

*Rivers Edge
Community Development District*

November 19, 2025

AGENDA

Rivers Edge
Community Development District
www.RiversEdgeCDD.com

November 12, 2025

Board of Supervisors
Rivers Edge Community Development District

Dear Board Members:

The Rivers Edge Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, November 19, 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:

Audit Committee Meeting

- I. Roll Call
- II. Review and Ranking of Audit Proposals
- III. Other Business
- IV. Adjournment

Board of Supervisors 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 October 15, 2025 Meeting
 - B. Financial Statements as of September 30, 2025
 - C. Check Register
- IV. Staff Reports
 - A. Landscape Maintenance - Report
 - B. District Engineer – Consideration of Proposal for Preparation of a Public Facilities Report

- C. District Counsel
- D. District Manager
- E. General Manager – Monthly Amenity, Field Operations and Pond Reports
- VI. Acceptance of the Audit Committee’s Recommendation
- VII. Consideration of Amendment to Tri-Party Interlocal and Cost Share Agreement
- VIII. Consideration of Cost Share Requests
 - A. Pool Deck Furniture
 - B. Welcome Center Fountain Replacement
 - C. Sternwheel Park Benches
 - D. Maintenance Vehicle Replacement
- IX. Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 Budget
- X. Update on the Splash Pad Maintenance Agreement with Mattamy
- XI. Other Business
- XII. Supervisor Requests
- XIII. Audience Comments
- XIV. Next Scheduled Meeting – December 17, 2025 at 11:00 a.m., at the RiverHouse
- XV. Adjournment

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

SECOND ORDER OF BUSINESS

Rivers Edge Community Development District
Auditor Selection Evaluation Criteria

	Ability of Personnel	Proposer's Experience	Understanding of Scope of Work	Ability to Furnish the Required Services	Price	
	(e.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)	(e.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character; integrity; reputation of respondent, etc.)	Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	Extent to which the proposal demonstrates the adequacy of proposer's financial resources and stability as a business entity necessary to complete the services required (e.g., the existence of any natural disaster plan for business operations).	Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to services.	Point Total
Proposer	20	20	20	20	20	100
Berger, Toombs, Elam, Gaines & Frank						
Grau & Associates						

**RIVERS EDGE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSAL FOR AUDIT SERVICES**

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank
CERTIFIED PUBLIC ACCOUNTANTS, PL

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

Maritza Stonebraker, CPA, Director

DATE OF PROPOSAL:

October 22, 2025

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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

October 22, 2025

Rivers Edge Community Development District
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Rivers Edge Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Rivers Edge Community Development District. We will provide you with top quality, responsive service.

Experience

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications 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 the standards for financial and compliance audits. We will conduct the audit in accordance with auditing standards generally accepted in the United States of America; "Government Auditing Standards" issued by the Comptroller General of the United States; the provisions of the Single Audit Act, Subpart F of Title 2 US Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Rivers Edge Community Development District
October 22, 2025

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. Maritza Stonebraker is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Rivers Edge Community Development District.

Very truly yours,

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 69 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire 69 year history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and currently, we are the independent auditors for St. Lucie County since 2002, and for 34 of the 38 years that the county has been audited by CPA firms. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 75 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 32 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	7
Managers (1 CPA)	2
Senior/Supervisor Accountants (1 CPA)	3
Staff Accountants	8
Paraprofessional	6
Administrative	<u>6</u>
Total – all personnel	32

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Rivers Edge Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

AuSection 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 74 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 69 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 34 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Florida Green Finance Authority
Jeff Walker, Special District Services
(561) 630-4922

South Village Community Development District
Darrin Mossing, Governmental Management
Services LLC
(407) 841-5524

Gateway Community Development
District
Stephen Bloom, Severn Trent Management
(954) 753-5841

Habitat Community Development
District
Cal Teague, Premier District Management
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development
District

Beacon Lakes Community
Development District

Alta Lakes Community Development
District

Beaumont Community Development
District

Amelia Concourse Community
Development District

Bella Collina Community Development
District

Amelia Walk Community
Development District

Bonnet Creek Community
Development District

Aqua One Community Development
District

Buckeye Park Community
Development District

Arborwood Community Development
District

Candler Hills East Community
Development District

Arlington Ridge Community
Development District

Cedar Hammock Community
Development District

Bartram Springs Community
Development District

Central Lake Community
Development District

Baytree Community Development
District

Channing Park Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community Development District	Vizcaya in Kendall Development District
TSR Community Development District	Waterset North Community Development District
Turnbull Creek Community Development District	Westside Community Development District
Twin Creeks North Community Development District	WildBlue Community Development District
Urban Orlando Community Development District	Willow Creek Community Development District
Verano #2 Community Development District	Willow Hammock Community Development District
Viera East Community Development District	Winston Trails Community Development District
VillaMar Community Development District	Zephyr Ridge Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

Current or Recent Single Audits.

St. Lucie County, Florida
Early Learning Coalition, Inc.
Gateway Services Community Development District
Healthy Start Coalition

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Special Districts

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board
Indian River School District – Internal Accounts

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be \$5250 for the years ended September 30, 2025 and 2026, \$5,400 for the year ended September 30, 2027, and \$5,650 for the years ended September 30, 2028 and 2029. In addition, if a bond issuance occurs during the fiscal year, there will be an additional fee per issuance. The fee is contingent upon the financial records and accounting systems of Rivers Edge Community Development District being "audit ready" and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Rivers Edge Community Development District as of September 30, 2025, 2026, 2027, 2028, and 2029. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP

Director – 31 years experience

Education

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharos (2019-2021)

Professional Experience

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
 - St. Lucie County, Florida
 - 19th Circuit Office of Medical Examiner
 - Troup Indiantown Water Control District
 - Exchange Club Center for the Prevention of Child Abuse, Inc.
 - Healthy Kids of St. Lucie County
 - Mustard Seed Ministries of Ft. Pierce, Inc.
 - Reaching Our Community Kids, Inc.
 - Reaching Our Community Kids - South
 - St. Lucie County Education Foundation, Inc.
 - Treasure Coast Food Bank, Inc.
 - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP (Continued)

Director

Continuing Professional Education

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

- Not-for-Profit Auditing Financial Results and Compliance Requirements

- Update: Government Accounting Reporting and Auditing

- Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA

Director – 14 years total experience

Education

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

Personnel Qualifications and Experience

Melissa Marlin, CPA

Director – 12 years

Education

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American Institute of Certified Public Accountants
- ◆ Member of the Florida Institute of Certified Public Accountants
- ◆ Affiliate member of the Government Finance Officers Association

Professional Experience

- ◆ Accountant with over 10 years of experience providing professional services to nonprofit and governmental entities.
- ◆ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Maritza Stonebraker, CPA

Director – 10 years

Education

- ♦ Indian River State College, B.S. – Accounting

Registrations

- ♦ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ♦ Member of the American Institute of Certified Public Accountants
- ♦ Member of the Florida Institute of Certified Public Accountants
- ♦ Affiliate of the Government Finance Officers Association

Professional Experience

- ♦ Maritza launched her professional auditing career at Berger, Toombs, Elam, Gaines, & Frank, accumulating over 9 years of expertise in the field
- ♦ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ♦ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ♦ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - Governmental Accounting Report and Audit Update
 - Analytical Procedures, FICPA
 - Annual Update for Accountants and Auditors
 - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Jonathan Herman, CPA

Director – 12 years

Education

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association

Professional Experience

- ◆ Over 10 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Herman has been involved in all phases of the audits listed on the preceding pages.

