding

Siding Paint  
Sherwin Williams Emerald Rain Refresh + Sher.

Eco Friendly Pressure Wash

Power Washing  
TSP

Pool Side Exterior

\$17,000.29

Item

Soffit & Fascia

Soffit & Fascia Paint  
Sherwin Williams Emerald Rain Refresh + Sher.

Exterior Door

Door Painting  
Sherwin Williams Emerald Rain Refresh + Sher.

Siding

Siding Paint  
Sherwin Williams Emerald Rain Refresh + Sher.

Note: SherMax Sherwin Williams Caulking to Fill all Gaps and Cracks

Eco Friendly Pressure Wash

Power Washing  
TSP

PVP Level of Prep

Prep  
Prep Supplies

Column

Trim Painting  
Sherwin Williams Emerald Rain Refresh + Sher.

Maintenance Shed Exterior\$5,691.65

Item

Garage Door - 1 Car  
Door Painting  
Sherwin Williams Emerald Rain Refresh + Sher.

Soffit & Fascia  
Soffit & Fascia Paint  
Sherwin Williams Emerald Rain Refresh + Sher.

Garage Door Frame  
Trim Painting  
Sherwin Williams Latitude Exterior + 950A

Siding  
Siding Paint  
Sherwin Williams Emerald Rain Refresh + Sher.

PVP Level of Prep  
Prep  
Prep Supplies

Eco Friendly Pressure Wash  
Power Washing  
TSP

Masonry Primer Coat  
Primer  
SW Loxon Masonry Primer

Exterior Door  
Door Painting  
Sherwin Williams Emerald Rain Refresh + Sher.

Grill Cabana\$2,732.88

Item

Column  
Trim Painting  
Sherwin Williams Emerald Rain Refresh + Sher.

PVP Level of Prep  
Prep  
Prep Supplies

Eco Friendly Pressure Wash  
Power Washing  
TSP

**Patio Ceiling**  
Covered Patio Paint  
Sherwin Williams Emerald Rain Refresh + Sher.

**Pergola Over Pool** \$1,885.30

**Item**

**PVP Level of Prep**  
Prep  
Prep Supplies

**Pargola**  
Covered Patio Paint  
Sherwin Williams Emerald Rain Refresh + Sher.

**Eco Friendly Pressure Wash**  
Power Washing  
TSP

**Column**  
Trim Painting  
Sherwin Williams Emerald Rain Refresh + Sher.

**Slide Tower** \$8,295.82

**Item**

**Soffit & Fascia**  
Soffit & Fascia Paint  
Sherwin Williams Emerald Rain Refresh + Sher.

**Siding**  
Siding Paint  
Sherwin Williams Emerald Rain Refresh + Sher.

**PVP Level of Prep**  
Prep  
Prep Supplies

**Column**  
Trim Painting  
Sherwin Williams Emerald Rain Refresh + Sher.

**Patio Ceiling**  
Covered Patio Paint  
Sherwin Williams Emerald Rain Refresh + Sher.

**Eco Friendly Pressure Wash**  
Power Washing  
TSP

**Railing w/ Spindles (Stairs)**  
Trim Painting  
Sherwin Williams Emerald Urethane

Rental Side Interior

\$26,594.47

Item

Interior Door - 1 Side

Interior Doors

Sherwin Williams Emerald Urethane

Baseboards

Trim

Sherwin Williams Emerald Urethane

Ceiling Trays

Ceiling

Sherwin Williams ProMar 200

Men’s Bathroom

Closets

Sherwin-Williams Emerald Interior + SherMax

Women’s Bathroom

Closets

Sherwin-Williams Emerald Interior + SherMax

Handicap Restroom

Closets

Sherwin-Williams Emerald Interior + SherMax

Walls

Walls

Sherwin-Williams Emerald Interior + SherMax

PVP Level of Prep

Prep

Prep Supplies

Window Casing

Trim

Sherwin Williams Emerald Urethane

Pool Side Interior

\$14,848.27

Item

Interior Door - 1 Side

Interior Doors

Sherwin Williams Emerald Urethane

Baseboards

Trim

Sherwin Williams Emerald Urethane

Ceiling & Trays (Gym)

Ceiling

Sherwin Williams ProMar 200

Note: No Yoga room Ceilings

**Office**  
Closets  
Sherwin-Williams Emerald Interior + SherMax

**Women’s Bathroom**  
Closets  
Sherwin-Williams Emerald Interior + SherMax

**Handicap Restroom**  
Closets  
Sherwin-Williams Emerald Interior + SherMax

**Walls**  
Walls  
Sherwin-Williams Emerald Interior + SherMax

**PVP Level of Prep**  
Prep  
Prep Supplies

**Cabana Interior** \$1,850.84

**Item**

**Interior Door - 1 Side**  
Interior Doors  
Sherwin Williams Emerald Urethane

**Textured Ceilings**  
Ceiling  
Sherwin Williams ProMar 200

**Baseboards**  
Trim  
Sherwin Williams Emerald Urethane

**Walls**  
Walls  
Sherwin-Williams Emerald Interior + SherMax

**PVP Level of Prep**  
Prep  
Prep Supplies

**Lift Rental** \$2,700.00

Boom Lift Rental

**Subtotal** \$98,938.62

Tax	\$0.00
Total	\$98,938.62

Deposit Required	\$24,734.66
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Media

<a href="#">Proposal Image</a> 	<a href="#">Proposal Image</a> 
<a href="#">Proposal Image</a> 	<a href="#">Proposal Image</a> 
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Proposal Image







## Terms and Conditions

We propose to furnish all materials and labor to complete the work as specified in the above scope of work.

### 1. **Material and Workmanship**

All materials will be as specified, and all work will be performed in a substantial and workmanlike manner, following the submitted specifications and standard industry practices.

### 2. **Alterations and Deviations**

Any alterations or deviations from the provided specifications that result in additional costs will only be undertaken upon receipt of a written order. Such changes will be charged as an extra cost, separate from the original estimate.

### 3. **Industry Standards**

All industry standards as noted by the PCA (Painting Contractors Association) are included in this agreement.

### 4. **Contract Validity**

This contract is valid for 30 days. Proposals accepted after this period are subject to change.

### 5. **Legal Enforcement**

If either party initiates legal action to enforce their rights under this agreement, the prevailing party will be entitled to recover reasonable attorney's fees and litigation costs, as determined by a court of competent jurisdiction.

### 6. **Right to Cancel**

Clients have the right to cancel this agreement within three (3) days of signing without losing their deposit.

### 7. **Final Walkthrough and Payment**

- Customers must be present for the final walkthrough upon completion of the

painting job to ensure the work meets agreed-upon standards and to provide immediate feedback or request adjustments if necessary.

- Payment is required within 24 hours of job completion, regardless of walkthrough attendance.
- If payment is not received within the specified 24-hour period, a late fee of \$100.00 per day will be applied to the remaining balance.

By signing this contract, you acknowledge and agree to the terms and conditions outlined above.

# FIVE STAR<sup>®</sup> PAINTING

a **neighbourly**<sup>®</sup> company

## Capability Statement

### Company Overview



Five Star Painting of St. Johns County is a **locally owned**, fully licensed and insured painting contractor serving Northeast Florida. We specialize in **high-quality commercial and residential** painting services, delivering exceptional results through trusted industry experts, strong project management, and a reputation for professionalism. Our brand is backed by the Neighborly<sup>®</sup> network, giving our clients peace of mind and national-level reliability with a local commitment. ***We perform on time and on budget with a 2-year warranty.***

- ❑ Owner: Matt Marsh
- ❑ (904) 640-8263
- ❑ [matt.marsh@fivestarpainting.com](mailto:matt.marsh@fivestarpainting.com)
- ❑ [fivestarpainting.com/saint-johns-county](https://fivestarpainting.com/saint-johns-county)
- ❑ Service Area: All of Northeast Florida (extending further to Southeastern United States)
- ❑ EIN: 33-4109256
- ❑ NIGP/NAICS: 914-61 / 238320

## What sets us apart?

- **Locally Owned, Nationally Backed:** Trusted service provider, with strong local accountability.
- **Owner-operated:** Matt is involved in every project, every step of the way
- **Scalable Workforce:** We manage licensed and vetted painting crews—no overhead labor gaps or delays.
- **Professional Project Management:** Clear communication, dependable timelines, and jobsite supervision.
- **Commercial Focus:** Proven experience with builders, property managers, and institutional clients across Northeast Florida.
- **Licensed & Insured:** General liability and workers comp coverage; OSHA-aware crews.
- **Flawless reputation:** Check us out on Google

## Core Competencies

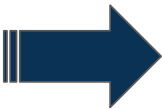
- Interior & exterior painting (commercial, multi-unit, residential)
- New construction & tenant improvement painting
- Repaints and surface restoration
- Stucco, concrete, drywall repair and prep
- HOA, retail, hospitality, and healthcare environments
- Clean, compliant, and safety-conscious crews

## Our Process

1. Gather intel on the project
2. Provide a detailed quote
3. Initial walkthrough with client if necessary
4. Prep, paint, clean up
5. Final walkthrough and payment
6. **DONE**

***We understand what's important to you:*** painters getting the job done efficiently, at a reasonable price, with minimal hiccups. That is why we follow our process that makes sure we stay out of your way and do our part to the best of our ability. We get in, provide the best painting services in NE Florida, and get out. On to the next project.

# Recent Project: Seaton Creek by Lennar (Amenity Center)



Full interior and exterior paint on new construction



# Recent Project: Checkmate Coatings



Full exterior repaint

# High-Speed Recap:

01	Locally Owned, Nationally Backed	<ul style="list-style-type: none"><li>• Full-time owner involvement</li><li>• Trusted reputation and resources from national brand</li></ul>
02	On Time, On Budget	<ul style="list-style-type: none"><li>• We always show up on time</li><li>• We always finish on time</li><li>• Once we agree on price, we don't increase it</li></ul>
03	Fully Insured	<ul style="list-style-type: none"><li>• General liability</li><li>• Workers' compensation</li><li>• Commercial automobile liability</li></ul>
04	Honest and Trustworthy	<ul style="list-style-type: none"><li>• We complete what we say we will complete</li><li>• 2-year service warranty</li><li>• We take small deposits to prove our commitment and earn trust</li></ul>
05	Five Star Reputation	<ul style="list-style-type: none"><li>• We put our money where our mouth is.</li></ul>



## Customer Quote

Locally Owned and Independently Operated. FL Contractor Number - ST-9820 / ST-9819

Kevin McKendree  
kmckendree@vestapropertyservices.com  
(904) 607-1038

Billing: 156 Landing Street  
Saint Johns, FL 32259

Service: 156 Landing Street  
Saint Johns, FL 32259

**Customer Notes:** Customer would like a full repaint of the amenity centers located on Landing Street. This quote is for the exterior aspects of the project. The customer has chosen Sherwin Williams Emerald Rain Refresh for all applicable painted surfaces, with two coats.

**All prep, labor, and materials are included in this quote.**

**Not Included:**

- Fascia on the main buildings (it was just painted prior to the lights installation)
- Horizontal walkway surfaces (brick patios, floors, etc.)
- Metal fencing (to be handled by internal staff team)

## Details

- A Five Star representative will conduct a thorough walk-around with the customer to ensure nothing is missed.
- All invoices will be due at intervals agreed upon prior to job start. Failure to pay by the designated time may result in legal action.
- Should the scope of work change, a new estimate or a change order will be issued.
- Customer is responsible for trimming all bushes/trees and moving any items away from paintable areas. If Five Star needs to trim or move items, additional fees may apply.
- Five Star team to clean up daily, and a thorough clean up at job completion.
- Estimate includes all labor, paint and materials as outlined.
- Final colors, sheens and materials to be determined prior to start based on customer preference and availability. The customer is responsible for selecting colors. Should the customer decide that the color they selected is not to their liking and they would like for an area to be repainted, a change order will be issued to cover the repaint costs.

**Power Washing:** Remove dirt, mildew, cobwebs and other debris to allow for proper paint adhesion and expose areas needed for scraping.

**Sanding:** Sand specified areas to de-gloss surface, to allow for proper adhesion, and/or minimize rough edges due to scraping.