Continuing Professional Education

- ◆ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments. He has attended courses in those areas over the last two years such as:
 - Governmental Accounting Report and Audit Update
 - Annual Update: Government Accounting Reporting and Auditing
 - Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA

Accounting and Audit Manager – 34 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

Counties:

St. Lucie County

Municipalities:

City of Fort Pierce

City of Stuart

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)

Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:

Bluewaters Community Development District
Country Club of Mount Dora Community Development District
Fiddler's Creek Community Development District #1 and #2
Indigo Community Development District
North Springs Improvement District
Renaissance Commons Community Development District
St. Lucie West Services District
Stoneybrook Community Development District
Summerville Community Development District
Terracina Community Development District
Thousand Oaks Community Development District
Tree Island Estates Community Development District
Valencia Acres Community Development District

Non-Profits:

The Dunbar Center, Inc.
Hibiscus Children's Foundation, Inc.
Hope Rural School, Inc.
Maritime and Yachting Museum of Florida, Inc.
Tykes and Teens, Inc.
United Way of Martin County, Inc.
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Paul Daly

Senior Accountant – 14 years

Education

- ♦ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Bryan Snyder

Manager – 11 years

Education

- ♦ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ♦ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ♦ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education

- ♦ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ♦ Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Tifanee Terrell, CPA

Senior Accountant – 5 years

Education

- ◆ Florida Atlantic University, M.A.C.C. – Accounting

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Dylan Dixon

Senior Accountant – 4 years

Education

- ♦ Indian River State College, B.S. – Accounting
- ♦ Florida Gulf Coast University, M.S. – Accounting

Professional Experience

- ♦ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ♦ Mr. Dixon is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Brennen Moore

Staff Accountant – 3 years

Education

- ♦ Indian River State College, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Katie Gifford

Staff Accountant – 2 years

Education

- ♦ Indian River State College, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Ms. Gifford participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Rayna Zicari

Staff Accountant – 2 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Zicari participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Deandre McFadden

Staff Accountant – 1 year

Education

- ◆ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. McFadden participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Perry

(BERGER_REPORT22)





Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

RIVERS EDGE

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: October 22, 2025
5:00PM

Submitted to:

Rivers Edge
Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

October 22, 2025

Rivers Edge Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Rivers Edge Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

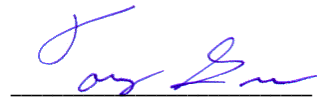
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
11 Professional Staff
2 Administrative Professionals



2005

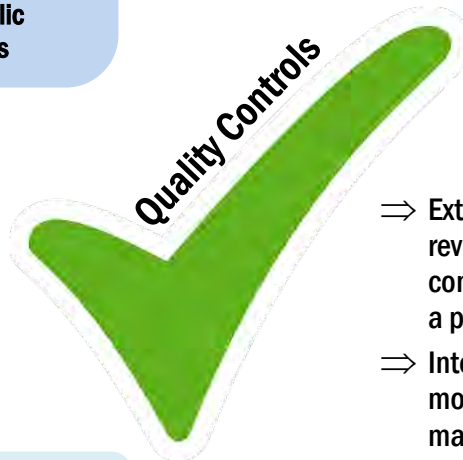
Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

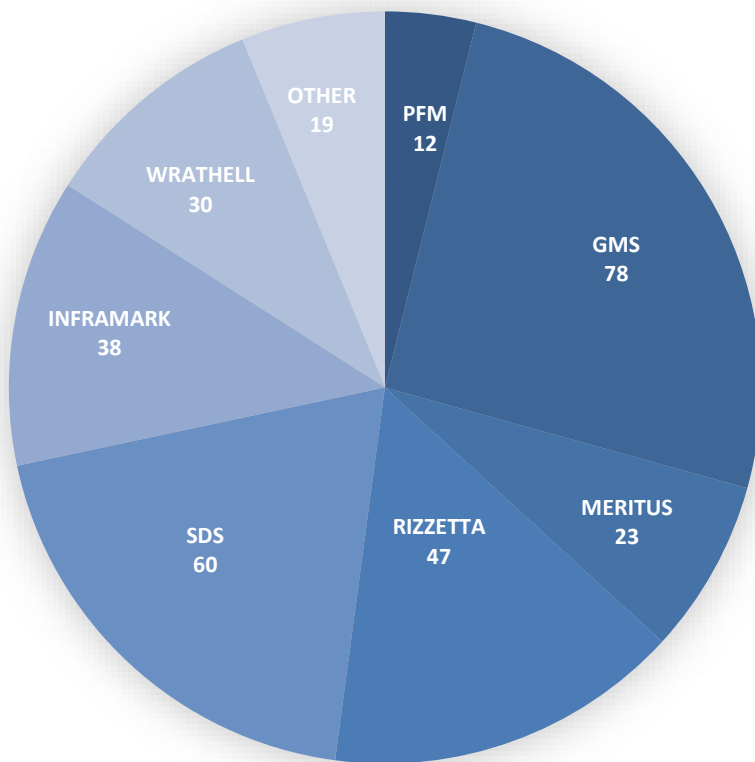
Review Number: 594791

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing

Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)

Years Performing

Audits: 13+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

64 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)

Bachelor of Arts

Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District

St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member

Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

24
56
80 (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts Aid to Victims of Domestic Abuse Boca Raton Airport Authority Broward Education Foundation CareerSource Brevard CareerSource Central Florida 403 (b) Plan City of Lauderdale GERS City of Parkland Police Pension Fund City of Sunrise GERS Coquina Water Control District Central County Water Control District City of Miami (program specific audits) City of West Park Coquina Water Control District East Central Regional Wastewater Treatment Fac. East Naples Fire Control & Rescue District	Hispanic Human Resource Council Loxahatchee Groves Water Control District Old Plantation Water Control District Pinetree Water Control District San Carlos Park Fire & Rescue Retirement Plan South Indian River Water Control District South Trail Fire Protection & Rescue District Town of Haverhill Town of Hypoluxo Town of Hillsboro Beach Town of Lantana Town of Lauderdale By-The-Sea Volunteer Fire Pension Town of Pembroke Park Village of Wellington Village of Golf
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Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2029 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2025	\$6,000
2026	\$6,100
2027	\$6,200
2028	\$6,300
2029	<u>\$6,400</u>
TOTAL (2025-2029)	<u>\$31,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

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Current
Arbitrage
Calculations

We look forward to providing Rivers Edge Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

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

Present and constituting a quorum were:

Mac McIntyre	Chairman
Scott Maynard	Vice Chairman
Frederick Baron	Supervisor
Robert Cameron	Supervisor

Also present were:

Corbin deNagy	District Manager
Mary Grace Henley	District Counsel
Lauren Gentry	District Counsel by telephone
Jeff Mason	District Engineer
Jason Davidson	General Manager, Vesta
Richard Losco	General Manager, Vesta
Kevin McKendree	Field Operations, Vesta
Kimberly Fatuch	Lifestyle Director, Vesta
Lisa McCormick	Vesta Amenity Services
Ken Council	Amenity Manger, Vesta
Garrett Cannady	Yellowstone

The following is a summary of the discussions and actions taken at the October 15, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Chambers stated I understand the board is engaged in the financial analysis of heating the lap pool at RiverHouse. I encourage you to continue that process. The lap pool is used every

day in the summer. I also encourage you to consider the possibility for defraying some of the costs by collecting revenue from outside organizations for use of the pool.