**Caulking:** Caulk all gaps and cracks to seal and protect against moisture.

**Priming:** Spot-prime bare wood and metal to seal and protect from moisture.

**Masking:** Mask and cover areas (such as windows, brick, patios) to prevent overspray.

**Masking:** Mask and cover areas (such as windows, brick, patios) to prevent overspray.

**156 Parking Lot Side**

Paint: Exterior Color 1 (ERR) TBD (2 Coats)

**156 Inner Side**

Paint: Exterior Color 1 (ERR) TBD (2 Coats)

**156 Patio Side**

Paint: Exterior Color 1 (ERR) TBD (2 Coats)

**156 Road Side**

Paint: Exterior Color 1 (ERR) TBD (2 Coats)

**156 Porch Ceiling**

Paint: Exterior Color 2 (ERR) TBD (2 Coats)

**156 Open Air Patio Building**

Paint: Exterior Color 1 (ERR) TBD (2 Coats)

**140 Parking Lot Side**

Paint: Exterior Color 1 (ERR) TBD (2 Coats)

**140 Inner Side**

Paint: Exterior Color 1 (ERR) TBD (2 Coats)

**140 Courts Side**

Paint: Exterior Color 1 (ERR) TBD (2 Coats)

**140 Pool Side**

Paint: Exterior Color 1 (ERR) TBD (2 Coats)

**140 Porch Ceiling**

Paint: Exterior Color 2 (ERR) TBD (2 Coats)

**Maintenance Shed**

Paint: Exterior Color 2 (ERR) TBD (2 Coats) Company Notes: Includes both sides of extension wall

**Pool Ceilings**

Paint: Exterior Color 2 (ERR) TBD (2 Coats) Company Notes: Covered patio and covered slidehouse

**Slide House**

Paint: Exterior Color 2 (ERR) TBD (2 Coats) Company Notes: Includes painting the inside and outside as well as the spiral staircase

**156 Overhang**

Paint: Exterior Color 2 (ERR) TBD (2 Coats) Company Notes: Includes patio building

**140 Overhang**

Paint: Exterior Color 2 (ERR) TBD (2 Coats)

**156 Windows**

Count: 62 Wood Frame Paint: Exterior Color 3 (ERR) TBD (2 Coats)

**140 Windows**

Count: 64 Wood Frame Paint: Exterior Color 3 (ERR) TBD (2 Coats)

**156 Doors**

Doors > Count: 23 Paint: Exterior Color 4 (ERR) TBD (2 Coats)

**156 Feaux Shutters**

Shutters > Count: 5 Paint: Exterior Color 4 (ERR) TBD (2 Coats)

**156 Jambs**

Jambs > Count: 23 Paint: Exterior Color 3 (ERR) TBD (2 Coats)

**156 Columns**

Columns > Paint: Exterior Color 3 (ERR) TBD (2 Coats)

**156 White Trim**

Misc. Trim > Paint: Exterior Color 3 (ERR) TBD (2 Coats)

**Includes pergola**

Misc. Trim > Paint: Exterior Color 5 (ERR) TBD TBD (2 Coats)

**Shed Doors**

Double Garage Doors + Trim > Count: 2 Paint: Exterior Color 4 (ERR) TBD (2 Coats)

**140 Doors**

Doors > Count: 11 Paint: Exterior Color 4 (ERR) TBD (2 Coats)

**140 Jambs**

Jambs > Count: 13 Paint: Exterior Color 3 (ERR) TBD (2 Coats)

**140 Feaux Shutters**

Shutters > Count: 12 Paint: Exterior Color 4 (ERR) TBD (2 Coats)

**140 Columns**

Columns > Paint: Exterior Color 3 (ERR) TBD (2 Coats)

**140 White Trim**

Misc. Trim > Paint: Exterior Color 3 (ERR) TBD (2 Coats)

**140 Brown Trim**

Misc. Trim > Paint: Exterior Color 5 (ERR) TBD TBD (2 Coats)

**Pool Area Columns**

Columns > Paint: Exterior Color 3 (ERR) TBD (2 Coats)

**Blue Pergola**

Misc. Trim > Paint: Exterior Color 5 (ERR) TBD TBD (2 Coats)

## Total

Subtotal: \$68,263.47

Total: \$68,263.47

Payment: \$0.00

Balance Due: \$68,263.47

1. Subcontractors. Contractor at his discretion may delegate any portion of the work by Subcontractor with responsible Subcontractors, but such delegation shall not relieve Contractor of full responsibility for the work. Any corresponding subcontract shall require the Subcontractor to be bound to the full terms of this Contract to the extent of his work, and it shall allow the Subcontractor the benefit of the same rights and remedies afforded the Contractor by this Contract.
2. Work Involved. All work will be performed, in a workmanlike fashion according to the plans and specifications identified.
3. Time of Commencement and Substantial Completion. The work shall be convened and, subject to adjustments, substantially completed within the time limits given above but Contractor shall not be penalized for Acts of God , strikes, shortages of critical materials, and other delays beyond his control. Upon notice by the Contractor of substantial completion of the Project the owner.s representative shall tour the project with the contractor and provide contractor with a .Punch List. by which the contractor can fully complete his work. Items not included in this Punch List shall be treated as Warranty Work more Fully discussed below.
4. Warranty Work. Contractor warrants to owner that all materials incorporated into the project will be new unless otherwise specified, and further warrants, all materials and workmanship for the warranty work, which is not part of a subsidiary warranty from a materialman or subcontractor, will be done at full cost to owner.
5. Initial Payment. The initial payment shall be paid by Owner to Contractor prior to commencement or work and shall be used for acquisition of materials and site setup. Contractor shall practically credit owner for such initial payment in each application for payment in the amount shown, until the initial payment is fully credited.
6. Progress Payments. The Owner shall make the monthly progress payments less the given retention to Contractor for all unpaid work completed through the given day of each month based upon an Application for Payment submitted by Contractor. Such progress payments shall be made within given number of days or the receipt of such Application. If for any reason, any such progress payment is not received in full within such time, Contractor shall have the right to cease work immediately sending written notice to Owner and to initiate any applicable legal proceedings to collect the amount due together with interest at 10% per annum.
7. Final Payment. All amounts held in retention together with any other unpaid portion of the contract or change orders shall be paid to the Contractor within the given number of days Contractor.s notification to Owner that the work is complete.
8. Effect of Final Payment. The making of the final payment shall constitute waiver of all claims by Owner except those arising from unsettled liens, from failure of work, to comply with requirements of Contractor documents, or from faulty or defective work appearing after standard completion or identified in the final punch list. In like manner, acceptance of final payment by Contractor constitutes a waiver of all claims not previously made to Owner in writing or identified as unsettled in the application for the final payment.
9. Conditions to Progress and Final Payments. Neither progress nor final payments from Owner to Contractor are conditioned upon receipt by Owner of corresponding draws from Owner.s Lender. Owner may condition any progress or final payments to Contractor upon receipt from Contractor or appropriate lien waivers themselves conditioned upon receipt of the monies applied for.
10. Surveys, Legal Descriptions and Easements. Owner shall furnish all surveys and legal descriptions of the project, and Owner shall secure and pay for all necessary approvals, easements and changes require for use of occupancy of the project.
11. Professional Fees. Owner shall pay for all real estate fees, financing charges, accounting fees, legal fees, design fees, and engineering fees involve din the acquisition and development of land underplaying the project as well as the construction of the project itself.
12. Liability and Property Insurance. Owner shall purchase and maintain both liability insurance for his own liability, and property insurance for the entire project; this property insurance shall include .all risk. coverage for theft and vandalism as well as the standard casualty coverage for fire and flood.
13. Supervision, Safety and Insurance. Contractor shall be responsible for all supervision and coordination of the work and for all responsible precautions needed to carry out such work in a manner safe for both the project and all person involved therein. Contractor shall secure and maintain all liability and Workmen.s Compensation Insurance necessary for the work or himself and his subcontractors . If this Contract is performed as .cost plus. Contract all such supervision and insurance costs will be treated as job costs.
14. Administrative and Job Overhead Items. The following administrative and job overhead items are to be absorbed by the Contractor in the fixed fee contract and to be treated as job costs in a cost-plus contract. Office overhead directly related to the project project schedules and project record documents, job storage and protection of job materials, as well as maintenance, replacement and rental or tools and equipment.
15. Construction Permits and Sales Taxes. Contractor shall comply with all laws, ordinances and regulations effecting construction of the project and shall secure any pay for all necessary building and construction permits and shall pay all sales taxes arising from the construction of the project. If this Contract is performed as .cost plus. contract in lien of a fixed fee contract all such taxes and fees shall be treated as part of the job costs.
16. Legal Remedies. This Contract shall be governed by the laws of the State of Utah and all applicable case law. All of the remedies available under those laws shall be available to the parties of the Contract. At the option of either party any dispute arising hereunder may be submitted to arbitration. The prevailing party in any dispute arising shall be awarded attorney.s fees , arbitration and court costs, as the court deems fair.
17. Assignment. This Contract may not be assigned by either party without the other party.s written consent.
18. Modifications. All modifications to this Contract shall be in writing by change orders, purchase orders or similar documents signed by agents of both Owner and Contractor.
19. Notice of Completion. Should Owner for any reason record a Notice of Completion that operates to shorten the lien period he shall immediately notify Contractor of the Notice, and deliver a copy of that Notice to Contractor.
20. Acceptance. This Contract shall be executed in duplicate. Owner and Contractor shall each retain one of the original duplicates. This Contract is complete and binding when properly executed as indicated above.
21. This proposal is to be included in any contract of this work stated herein and become part of that contract.

Instructions: contractor completes and executes three copies and delivers two to Owner. Owner accepts proposal by executing and returning one copy to contract before proposal termination date.

Contractor Signature

Title

Date

\$68263.47

\_\_\_\_\_  
Authorization to Start Work (Owner)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contract Total

\_\_\_\_\_  
Work Completed to My Satisfaction (Owner)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**Customer Focused, Quality Driven™**  
Visit [FiveStarPainting.com/warranty](https://FiveStarPainting.com/warranty) for details on our 2-year warranty.

## Customer Quote

Locally Owned and Independently Operated. FL Contractor Number - ST-9820 / ST-9819

Kevin McKendree  
 kmckendree@vestapropertyservices.com  
 (904) 607-1038

Billing: 156 Landing Street  
 Saint Johns, FL 32259

Service: 156 Landing Street  
 Saint Johns, FL 32259

**Customer Notes:** Customer would like a full interior repaint of the amenity centers located at 156 and 140 Landing Street. The product to be used is Sherwin Williams Emerald. The highest quality paint at two coats to achieve superior results.

## Details

### • OUR PROCESS

**ACCEPTANCE:** Before the work begins, a Five Star Painting Production Manager will call to confirm project details.

**START DAY:** A Five Star representative will always do a thorough walk around with the customer, before the job starts, to ensure everyone has the same understanding. E.g. Colors, wall to be painted, timeframes, etc. During that initial walk-through, we will finalize the project scope to ensure a mutual understanding and the customer's expectations (e.g., anticipated repairs, completed finishes, time frames, etc). Additionally, the Production Manager will note all existing damage (e.g. damaged walls, texture issues, scratches and damage to wood floors, over-paint on ceilings, existing paint spills, etc) to avoid misunderstandings at the end of the project.

**PREPARATION:** We will remove all switch plates, outlet covers, and other items from walls and surfaces that will be painted. All floors and customer furniture/belongings will be covered with paper/plastic as needed. We fill small holes, as needed and patch walls as agreed. We ask that the customer move all personal belongings and electronics off of and away from the walls. We will assist with larger items if needed. While we will take precautions with items as we move them, we are not responsible for damaged flooring or broken items if we are required to move furniture or appliances in order to access the surfaces to be painted.

**PAINTING:** Unless specified otherwise, Five Star Painting crew will roll and brush cut using selected paint on all surfaces that will be painted.

**FINAL CLEANUP:** Five Star Painting crew will clean up daily and a thorough clean up at job completion.

**PAYMENT:** Near the end of the job, the Production Manager will conduct a final inspection and acceptance walk-around with the customer and Crew Foreman to ensure a high-quality result and customer satisfaction. Final payment is expected when job is accepted as complete.

- We ask that no other contractors be on site during the painting process. Should we need to work with other contractors, we will need to know in advance to ensure no delays in work for any party occur.
- Five Star will always ask the customer where we can clean out our gear, we will never assume we can use a specific sink or area. Our gear will always be stored in an approved area and will be covered with a drop cloth at the end of the day.
- Final colors, sheens and materials to be determined prior to start based on customer preference and availability. The customer is responsible for selecting colors. Should the customer decide that the color they selected is not to their liking and they would like for an area to be repainted, a change order will be issued to cover the repaint costs.
- A Five Star representative will conduct a thorough walk-around with the customer to ensure nothing is missed. Final payment is due at completion of the job and once the walk through has been done. Payment may be made by check, cash or credit card (if over \$2500). Financing is also available for projects greater than \$4000 but must be secured prior to the job starting. If interested in financing, please ask your point of contact for more information.
- Should the scope of work change, a new estimate or a change order will be issued.