Mr. McIntyre stated this portion of the audience comments is strictly for items on the agenda. Please review the agenda to see if your question or comment correlates with that if not at the end of the meeting there will be a second opening of the floor for all other comments or concerns that are not on the agenda.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the September 17, 2025 Audit Committee Meeting, Board of Supervisor Meeting and Special Joint Meeting**
- B. Financial Statements as of August 31, 2025**
- C. Check Register**

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

FOURTH ORDER OF BUSINESS

Staff Reports

- A. Landscape Maintenance - Report**

Mr. Cannady reviewed the landscape update for September 2025, copy of which was included in the agenda package.

- B. District Engineer**

There being none, the next item followed.

- C. District Counsel**

Ms. Henley reminded the board to complete their required ethics training by December 31st.

- D. District Manager – Discussion of the Fiscal Year Goals & Objectives**

Mr. deNagy stated the goals and objectives are largely compliance based, and you have met those goals and objectives. This will be posted to the website.

E. General Manager – Monthly Amenity and Field Operations Report

Mr. Losco stated we are seeking the board's approval to add another program called Creative Kids Mini Movers and it provides onsite fitness programs for 2–5-year-olds and will be from October 22nd to January 21st. The cost is \$290 per participant for each session, with a 10% revenue share to the District.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor district counsel was authorized to prepare a license agreement with Creative Kids Movement Network.

Mr. Losco stated the second program we are seeking the board's approval is called Bark to Bliss and it provides group dog training. They have various programs which include responsible dog ownership, it promotes safe, well-mannered dogs for our community. It will be a recurring event. It will be six-week sessions at \$175 per participant, with 10% revenue share to the District.

On MOTION by Mr. Maynard seconded by Mr. McIntyre with all in favor district counsel was authorized to prepare a license agreement with Bark to Bliss for one six-week course subject to coordination with Vesta.

Mr. Losco stated I want to have a discussion on RiverHouse renovations, it is a budgeted item for \$80,000. Chairman McIntyre has been appointed to help with options. We have started preliminary discussions with him to move forward. We will look for additional directives from the board. We will discuss the functionality of the facility, usage, possible contract involvement, theme of the décor, flooring, with a possible start date of January 26th. We will update the board at your November meeting.

FIFTH ORDER OF BUSINESS**Acceptance of the Fiscal Year 2024 Audit Report**

Mr. deNagy stated fiscal year 2024 audit was due June 30, 2025. We started the audit engagement process with your auditor in mid-March and as we approached June 30th, we were in constant contact with them asking for updates. We were met with the response that the delay was caused by staff turnover, and the firm was still working on it. This is a late audit, and we have

been contacted by the accountability office with Florida Commerce, contact from JLAC inquiring about the delay in the financial report and your audit.

Ms. Henley stated we did send correspondence to JLAC explaining the delay. There is nothing we could have done.

Mr. deNagy stated at the last meeting the audit committee approved an auditor selection criteria and authorized staff to issue an RFP, and I anticipate we will have something back at the next meeting.

There were no prior year or current year audit findings or recommendations as it is a clean audit.

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the fiscal year 2024 audit report was accepted.

SIXTH ORDER OF BUSINESS

Consideration of Amendment to Tri-Party Interlocal and Cost Share Agreement

Mr. deNagy stated this amendment to the tri-party interlocal and cost share agreement is something we discussed at the joint meeting last month. The old agreement mentioned Mattamy in place of Rivers Edge III. This amendment updates that and some of the exhibits that are included in this package along with the cost share methodology that has not changed except the terminology that went from landscape, irrigation, stormwater that is now grounds maintenance, that is more in line with the terminology used in the budget. There is also the allocation of ERUs we talked about at the joint meeting.

After this got added to the agenda, we looked at Exhibit C, which is additional improvements and is very similar to Composite Exhibit B. There are a couple things we want to add onto this map. We don't want you to approve this in substantial form, my preference is that we get this exhibit fully updated and have the boards review everything and approve it at the next meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Maintenance Agreement for Splash Pad

Ms. Henley stated this is another item you talked about at the joint meeting. This is an initial draft that my office prepared. We have not sent this to Mattamy yet, we wanted to get board approval on the substance of the agreement before we did that. Once we send this to Mattamy if

there are any changes we will bring it back to you and let you know what those were. This is to memorialize that Mattamy grants an easement for the CDD to go onto that property and maintain the splash pad and do what we need to do to be in conformity with our permits.

Mr. Baron asked what are the termination provisions?

Ms. Henley stated 30 days.

Mr. Baron asked can we change that to 90 days?

Ms. Henley stated we can try for 90 days.

On MOTION by Mr. Maynard seconded by Mr. Cameron with all in favor the maintenance agreement for the splash pad with Mattamy Jacksonville, LLC was approved as amended.

EIGHTH ORDER OF BUSINESS

Consideration of Cost Share Requests

A. Painting of the RiverHouse Facility

Mr. Losco stated the first request is for painting the RiverHouse facility interior and exterior. This is an approved budget item for fiscal year 2026 in the amount of \$90,680. We are asking for additional funds due to the estimates being over budget.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the cost share request in the amount of \$98,984 for Investment Painting was approved.

B. Holiday Lighting & Decorations

Mr. Losco stated the second consideration for cost share request is for holiday lighting and decorations. We have obtained two estimates, one from Rivertown Holiday Experts for \$30,224.35 for all the lights, wreaths and garlands. The cost share would be \$10,729. We also had another vendor come in, Twinkle Nights and they came in at \$30,233.75 for all the lights, wreaths and garlands. Your cost share would be \$10,729. They also came in with a three-year agreement and that estimate came in at \$26,526.25. Your cost share would be \$9,416.82. Yellowstone Landscape will provide the Christmas Tree.

Ms. Henley stated to get the benefit of the pricing discount it is a three-year contract. You have to buy out the entire agreement if you terminate it. Usually, we do our own form of agreement. You can approve it subject to some other cancellation term that we can negotiate and

if we can't reach that then we will have to bring it back, but November is getting close. What is your non-starter? We need to know what we can and cannot say yes to.

Mr. Baron stated in the past we have had contactors not perform and if the contractor fails you would be required to pay the full amount.

Ms. Henley stated the risk is if we can't reach an agreement on the cancellation term, then we don't have a holiday lighting agreement in time for the 2025 season.