### 156 Main Room

Interior Color 1 TBD : Walls (2 Coats)  
 Trim Enamel TBD TBD: 20.00 Doors (2 Coats), 20.00 Jambs (2 Coats), 64.00 Windows (2 Coats), Baseboards (2 Coats), Crown Mldg. (2 Coats)  
 Notes: Includes aesthetic trim all over room

### 156 Kitchen

Interior Color 1 TBD : Walls (2 Coats)  
 Trim Enamel TBD TBD: Baseboards (2 Coats)  
 Interior Ceiling TBD TBD: Ceiling (2 Coats)

### 156 Mens Restroom

Interior Color 1 TBD : Walls (2 Coats)  
 Trim Enamel TBD TBD: 2.00 Doors (2 Coats), 2.00 Jambs (2 Coats), Baseboards (2 Coats), Crown Mldg. (2 Coats)  
 Interior Ceiling TBD TBD: Ceiling (2 Coats)

**156 Womens Restroom**

Interior Color 1 TBD : Walls (2 Coats)  
 Trim Enamel TBD TBD: 2.00 Doors (2 Coats), 2.00 Jambs (2 Coats), Baseboards (2 Coats), Crown Mldg. (2 Coats)  
 Interior Ceiling TBD TBD: Ceiling (2 Coats)

**140 Weight Room**

Interior Color 1 TBD : Walls (2 Coats)  
 Trim Enamel TBD TBD: 2.00 Doors (2 Coats), 2.00 Jambs (2 Coats), 50.00 Windows (2 Coats), Baseboards (2 Coats), Crown Mldg. (2 Coats)  
 Interior Ceiling TBD TBD: Ceiling (2 Coats)

Notes: Includes aesthetic trim all over room

**140 Yoga Room**

Interior Color 1 TBD : Walls (2 Coats)  
 Trim Enamel TBD TBD: 2.00 Doors (2 Coats), 2.00 Jambs (2 Coats), 32.00 Windows (2 Coats)  
 Interior Ceiling TBD TBD: Ceiling (2 Coats)

**140 Bathroom Next to Yoga Room**

Interior Color 1 TBD : Walls (2 Coats)  
 Trim Enamel TBD TBD: 6.00 Doors (2 Coats), 6.00 Jambs (2 Coats), 32.00 Windows (2 Coats), Baseboards (2 Coats)  
 Interior Color 2 TBD: Ceiling (2 Coats)

Notes: - Includes aesthetic trim all over room  
 - Ceiling = drywall in between drop tiles

**140 Office**

Interior Color 1 TBD : Walls (2 Coats)  
 Trim Enamel TBD TBD: 1.00 Doors (2 Coats), 1.00 Jambs (2 Coats), 4.00 Windows (2 Coats), Baseboards (2 Coats)  
 Interior Color 2 TBD: Ceiling (2 Coats)

**140 Mens Restroom w>Showers**

Interior Color 1 TBD : Walls (2 Coats)  
 Trim Enamel TBD TBD: 1.00 Doors (2 Coats), 1.00 Jambs (2 Coats), 4.00 Windows (2 Coats)  
 Interior Ceiling TBD TBD: Ceiling (2 Coats)

**140 Womens Restroom w>Showers**

Interior Color 1 TBD : Walls (2 Coats)  
 Trim Enamel TBD TBD: 1.00 Doors (2 Coats), 1.00 Jambs (2 Coats), 4.00 Windows (2 Coats)  
 Interior Ceiling TBD TBD: Ceiling (2 Coats)

**156 Open Air Amenity Room**

Exterior TBD TBD: Walls (2 Coats)  
 Trim Enamel TBD TBD: 4.00 Doors (2 Coats), 4.00 Jambs (2 Coats), 16.00 Windows (2 Coats), Baseboards (2 Coats)  
 Interior Ceiling TBD TBD: Ceiling (2 Coats)

Notes: Includes aesthetic trim around room

**Scaffolding rentals for tall ceilings**

Qty: 1, Unit:

## Total

Subtotal: \$44,874.79

Total: \$44,874.79

Payment: \$0.00

Balance Due: \$44,874.79

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum stated above. Any alteration or deviation from the specification involving extra costs will become an extra charge over and above the quote. All accounts are due and payable upon completion of work as described above. In the event suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 1.5% per month will be applied on all past due accounts. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days.

I hereby grant Five Star Painting permission to use my, and my property's, likeness in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Five Star Painting and will not be returned. I hereby hold harmless, release, and forever discharge the Five Star Painting from all claims, demands, and causes of action.

I agree to the payment terms and contract stated above:

Authorization to begin work (Client): \_\_\_\_\_

Work Completed to satisfaction (Client): \_\_\_\_\_

Contractor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Customer Focused, Quality Driven™**  
Visit [FiveStarPainting.com/warranty](http://FiveStarPainting.com/warranty) for details on our 2-year warranty.





# Consumer Guide & Warranty Information

## Why Choose Five Star Painting®?

### Customer Focused

We respect your schedule by showing up on time, we respect your budget by giving you an up-front quote, and we respect your home by cleaning up after ourselves each day.

### Experience

Five Star Painting has painted thousands of homes and businesses over the years. You can feel confident knowing that we have more industry knowledge than the majority of our competitors.

### Attention to Detail

We assign a Project Manager to every job to ensure efficient communication between you and our paint crews. Before the job is complete and the final invoice is paid, your Project Manager will perform a Five-Star walkthrough to inspect your project for any last-minute touch-ups.

### Licensed and Insured

We comply with all local laws to ensure we provide our customers with the best service around, and we carry workers compensation insurance in the unfortunate case of an accident.

### Locally Owned and Operated

You can feel good knowing that when you hire Five Star Painting for your home improvement project, you are supporting a business owner within your local community.

### Neighborly®

Five Star Painting is proud to be part of Neighborly, a community of home service experts. From plumbers to painters and everything in between. Visit [Neighborly.com](https://Neighborly.com) to get advice, quickly find a local pro, see past service history, schedule maintenance reminders and more!

## 2 Year Warranty

To provide peace of mind, Five Star Painting offers a 2 year warranty to our residential and commercial clients.

### Qualifications

- Pay Five Star Painting in full at the time of job completion or as otherwise arranged.
- Complete the Customer Satisfaction Survey (email).
- Retain the contract of work.

### Inclusions

- Workmanship issues, including:
  - Peeling or blistering
  - Poor coverage
  - Runs and paint drips
- Work provided within the original estimate.

If these conditions are met, Five Star Painting will perform repairs without a labor charge for the original customer (warranty is non-transferrable).

### Exclusions

- Horizontal surfaces
- Paint supplied by the customer
- Galvanized metal
- Mildew caused by moisture accumulation
- Rotten wood, rust or disintegrating metals

Additional exclusions apply. For complete details, visit [FiveStarPainting.com/warranty](https://FiveStarPainting.com/warranty).

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# 904.650.2096

## FiveStarPainting.com

Independently Owned and Operated Franchise | ST-9820 / ST-9819

*B.*

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

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

Proposal: Holiday Lighting Decorations

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

☒ Yes (Please proceed to question 2)

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

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

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

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

*[End of Cover Sheet]*

## COST SHARE REQUEST

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

Requesting Party: Rivers Edge CDD



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

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

Holiday lighting decorations for the community which include Christmas tree & lighting, Watersong entrance, River

Club oak tree lighting(8), Wreaths and garland - 3 facilities, Garland - entrances, Bridge pillar wreaths

Total Proposed

Compensation: \$ \_\_\_\_\_

Cost Share

Calculation: \_\_\_\_\_ Rivers Edge  
\_\_\_\_\_ Rivers Edge II  
\_\_\_\_\_ Rivers Edge III

Methodology

Consultant Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

If requesting addition of new improvements:

Engineer

Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

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

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

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE III CDD**

By: \_\_\_\_\_

☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

# Rivertown Holiday Lighting 2025

## CDD 1 – River house Amenity Center & Surrounding Areas

1. Main Building: Lights on all sides except palm court patio
2. Pool Entrance Side: Lights on center and parking lot side
3. Décor: 1 – pre-lit 48” wreath and 2 - pre-lit 36” wreaths on front facing SR13
4. Entrance on SR13 & Rivertown Blvd: 2 - pre-lit 9’x14” garland on monument sign
5. Towers in Homestead: 4 - 36” pre-lit wreaths on all towers
6. Towers on Main Street Bridge: 4 - 36” pre-lit wreaths on all towers
7. Rivertown Main & Longleaf: 1 - 48” pre-lit wreath on tower, 9 - 9’x14” pre-lit garland on waterfall walls, 2- 9’x14” pre-lit garland on iron walls in front of Welcome Center
8. Total Wreaths: 12 (2 – 48” wreaths and 10 – 36” wreaths)
9. Total Garland Locations: 15 - pre-lit 9’x14”



## CDD 2 – River Club Amenity Center

1. Parking Lot Side Front roof line and High Center Peak and two dormers: Lights only
2. Décor: 1- 48" pre-lit wreath on peak, 2 - 36" pre-lit wreaths on front windows
3. Monument Signs into River Club 4 - 36" pre-lit wreaths and 6 - 9'x14" garland
4. Rafter Tail Neighborhood: 2 - 36" pre-lit wreaths and 2- 9'x14" garland
5. Watersong Monument: 2 - 48" pre-lit wreath on both sides of white brick columns, lights on monument all around, staked lights around garden bed, and holly trees wrapped with lights
6. Keystone Corners & Longleaf: 2 - 48" pre-lit wreaths on both towers, total 6 - 9'x14" pre-lit garland 3 on each sign across Rivertown sign on both.

Total Wreaths: 5 - 48" pre-lit wreaths and 6 - 36" pre-lit wreaths, Total wreaths = 11

Total Garland: 10 - pre-lit 9'x14"



## CDD 3 – River Lodge Amenity Center

1. Lights on all three buildings facing the street
2. Lights on entry area
3. 1 – pre-lit 36" wreath and 1 – 9'x14" pre-lit garland on monument sign
4. Towers leading to River Lodge: 4 36" pre-lit wreath on each tower
5. Towers by Cove neighborhood: 4 – 36" pre-lit wreath on each tower
6. Monument at SR13 & Hallows Cove: TBD
7. Total Wreaths: 9 - 36" pre-lit wreaths
8. Total Garland: 4 - pre-lit 9'x14" garland





## Rivertown Holiday Lighting – 2025 Pricing Summary

Commercial 15" Socket wire Spacing with C9 Warm White bulbs

CDD 1: 1475' x \$5.50 = \$7,743.75

CDD 2: 850' x \$5.50 = \$4,675.00

Wrap Holly trees and Stake lights around garden bed = \$975.00

CDD 3: 800' x \$5.50 = \$4,400

**Totals Cost of lights = \$17,793.75**

### Wreaths

CDD 1: 2 - 48" pre-lit wreaths x \$225.00 = \$450 and 10 - 36" x \$139 = \$1,390, Total wreath cost = \$1,840.00

CDD 2: 5 - 48" pre-lit wreaths x \$225.00 = \$1,125 and 6 - 36" x \$139 = \$834, Total wreath cost = \$1,959.00

CDD 3: 9 - pre-lit wreaths 36" x \$139 = \$1,251.00

**Total Wreaths Cost: \$5,050.00**

### Garland

CDD 1: 15 - pre-lit 9'x14" garland x \$119.00 = \$1,785.00

CDD 2: 10 - pre-lit 9'x14" garland x \$119.00 = \$1,190.00

CDD 3: 4 - pre-lit 9'x14" garland x \$119.00 = \$476.00

**Total Garland Cost: \$3,451.00**

Holiday season 2025's for RiverTown Community - **Total: \$26,294.75**

### Add-Ons

Christmas tree light strands, ornaments & bows,

Topper, boom rental, labor, supplies **\$ 3,930.00**

**Grand Total: \$30,224.35**

RIVERTOWN HOLIDAY EXPERTS





# Rivertown Community Display 2025 Holiday Lighting Proposal Expires 10/18/2025



## RiverTown Community (Billing)

140 Landing Dr

Saint Johns, FL 32259

[kfatuch@vestapropertyservice.com](mailto:kfatuch@vestapropertyservice.com)

[\(904\) 679-5523](tel:(904)679-5523)

## Twinkle Nights

[admin@twinklenights.com](mailto:admin@twinklenights.com)

[\(844\) 820-4613](tel:(844)820-4613)

## Site #1 (Site)

140 Landing Dr

Saint Johns, FL 32259

## Features

### ☐ CDD 1

CDD 1 Features and Options Listed Below

### ☒ Amenity Center Wreaths

Riverhouse Amenity Center-(4) 24" warm white It wreaths with red bows in upper windows and (1) 48" lit wreath on center window attached with permanent hardware.

**1YR      3YR**

\$1,005.00 \$945.00

### ☐ Monument Sign/Wall Option #1

Please choose which wall option you would like by checking the box of the feature item you'd prefer: Entrance on SR13 and Rivertown Blvd Option #1 = Premium 18" Thick Lit Garland on the monument wall center, right, and left sides straight across top of wall. Power taped across road with high-bond tape if power outlets not available to both sides. Plus (3) UV resistant 12" bows on each section.