Mr. Baron stated we will execute the first year with a contingency on some modification to the second and third year if the vendor fails we aren't paying anything for the second and third year. I think 50% of the following year is acceptable.

Ms. Henley stated we can take that direction.

Mr. Cameron left the room during this item.

On MOTION by Mr. McIntyre seconded by Mr. Baron with three in favor the three-year agreement with Twinkle Nights in the amount of \$9,416.82 was approved subject negotiation of the terms of cancellation.

C. Landscape Maintenance of Parcel 39, Phase 1 & 2

Mr. Losco stated the last consideration for cost share is for landscape maintenance services for Parcel 39, Phase 1 & 2 in the total amount of \$117,840 with Rivers Edge share being \$41,833.20.

Mr. Cameron rejoined the meeting during this item.

On MOTION by Mr. Baron seconded by Mr. Maynard with all in favor the cost share for landscape maintenance of Parcel 39, phase 1 & 2 in the amount of \$41,833.20 was approved.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Cameron stated Kevin and I were discussing the ponds because we had complaints. It looks like some of the pond problems are caused by the residents and their landscapers. A lot of

the landscapers blow the grass down the drains. A resident who owns a landscape company blows his grass down an inlet that is nowhere close to anything Yellowstone maintains. The pond this drains into there is a tree and I would like to give Yellowstone permission to cut the tree down so the boat can get to that pond.

Mr. Baron stated we have access roads for these folks to get to the ponds.

Mr. McKendree stated that is the only access.

Mr. McIntyre asked can we check the easement to make sure there is no encroachment before we take on that expense?

Mr. Davidson stated we can work with the engineer to see if there are any other easements that are not blocked.

Mr. deNagy stated I want to go back to other business. Rivers Edge III and II had some residents come and talk about the Flock Security and asked those boards to put it on an agenda. I think the consensus of both boards was they didn't want it on their own specific agenda, they wanted to have a joint meeting since it affects all three districts. If the board is amenable we can look for a possible time to have a joint meeting where we can talk specifically about security, a large portion of which would be under a shade session as allowed by Florida law. We will get that set up.

ELEVENTH ORDER OF BUSINESS

Audience Comments

A resident stated you heard me before I personally don't agree with the Flock system. I have taken on myself to reach out to our Facebook community, taken a poll of residents, many of whom would like to be here but couldn't because of the time. I really like security devices in our community, we want security. I don't believe the Flock system is the best system for our community. We are giving personal transportation data to a private company and they can do whatever they want with it. I think it presents a security risk and we should consider public comments on this and make a better decision about how to keep our community secure. I would love to work with people in our community to make a presentation.

A resident stated related to the cost involved with the Flock system. I would like to know the background and minutes you can point to where this was discussed. If that could be sent to me offline I would love to read up on that. The problem community understands the problems they have and the proposed solution.

TWELTH ORDER OF BUSINESS

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

Mr. deNagy stated the next meeting is scheduled for November 19, 2025 at 11:00 a.m. in the same location.

On MOTION by Mr. McIntyre seconded by Mr. Baron with all in favor the meeting adjourned at 12:06 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Rivers Edge
Community Development District

Unaudited Financial Reporting
September 30, 2025



Rivers Edge
Community Development District
Combined Balance Sheet
September 30, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 453,668	\$ -	\$ 53,876	\$ -	\$ 507,544
Assessments Receivable	26,990	17,390	-	-	44,381
Due from Mattamy - Utilities	23,756	-	-	-	23,756
Due from Other	10	-	-	-	10
<u>Investments:</u>					
State Board of Administration (SBA)	7,941	-	1,373,837	-	1,381,777
US Bank Custody Account	144,133	-	-	-	144,133
<u>Series 2016</u>					
Reserve	-	248,426	-	-	248,426
Revenue	-	358,218	-	-	358,218
Prepayment	-	1	-	-	1
<u>Series 2018</u>					
Reserve	-	116,539	-	-	116,539
Revenue	-	216,718	-	-	216,718
<u>Series 2018A-1/2018A-2</u>					
Revenue	-	111,471	-	-	111,471
Excess Revenue	-	413	-	-	413
Reserve 2018A-1	-	68,919	-	-	68,919
Reserve 2018A-2	-	87,438	-	-	87,438
Prepaid Expenses	117,361	-	-	-	117,361
Deposits	7,241	-	-	-	7,241
Total Assets	\$ 781,099	\$ 1,225,534	\$ 1,427,713	\$ -	\$ 3,434,345
Liabilities:					
Accounts Payable	\$ 24,006	\$ -	\$ 166,250	\$ -	\$ 190,256
Accrued Expenses	34,190	-	-	-	34,190
Fica Payable	92	-	-	-	92
Total Liabilities	\$ 58,288	\$ -	\$ 166,250	\$ -	\$ 224,538
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 117,361	\$ -	\$ -	\$ -	\$ 117,361
Deposits	7,241	-	-	-	7,241
Restricted for:					
Debt Service	-	1,225,534	-	-	1,225,534
Assigned for:					
Capital Reserve Fund	-	-	1,261,463	-	1,261,463
Unassigned	598,210	-	-	-	598,210
Total Fund Balances	\$ 722,812	\$ 1,225,534	\$ 1,261,463	\$ -	\$ 3,209,808
Total Liabilities & Fund Balance	\$ 781,099	\$ 1,225,534	\$ 1,427,713	\$ -	\$ 3,434,345

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual		
	Budget	Thru 09/30/25	Thru 09/30/25	Variance	Progress
Revenues:					
Special Assessments - Tax Roll	\$ 2,498,348	\$ 2,498,348	\$ 2,539,641	\$ 41,292	
Misc Income/Interest	30,000	30,000	53,568	23,568	
Rental Revenue	30,000	30,000	18,111	(11,889)	
Cost Share Landscaping Rivers Edge II	801,623	801,623	801,623	0	
Cost Share Landscaping Rivers Edge III	103,480	103,480	103,480	(0)	
Cost Share Amenity Rivers Edge II	88,478	88,478	88,478	0	
Cost Share Amenity Rivers Edge III	155,848	155,848	155,848	(0)	
Community Garden	1,500	1,500	1,775	275	
Tennis Revenue	1,000	1,000	353	(647)	
Special Events	15,000	15,000	37,773	22,773	
Total Revenues	\$ 3,725,277	\$ 3,725,277	\$ 3,800,649	\$ 75,372	
Expenditures:					
<u>General & Administrative:</u>					
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 15,600	\$ (3,600)	130%
FICA Expense	918	918	1,193	(275)	130%
District Engineer	25,000	25,000	11,745	13,255	47%
District Counsel	55,000	55,000	35,584	19,416	65%
District Management	56,040	56,040	56,040	(0)	100%
Assessment Roll Administration	5,618	5,618	5,618	-	100%
Dissemination Agent	6,854	6,854	7,754	(900)	113%
Information Technology	3,244	3,244	3,244	1	100%
Website Maintenance	1,671	1,671	1,671	0	100%
Annual Audit	5,200	5,200	4,385	815	84%
Trustee Fees	12,500	12,500	12,408	92	99%
Arbitrage	1,800	1,800	3,000	(1,200)	167%
Telephone	500	500	232	268	46%
Postage	1,500	1,500	2,921	(1,421)	195%
Printing & Binding	3,000	3,000	1,688	1,312	56%
Insurance	11,126	11,126	10,300	826	93%
Legal Advertising	2,500	2,500	1,219	1,281	49%
Other Current Charges	500	500	20	480	4%
Office Supplies	100	100	15	85	15%
Dues, Licenses & Subscriptions	175	175	175	-	100%
Total General & Administrative	\$ 205,246	\$ 205,246	\$ 174,811	\$ 30,435	