**1YR      3YR**

\$4,925.00 \$4,468.00

☐ **Monument Sign/Wall Option #2**

Please choose which wall option you would like by checking the box of the feature items you'd prefer: Entrance on SR13 and Rivertown Blvd Option #2 = Monument Sign Wall lined with warm white C9's.

<b>1YR</b>	<b>3YR</b>
\$2,240.00	\$1,330.00

☒ **Monument Sign/Wall Option #3**

Please choose which wall option you would like by checking the box of the feature item you'd prefer: Entrance on SR13 and Rivertown Blvd Option #3 = (1) 17ft tall Mini Light tree. Add \$200 for 27ft tree and \$500 for 33ft

<b>1YR</b>	<b>3YR</b>
\$1,200.00	\$1,000.00

☒ **Monument Sign Wall Wreath Option**

(2) 24" warm white lit wreaths w/ red bows flanking RiverTown words

<b>1YR</b>	<b>3YR</b>
\$300.00	\$270.00

☒ **Tower Wreaths**

(8) Unlit 24" wreaths with red bows on towers in Homestead and Main Street Bridge

<b>1YR</b>	<b>3YR</b>
\$1,000.00	\$880.00

☐ **CDD 2**

CDD 2 Features and Options Listed Below

☒ **Amenity Center Wreaths**

Wreaths with red bows on River Club Amenity Center (3) 36" warm white lit wreaths on center window above entry. And (2) dormer windows.

<b>1YR</b>	<b>3YR</b>
------------	------------

\$930.00 \$885.00

☒ **Christmas Tree Wrap**

Full coverage with 6" spacing of mini lights wrapping 18ft tall Christmas Tree front of Amenity Center.

**1YR**      **3YR**

\$1,875.00 \$1,675.00

☒ **Tree Wraps – Center Island**

(10) Trees –Trunks wrapped in warm white minis with 6" spacing

**1YR**      **3YR**

\$1,350.00 \$1,200.00

☒ **Monument Sign Wreaths at Gate Entry**

(4) 24" Warm white lit wreaths with red UV resistant structured bows at entry. Power taped across road with high bond tape if no power outlet on all sides.

**1YR**      **3YR**

\$600.00 \$540.00

☒ **Center Island Premium Garland**

Warm white lit premium commercial grade garland swagged on center island fencing. (2) 9ft pieces

**1YR**      **3YR**

\$500.00 \$460.00

☒ **Monument Sign Wreaths – Rafter Tail**

(2) 24" Warm white lit wreaths with red bows on Monuments into neighborhood on Rafter Tail hung on pillars

**1YR**      **3YR**

\$300.00 \$270.00

☒ **Premium Garland and Bows at Entry**

Warm white lit premium commercial grade garland swagged on fencing between first and center pillars on

each side on road with (3) 12" red bows on each side.

**1YR      3YR**

\$2,450.00 \$2,212.00

☒ **Watersong Monument Lights**

Warm White C9's lining monument sign attached with staples, hot glue, clips, or magnets as required by substrate.

**1YR      3YR**

\$603.75 \$393.75

☒ **Holly Trees Wrapped**

(3) Holly Trees at Watersong canopy wrapped in warm white minis with 6" spacing

**1YR      3YR**

\$3,375.00 \$3,000.00

☒ **Watersong Monument Sign Wreaths**

(2) 24" Warm white lit wreaths with red bows on monument sign.

**1YR      3YR**

\$0.00 \$0.00

☒ **Ground Staked C9's**

Warm white lit C9's on ground stakes around garden bed.

**1YR      3YR**

\$2,000.00 \$1,187.50

☒ **Keystone Corners and Longleaf – Tower Wreaths**

(2) 36" Warm white lit wreaths with red bows.

**1YR      3YR**

\$620.00 \$590.00

☒ **Keystone Corners and Longleaf – Garland and bows**

Warm white lit premium commercial grade garland swagged on sign on each side on road with (2) 12" red bows on each side.

**1YR**      **3YR**

\$2,300.00 \$2,088.00

☒ **Rivertown Main and Longleaf – Tower Wreath**

48" Warm white lit wreath with red bow on tower

**1YR**      **3YR**

\$475.00 \$450.00

☒ **Rivertown Main and Longleaf – Waterfall walls**

Premium warm white lit garland on the waterfall walls w/ bow in the center on each side of road.

**1YR**      **3YR**

\$3,150.00 \$2,884.00

☒ **Rivertown Main and Longleaf – Premium Garland – Welcome Center**

Garland w/ Bows on the iron walls in front of Welcome Center

**1YR**      **3YR**

\$2,300.00 \$2,088.00

☐ **CDD 3**

CDD 3 Features and Options Listed Below

☒ **RiverLodge Amenity Center Monument Sign Wreaths**

(2) 24" warm white lit Wreaths with red bows on monument sign

**1YR**      **3YR**

\$300.00 \$270.00

☒ **Towers leading to RiverLodge**

(4) 24" unlit Wreaths with red bows on • Towers near Cove neighborhood

**1YR      3YR**  
\$500.00 \$440.00

☒ **Towers – Ravines**

(4) 24" unlit Wreaths with red bows on • Towers near Ravines neighborhood

**1YR      3YR**  
\$500.00 \$440.00

☒ **Monuments Hallows Cove – Premium Garland and Bows**

Monuments on SR13 and Hallows Cove garland Warm white lit premium commercial grade garland swagged on fencing between first 2 pillars on each side on road with (2) 12" red bows on each side.

**1YR      3YR**  
\$2,300.00 \$2,088.00

☒ **Monuments Hallows Cove – Wreaths**

Monuments on SR13 and Hallows Cove warm white lit wreaths

**1YR      3YR**  
\$300.00 \$270.00

## Pricing

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**The prices shown on this proposal are per-year prices.**

To meet the needs of all of our customers, Twinkle Nights offers 1 year and 3 year agreements, with varying price ranges based on location and level of difficulty of the installation. Some proposals may also have a 5 year option available as well. **The prices shown on this proposal are per-year prices.**

It's very simple: **The longer the agreement, the more you save!**

Lights are prepped well in advance of installation. Any first year cancellations, prior to installation and received after July 31st, will be charged 50% of the total invoice. Any cancellation occurring in years 2 or 3 would be subject to a cancellation fee equal to the annual cost of the agreement, as presented in this proposal, and due immediately upon cancellation. Cancellation would terminate the agreement and all services at that time unless otherwise agreed to by the parties in writing. Cancellation notification should be sent to Admin@Twinklenights.com

### 1 Year Agreement

<b>Subtotal</b>	\$30,233.75
<b>Tax</b>	\$1,965.19
<b>Total</b>	\$32,198.94/year
<b>Deposit Amount</b>	\$16,099.47
<b>Due Date</b>	Immediately

A 3.95% card processing fee may apply.

### 3 Year Agreement

<b>Subtotal</b>	\$26,526.25
<b>Tax</b>	\$1,724.21
<b>Total</b>	\$28,250.46/year
<b>Deposit Amount</b>	\$14,125.23
<b>Due Date</b>	Immediately

A 3.95% card processing fee may apply.

## Files

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## Terms & Conditions

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Twinkle Nights Holiday Lights is an all-inclusive Christmas lights company, specializing in Residential, Commercial, and Association lighting in Gainesville, Jacksonville & Ocala. We cover design, install, take-down, and storage! We are an all-inclusive service which means you don't have to lift a finger this season! This is because not only do we install, take down, and service your lights, but at the end of the season we take them away and store them so you never have to give them a second thought.

The customer agrees to our lighting service with an installation as early as October annually of the Christmas lighting items. Lights do not have to be turned on at that time. Decor items like garlands and wreaths will be installed after Halloween. A deposit of 50% of the annual invoice is due each year by July 31st with the total balance due on the day of install.

A deposit of 50% must be received before we can schedule installation. The annual invoice must be paid in full upon completion of the installation. If invoice is not paid in full within 15 days Twinkle Nights Holiday Lights will remove all products and materials from the premises with no discounts to total owed.

Twinkle Nights Holiday Lights is not responsible for any products damaged or lost due to vandalism, extreme weather conditions, or acts of god and will make efforts to replace any damaged product for an additional charge. The customer is responsible for any negligence (other than the negligence of contractor or its sub-contractor caused during installation or removal of leased equipment) to all leased equipment.

Any damage caused by attaching products is not the responsibility of Twinkle Nights Holiday Lights. However, Twinkle



Nights Holiday Lights shall use its best efforts to not damage or destroy customers property in accordance with industry standards. No warranty or complimentary repair service is expressed or implied, unless noted in writing in this agreement. All bids are made under the assumption that adequate power supplies and receptacles are available adjacent to the proposed locations for lit decorations and building lights.

This contract is governed by Florida law, and is the entire contract between the parties. If a dispute arises out of this contract, the parties shall agree to resolve this dispute through arbitration in Alachua County before a single arbitrator and in accordance with the rules of the American Arbitration Association. Any judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The prevailing party in arbitration shall be entitled to its reasonable attorney's fees and costs.

**Design Changes:** Any and all design changes including color changes and/or location of power changes/rerouting of wiring, may incur additional fees.

**Insurance:** Sun Power Lawn Care LLC d/b/a Twinkle Nights Holiday Lights warrants it is adequately insured for injury to its employees and any others incurring loss or injury as a result of Its acts and the acts of Its employees and subcontractors.

**Installation and Take Down:** Holiday displays are installed annually starting the second week of October with any greenery such as garland and wreaths being installed after Halloween. Lights will be turned on when greenery is installed unless otherwise requested. Lights and greenery will be taken down the first three weeks in January, weather and acts of God permitting.

**Extension Option:** an additional 5% of the invoice total can be paid to extend light display through February 5th.

**Cancellation Policy:** Lights are prepped well in advance of installation. Any first year cancellations, prior to install and received after July 31st will be charged 50% of the total invoice. Contract can be cancelled in years 2-3 for a cancellation fee that will be the amount of the annual invoice total. Cancellation

would terminate the agreement and all services at that time unless otherwise agreed to by the parties in writing. Cancellation notification should be sent to Admin@Twinklenights.com

By paying the 50% deposit I agree to the terms of this contract, and accept this proposal on those terms. Furthermore, I declare that I am authorized to sign this document, either as an owner of the property, or as an agent for the owner or entity. Please note that 1.5% per month (18% per yr.) will be added to all outstanding balances.

### **Marketing and Photography Consent**

By accepting services from Twinkle Nights, the client grants Twinkle Nights and its affiliates the unrestricted right to photograph and/or video record the decorated property, including all lighting and décor installed by Twinkle Nights. These images and recordings may be used for advertising, marketing, promotional materials, social media, website content, and other business-related purposes, without further consent or compensation.

Twinkle Nights will not disclose any personal information, including the client's name, street address, or identifying details beyond what is visible in the imagery itself. All usage will focus on showcasing the lighting and décor work in a respectful and professional manner.

If a client wishes to opt out of marketing use of their property images, a written request must be submitted prior to or at signing of agreement.

*C.*

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

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

**Proposal:** Parcel 39 Phase 1&2, SR 13 Landscape Maintenance Services

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

☒ Yes (Please proceed to question 2)

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

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

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

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

*[End of Cover Sheet]*

## COST SHARE REQUEST

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

Requesting Party: Rivers Edge III CDD

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

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

Landscape maintenance addendum for Parcel 39, Plats 1 & 2 and SR 13 Roundabout for landscape maintenance services.

(Yellowstone Landscape Services)

Total Proposed  
Compensation:      \$ 117,840.00

Cost Share		
Calculation:	<u>\$41,833.20</u>	Rivers Edge
	<u>\$34,739.23</u>	Rivers Edge II
	<u>\$41,267.57</u>	Rivers Edge III

Methodology  
Consultant Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

If requesting addition of new improvements:

Engineer  
Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

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

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

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE III CDD**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_



Landscape Maintenance Services Proposal  
prepared for

# **Rivers Edge III- Parcel 39 Phase 1 & 2/SR 13 Roundabout**

October 06, 2025



**YELLOWSTONE**  
LANDSCAPE

EXHIBIT "A"

LANDSCAPE MANAGEMENT SERVICES

PRICING SHEET

RIVERS EDGE III- PARCEL 39 PHASE 1 & 2/SR 13

ROUNDBOUT

Core Maintenance Services	
Maintenance	\$98,640
Includes Mowing, Edging, String Trimming, Shrub Pruning, Tree Pruning, Weeding & Cleanup	
IPM	\$11,400
Includes Fertilization & Pest Control Applications	
Irrigation Inspections	\$4,080
Monthly	
Palm Pruning	\$3,720
Prune 93 Palms 1 Time Per Year	
Total	\$117,840

Grand Total Annual:	\$117,840.00
Grand Total Monthly:	\$9,820.00



# EXHIBIT "B"

## PERFORMANCE STANDARDS

### RIVERS EDGE III- PARCEL 39 PHASE 1 & 2/SR 13 ROUNDAABOUT

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

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

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