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual		
	Budget	Thru 09/30/25	Thru 09/30/25	Variance	Progress
<i>Operations & Maintenance</i>					
Ground Maintenance					
Field Operations Management (Vesta)	\$ 39,438	\$ 39,438	\$ 39,438	\$ -	100%
Landscape Maintenance	1,347,729	1,347,729	1,077,644	270,085	80%
Landscape Contingency	61,200	61,200	228,164	(166,964)	373%
Irrigation Repairs and Maintenance	45,000	45,000	111,527	(66,527)	248%
Lake Maintenance	56,340	56,340	64,935	(8,595)	115%
Irrigation Water Use	245,000	245,000	253,107	(8,106)	103%
Electric	158,000	158,000	219,796	(61,796)	139%
Street Lighting & Signage Repairs and Replacements	20,000	20,000	58,548	(38,548)	293%
Street and Drainage Maintenance	5,000	5,000	-	5,000	0%
Repairs and Maintenance	18,530	18,530	61,183	(42,653)	330%
Subtotal Ground Maintenance	\$ 1,996,237	\$ 1,996,237	\$ 2,114,342	\$ (118,105)	
Amenity Center - River House					
General Manager (Vesta)	\$ 46,793	\$ 46,793	\$ 48,290	\$ (1,497)	103%
Amenity Manager (Vesta)	29,632	29,632	29,632	0	100%
Maintenance Service (Vesta)	105,417	105,417	105,417	-	100%
Lifestyle Director (Vesta)	43,328	43,328	43,328	(0)	100%
Lifeguards (Vesta)	43,563	43,563	45,086	(1,523)	103%
Facility Attendant (Vesta)	73,150	73,150	73,150	0	100%
Security Monitoring	3,500	3,500	2,504	996	72%
Security Guards	100,000	100,000	99,754	246	100%
Telephone & Internet	38,000	38,000	16,958	21,042	45%
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	32,875	32,875	0	100%
Pressure Washing	20,000	20,000	-	20,000	0%
Pool Chemicals (Poolsure)	20,420	20,420	25,372	(4,952)	124%
Natural Gas	410	410	526	(116)	128%
Electric	37,000	37,000	38,764	(1,764)	105%
Water & Sewer	45,000	45,000	54,686	(9,686)	122%
Repair and Replacements	110,000	110,000	162,125	(52,125)	147%
Refuse	50,000	50,000	39,129	10,871	78%
Pest Control	12,000	12,000	7,118	4,882	59%
Fire Alarm System Maintenance	2,000	2,000	4,539	(2,539)	227%
Access Cards	3,250	3,250	3,250	-	100%
License & Permits	1,800	1,800	1,780	20	99%
Other Current	8,000	8,000	9,202	(1,202)	115%
Special Events	50,000	50,000	63,285	(13,285)	127%
Holiday Decorations	20,150	20,150	65,975	(45,825)	327%
Office Supplies & Postage	3,500	3,500	4,394	(894)	126%
Community Garden	500	500	9,000	(8,500)	1800%
Subtotal Amenity Center - River House	\$ 1,034,447	\$ 1,034,447	\$ 1,113,801	\$ (79,354)	
Total Operations & Maintenance	\$ 3,030,684	\$ 3,030,684	\$ 3,228,143	\$ (197,460)	

Rivers Edge
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual		
	Budget	Thru 09/30/25	Thru 09/30/25	Variance	Progress
Reserves					
General Reserve - Grounds Maintenance	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	
General Reserve - Amenity Center	180,000	180,000	180,000	-	
Additional Reserves	231,000	231,000	231,000	-	
Subtotal Reserves	\$ 511,000	\$ 511,000	\$ 511,000	\$ -	
Total Expenditures	\$ 3,746,930	\$ 3,746,930	\$ 3,913,955	\$ (167,025)	104%
Excess (Deficiency) of Revenues over Expenditures	\$ (21,653)	\$ (21,653)	\$ (113,306)	\$ 242,396	
<u>Other Financing Sources/(Uses):</u>					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	
Net Change in Fund Balance	\$ (21,653)	\$ (21,653)	\$ (113,306)	\$ 242,396	
Fund Balance - Beginning	\$ 21,653		\$ 839,354		
Fund Balance - Ending	\$ (0)		\$ 726,048		

Rivers Edge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 170,231	\$ 2,140,714	\$ -	\$ 125,089	\$ -	\$ 52,341	\$ 7,486	\$ 16,790	\$ -	\$ -	\$ 26,990	\$ 2,539,641
Misc Income/Interest	2,567	281	633	627	6,477	5,747	6,880	6,176	8,381	7,211	4,882	3,705	53,568
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental Revenue	2,854	375	2,250	2,355	306	1,300	1,025	1,100	4,625	900	1,021	-	18,111
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	66,802	801,623
Cost Share Landscaping Rivers Edge III	8,623	8,623	8,623	8,623	8,623	8,623	8,623	8,623	8,623	8,623	8,623	8,623	103,480
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	7,373	88,478
Cost Share Amenity Rivers Edge III	12,987	12,987	12,987	12,987	12,987	12,987	12,987	12,987	12,987	12,987	12,987	12,987	155,848
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	5,446	37,773
Total Revenues	\$ 102,964	\$ 268,510	\$ 2,241,533	\$ 100,362	\$ 237,621	\$ 104,894	\$ 158,730	\$ 112,583	\$ 127,706	\$ 109,725	\$ 104,093	\$ 131,927	\$ 3,800,649
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 2,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,800	\$ 1,000	\$ 1,800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 2,000	\$ 15,600
FICA Expense	153	77	77	77	77	138	77	138	77	77	77	153	1,193
District Engineer	414	1,445	3,238	928	688	814	444	1,455	254	1,231	188	647	11,745
District Counsel	5,102	1,722	1,965	1,631	3,567	2,624	3,164	2,236	3,134	3,469	3,573	3,398	35,584
District Management	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	56,040
Assessment Roll Administration	5,618	-	-	-	-	-	-	-	-	-	-	-	5,618
Dissemination Agent	871	571	571	571	571	571	1,171	571	571	571	571	571	7,754
Information Technology	270	270	270	270	270	270	270	270	270	270	270	270	3,244
Website Maintenance	139	139	139	139	139	139	139	139	139	139	139	139	1,671
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	4,385	4,385
Trustee Fees	4,341	2,500	4,026	-	-	-	-	-	1,541	-	-	-	12,408
Arbitrage	600	600	-	-	-	-	-	-	-	600	600	600	3,000
Telephone	11	-	6	17	21	26	66	12	27	24	10	13	232
Postage	92	453	186	111	103	53	164	183	119	1,238	136	85	2,921
Printing & Binding	28	37	30	15	24	28	18	12	137	1,273	11	75	1,688
Insurance	10,300	-	-	-	-	-	-	-	-	-	-	-	10,300
Legal Advertising	-	-	-	206	90	-	-	32	-	266	323	302	1,219
Other Current Charges	-	-	20	-	-	-	-	-	-	-	-	-	20
Office Supplies	1	2	1	1	1	1	1	1	1	1	1	2	15
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 34,784	\$ 13,486	\$ 16,200	\$ 9,635	\$ 11,221	\$ 11,135	\$ 11,183	\$ 11,518	\$ 11,940	\$ 14,830	\$ 11,568	\$ 17,312	\$ 174,811
Operations & Maintenance													
Ground Maintenance													
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	\$ 3,287	\$ 39,438
Landscape Maintenance	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	1,077,644
Landscape Contingency	4,785	2,077	4,640	7,900	1,340	4,900	7,475	1,260	179,857	11,981	-	1,950	228,164
Irrigation Repairs and Maintenance	9,653	3,253	4,937	10,380	12,694	5,722	12,718	8,135	13,468	-	10,690	19,876	111,527
Lake Maintenance	6,195	4,470	4,470	4,470	4,470	5,430	5,430	5,430	8,280	5,430	5,430	5,430	64,935
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	29,127	253,107
Electric	16,427	17,044	16,831	17,756	17,643	17,307	22,018	18,542	4,085	32,870	19,716	19,558	219,796
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	350	58,548
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	4,364	61,183
Subtotal Ground Maintenance	\$ 157,071	\$ 150,019	\$ 160,315	\$ 164,778	\$ 153,111	\$ 153,405	\$ 160,371	\$ 169,021	\$ 330,288	\$ 175,668	\$ 166,549	\$ 173,746	\$ 2,114,342

Rivers Edge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center - River House													
General Manager (Vesta)	\$ 3,899	\$ 4,019	\$ 4,010	\$ 4,044	\$ 4,030	\$ 4,027	\$ 4,039	\$ 4,030	\$ 4,030	\$ 4,022	\$ 4,090	\$ 4,049	\$ 48,290
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	2,469	29,632
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	8,785	105,417
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	3,611	43,328
Lifeguards (Vesta)	-	-	-	-	-	3,984	2,720	3,504	12,909	11,987	9,646	336	45,086
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	6,096	73,150
Security Monitoring	209	209	209	209	209	209	209	209	209	209	209	209	2,504
Security Guards	7,483	10,029	6,999	7,397	7,155	5,152	10,990	7,630	8,898	11,937	7,449	11,872	102,990
Telephone & Internet	1,892	2,276	2,035	2,034	1,235	1,235	1,235	1,234	1,234	849	849	849	16,958
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	2,740	32,875
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	2,654	25,372
Natural Gas	43	45	46	42	43	45	43	45	43	43	45	43	526
Electric	3,003	2,816	3,011	3,471	3,465	2,685	2,825	3,058	3,339	3,900	3,723	3,468	38,764
Water & Sewer	3,308	4,475	4,064	4,795	4,601	4,470	5,194	5,194	5,542	4,503	4,143	4,396	54,686
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	9,392	162,125
Refuse	4,628	4,628	5,357	5,175	5,124	5,340	-	1,741	1,359	2,137	1,818	1,822	39,129
Pest Control	593	593	593	611	611	611	449	611	611	611	611	611	7,118
Fire Alarm System Maintenance	-	-	-	-	-	625	-	3,646	-	100	-	168	4,539
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	4,311	63,285
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	310	4,394
Community Garden	-	-	-	9,000	-	-	-	-	-	-	-	-	9,000
Subtotal Amenity Center - River House	\$ 185,945	\$ 66,798	\$ 68,304	\$ 90,337	\$ 94,372	\$ 69,503	\$ 74,286	\$ 72,532	\$ 134,666	\$ 87,364	\$ 104,739	\$ 68,192	\$ 1,117,037
Total Operations & Maintenance	\$ 343,016	\$ 216,816	\$ 228,618	\$ 255,115	\$ 247,483	\$ 222,908	\$ 234,658	\$ 241,553	\$ 464,953	\$ 263,032	\$ 271,289	\$ 241,939	\$ 3,231,380
Reserves													
General Reserve - Grounds Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
General Reserve - Amenity Center	-	-	-	-	-	-	-	-	-	-	-	180,000	180,000
Additional Reserves	-	-	-	-	-	-	-	-	-	-	-	231,000	231,000
Subtotal Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 511,000	\$ 511,000
Total Expenditures	\$ 377,799	\$ 230,302	\$ 244,818	\$ 264,750	\$ 258,705	\$ 234,043	\$ 245,841	\$ 253,071	\$ 476,893	\$ 277,862	\$ 282,857	\$ 770,250	\$ 3,917,191
Excess (Deficiency) of Revenues over Expenditures	\$ (274,835)	\$ 38,208	\$ 1,996,715	\$ (164,388)	\$ (21,084)	\$ (129,148)	\$ (87,111)	\$ (140,488)	\$ (349,187)	\$ (168,137)	\$ (178,764)	\$ (638,323)	\$ (116,542)
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (274,835)	\$ 38,208	\$ 1,996,715	\$ (164,388)	\$ (21,084)	\$ (129,148)	\$ (87,111)	\$ (140,488)	\$ (349,187)	\$ (168,137)	\$ (178,764)	\$ (638,323)	\$ (116,542)

Rivers Edge
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 709,452	\$ 709,452	\$ 721,144	\$ 11,693
Interest Income	5,000	5,000	29,865	24,865
Total Revenues	\$ 714,452	\$ 714,452	\$ 751,010	\$ 36,558
Expenditures:				
Interest - 11/1	\$ 238,910	\$ 238,910	\$ 238,910	\$ -
Interest - 5/1	238,910	238,910	238,910	-
Principal - 5/1	230,000	230,000	230,000	-
Principal Prepayment - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 707,820	\$ 707,820	\$ 712,820	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,632	\$ 6,632	\$ 38,189	\$ 41,558
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,632	\$ 6,632	\$ 38,189	\$ 41,558
Fund Balance - Beginning	\$ 327,591		\$ 576,120	
Fund Balance - Ending	\$ 334,222		\$ 614,309	

Rivers Edge
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 456,295	\$ 456,295	\$ 463,846	\$ 7,551
Special Assessments - Prepayment	-	-	34,247	34,247
Interest Income	5,000	5,000	17,387	12,387
Total Revenues	\$ 461,295	\$ 461,295	\$ 515,481	\$ 54,185
Expenditures:				
Interest - 11/1	\$ 168,955	\$ 168,955	\$ 168,955	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	168,955	168,955	168,835	120
Principal - 5/1	130,000	130,000	130,000	-
Principal Prepayment - 5/1	-	-	40,000	(40,000)
Total Expenditures	\$ 467,910	\$ 467,910	\$ 512,790	\$ (44,880)
Excess (Deficiency) of Revenues over Expenditures	\$ (6,615)	\$ (6,615)	\$ 2,691	\$ 99,065
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 4,178	\$ 4,178
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 4,178	\$ 4,178
Net Change in Fund Balance	\$ (6,615)	\$ (6,615)	\$ 6,869	\$ 103,243
Fund Balance - Beginning	\$ 203,962		\$ 331,318	
Fund Balance - Ending	\$ 197,348		\$ 338,187	

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 September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 444,246	\$ 444,246	\$ 451,367	\$ 7,121
Interest Income	5,000	5,000	16,784	11,784
Total Revenues	\$ 449,246	\$ 449,246	\$ 468,151	\$ 18,906
Expenditures:				
Series 2018A-1				
Interest - 11/1	\$ 50,114	\$ 50,114	\$ 50,114	\$ (0)
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	50,114	50,114	50,021	94
Principal - 5/1	165,000	165,000	165,000	-
Series 2018A-2				
Interest - 11/1	42,531	42,531	42,531	-
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	42,531	42,531	42,422	109
Principal - 5/1	90,000	90,000	90,000	-
Principal Prepayment - 5/1	-	-	60,000	(60,000)
Total Expenditures	\$ 440,291	\$ 440,291	\$ 510,088	\$ (69,797)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,955	\$ 8,955	\$ (41,937)	\$ 88,702
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,955	\$ 8,955	\$ (41,937)	\$ 88,702
Fund Balance - Beginning	\$ 152,151		\$ 314,974	
Fund Balance - Ending	\$ 161,106		\$ 273,037	

Rivers Edge
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Actual	
	Thru 09/30/25	
<u>Revenues</u>		
Interest Income	\$	85
Total Revenues	\$	85
<u>Expenditures:</u>		
Capital Outlay	\$	-
Total Expenditures	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	85
<u>Other Financing Sources/(Uses)</u>		
Transfer In/(Out)	\$	(4,178)
Total Other Financing Sources (Uses)	\$	(4,178)
Net Change in Fund Balance	\$	(4,093)
Fund Balance - Beginning	\$	4,093
Fund Balance - Ending	\$	-

Rivers Edge
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Interest	\$ 10,000	\$ 10,000	\$ 39,592	\$ 29,592
General Reserve - Grounds Maintenance	100,000	100,000	100,000	-
General Reserve - Amenity Center	180,000	180,000	180,000	-
Additional Reserves	231,000	231,000	231,000	-
Total Revenues	\$ 521,000	\$ 521,000	\$ 550,592	\$ 29,592
Expenditures:				
Repair and Replacements	\$ 100,000	\$ 100,000	\$ 63,953	\$ 36,047
Capital Outlay	150,000	150,000	402,920	(252,920)
Other Current Charges	1,000	1,000	109	891
Total Expenditures	\$ 251,000	\$ 251,000	\$ 466,982	\$ (215,982)
Excess (Deficiency) of Revenues over Expenditures	\$ 270,000		\$ 83,610	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 270,000		\$ 83,610	
Fund Balance - Beginning	\$ 1,202,089		\$ 1,177,852	
Fund Balance - Ending	\$ 1,472,089		\$ 1,261,463	

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	\$	248,426
Reserve Fund Balance		248,426
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)
Current Bonds Outstanding	\$	8,915,000

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

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

Rivers Edge
Community Development District
Long Term Debt Report

Series 2018A-2, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	4.375%-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)
Current Bonds Outstanding	\$	1,595,000
Total Bonds Outstanding	\$	19,475,000

**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	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
INTEREST	10/9/2025	34.73	55.48	35.69	195.40	321.30
EXCESS FEES	10/28/2025	4,762.19	7,608.50	4,893.86	26,794.75	44,059.32
		-	-	-	-	
		-	-	-	-	
TOTAL TAX ROLL RECEIPTS		451,367.38	721,144.31	463,846.33	2,539,640.51	4,175,998.54

BALANCE DUE	(7,347.84)	(11,739.57)	(7,550.99)	(41,343.08)	(67,981.50)
PERCENT COLLECTED	101.65%	101.65%	101.65%	101.65%	101.65%

C.

Rivers Edge

Community Development District

Check Run Summary September 30, 2025

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	9/19/25	50765-50769	\$ 923.50
	9/19/25	50770-50774	923.50
Sub-Total			\$ 1,847.00
<i>Accounts Payable</i>	9/5/25	7172-7196	\$ 79,877.21
	9/12/25	7197-7212	107,701.15
	9/19/25	7213-7221	6,763.50
	9/26/25	7222-7245	138,792.26
Sub-Total			\$ 333,134.12
Capital Fund			
<i>Accounts Payable</i>			\$ -
Sub-Total			\$ -
Total			\$ 334,981.12

PR300R

PAYROLL CHECK REGISTER

RUN 9/19/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50765	18	AHMED M MCINTYRE	184.70	9/19/2025
50766	24	CHRISTOPHER P WHITE	184.70	9/19/2025
50767	21	FREDERICK T BARON	184.70	9/19/2025
50768	22	ROBERT L CAMERON	184.70	9/19/2025
50769	23	SCOTT MAYNARD	184.70	9/19/2025
TOTAL FOR REGISTER			923.50	

REDG RIVERS EDGE DLAUGHLIN

Attendance Sheet

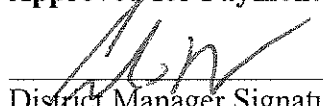
District Name: Rivers Edge CDD

Board Meeting Date: September 17, 2025 Meeting

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

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

Approved for Payment:


District Manager Signature

9/17/2025
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

PR300R

PAYROLL CHECK REGISTER

RUN 9/19/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50770	18	AHMED M MCINTYRE	184.70	9/19/2025
50771	24	CHRISTOPHER P WHITE	184.70	9/19/2025
50772	21	FREDERICK T BARON	184.70	9/19/2025
50773	22	ROBERT L CAMERON	184.70	9/19/2025
50774	23	SCOTT MAYNARD	184.70	9/19/2025
TOTAL FOR REGISTER			923.50	

REDG RIVERS EDGE DLAUGHLIN

Attendance Sheet

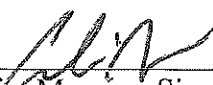
District Name: Rivers Edge CDD

Board Meeting Date: September 17, 2025 Joint Special Meeting

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

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

Approved for Payment:


District Manager Signature

9/17/2025
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

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

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/05/25	00400	8/29/25 08292025	202508 320-57200-49400 9/13 10HR EVENT FINAL PMT	ALL ABOUT EVENTS-JACKSONVILLE LLC	*	957.17	957.17 007172
9/05/25	00371	9/01/25 09012025	202509 320-57200-49400 10/11 3HR BOUNCE HOUSES	CELEBRATION JAX LLC	*	812.25	812.25 007173
9/05/25	00396	8/29/25 101125A	202508 320-57200-49400 10/11 FALL/HALLOWEEN 3HR	ERICA-ANN G PETERS	*	375.00	375.00 007174
9/05/25	00396	8/29/25 121325A	202508 320-57200-49400 12/13 WINTER/HOLIDAY 3HR	ERICA-ANN G PETERS	*	375.00	375.00 007175
9/05/25	00181	8/07/25 299-9978	202508 330-57200-45700 ACCESS CARDS/POOL HR SIGN	FAST SIGNS #171701	*	374.13	374.13 007176
9/05/25	00413	8/25/25 2526	202508 320-57200-49410 PERMANENT HOLIDAY LIGHTS	FIRST COAST TRIMLIGHT LLC	*	23,450.00	23,450.00 007177
9/05/25	00365	9/01/25 202234	202509 320-57200-46800 SEP LAKE MAINTENANCE	FLORIDA WATERWAYS INC	*	5,430.00	5,430.00 007178
9/05/25	00003	9/01/25 281	202509 310-51300-34000 SEP MANAGEMENT FEES		*	4,670.00	
		9/01/25 281	202509 310-51300-35100 SEP WEBSITE ADMIN		*	139.25	
		9/01/25 281	202509 310-51300-35100 SEP INFO TECH		*	270.33	
		9/01/25 281	202509 310-51300-32400 SEP DISSEM AGENT SRVCS		*	571.17	
		9/01/25 281	202509 310-51300-51000 OFFICE SUPPLIES		*	1.62	
		9/01/25 281	202509 310-51300-42000 POSTAGE		*	85.13	
		9/01/25 281	202509 310-51300-42500 COPIES		*	75.30	
		9/01/25 281	202509 310-51300-41000 TELEPHONE		*	13.16	
				GOVERNMENTAL MANAGEMENT SERVICES			5,825.96 007179

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/05/25	00278	8/08/25 426952	202508 330-57200-45700	MAINTENANCE SUPPLIES	*	98.93	
				HAGAN ACE HARDWARE OF MANDARIN			98.93 007180
9/05/25	00278	8/14/25 426996	202508 330-57200-45700	MAINTENANCE SUPPLIES	*	69.89	
				HAGAN ACE HARDWARE OF MANDARIN			69.89 007181
9/05/25	00278	8/28/25 427085	202508 330-57200-45700	MAINTENANCE SUPPLIES	*	52.96	
				HAGAN ACE HARDWARE OF MANDARIN			52.96 007182
9/30/25	00278	8/28/25 427085	202508 330-57200-45700	MAINTENANCE SUPPLIES	V	52.96-	
				HAGAN ACE HARDWARE OF MANDARIN			52.96-007182
9/05/25	00256	8/26/25 5032	202508 320-57200-46500	RPLC FPL METER CAN/REWIRE	*	994.00	
				KAD ELECTRIC COMPANY			994.00 007183
9/05/25	00294	9/01/25 1425	202509 320-57200-49400	10/11 3HR VENDOR MARKET	*	400.00	
				MAGNETIX DJ SERVICES			400.00 007184
9/05/25	00073	9/01/25 13129563	202509 330-57200-45210	SEP POOL CHEMICALS	*	2,653.65	
				POOLSURE			2,653.65 007185
9/05/25	00058	9/01/25 5661	202509 330-57200-34500	SEP CLUBHOUSE MONITOR	*	125.72	
		9/01/25 5661	202509 330-57200-34500	SEP FITNESS CNTR MONITOR	*	35.72	
		9/01/25 5661	202509 330-57200-34500	SEP PARK MONITOR	*	47.23	
				SONITROL OF NORTH CENTRAL FLORIDA			208.67 007186
9/05/25	00155	9/01/25 428163	202509 330-57200-34000	SEP GEN MANAGER SRVCS	*	3,899.42	
		9/01/25 428163	202509 320-57200-46001	SEP FIELD OPS	*	3,286.50	
		9/01/25 428163	202509 330-57200-34001	SEP LIFESTYLE SRVCS	*	3,610.67	
		9/01/25 428163	202509 330-57200-34400	SEP FACILITY ATTENDANT	*	6,095.83	
		9/01/25 428163	202509 330-57200-34100	SEP MAINTENANCE SRVCS	*	8,784.75	

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		9/01/25 428163	202509 330-57200-45300		*	2,739.58	
		SEP JANITORIAL SRVCS					
		9/01/25 428163	202509 330-57200-34402		*	2,469.33	
		SEP AMENITY MANAGER					
				VESTA PROPERTY SERVICES, INC.			30,886.08 007187
9/05/25 00389		8/20/25 25631272	202508 330-57200-45700		*	68.79	
		JANITORIAL SUPPLIES					
				W B MASON CO INC			68.79 007188
9/05/25 00389		8/22/25 25636967	202508 330-57200-45700		*	29.98	
		JANITORIAL SUPPLIES					
				W B MASON CO INC			29.98 007189
9/05/25 00389		8/22/25 25637780	202508 330-57200-45700		*	37.38	
		JANITORIAL SUPPLIES					
				W B MASON CO INC			37.38 007190
9/05/25 00389		8/26/25 25642767	202508 330-57200-45700		*	59.49	
		JANITORIAL SUPPLIES					
				W B MASON CO INC			59.49 007191
9/05/25 00389		8/26/25 25643697	202508 330-57200-45700		*	557.44	
		JANITORIAL SUPPLIES					
				W B MASON CO INC			557.44 007192
9/05/25 00255		8/21/25 21758	202508 330-57200-45700		*	461.68	
		DISINFECTANT WIPES CASE					
				WIPES COM			461.68 007193
9/05/25 00334		8/29/25 982257	202508 320-57200-46000		*	267.73	
		AUG IRRIG RPR RIVER HOUSE					
				YELLOWSTONE LANDSCAPE			267.73 007194
9/05/25 00334		8/29/25 982258	202508 320-57200-46000		*	3,204.96	
		AUG IRR RPR NARROW LEAF					
				YELLOWSTONE LANDSCAPE			3,204.96 007195
9/05/25 00334		8/29/25 982260	202508 320-57200-46000		*	2,279.03	
		AUG IRR RPR INDIAN GRASS					
				YELLOWSTONE LANDSCAPE			2,279.03 007196
9/12/25 00367		9/07/25 09132501	202509 320-57200-49400		*	850.00	
		9/13 4HR RENAISSANCE FEST					
				BRITTANY LYNNE THAM			850.00 007197
				REDG RIVERS EDGE OKUZMUK			

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
RIVERS EDGE - GENERAL
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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/12/25	00076	9/02/25 42419084	202509 330-57200-45700	ACTIVE SCRAPER/MAT ONYX	*	125.21	
		9/02/25 52896479	202509 330-57200-45700	FIRST AID SUPPLIES	*	90.46	
				CINTAS FIRE 636525			215.67 007198
9/12/25	00181	8/26/25 299-1008	202508 330-57200-45700	EMERGENCY&FIRE PIT SIGNS	*	269.51	
				FAST SIGNS #171701			269.51 007199
9/12/25	00322	8/31/25 7301327	202508 310-51300-48000	8/1 BUDGET HEAR #11513461	*	224.03	
		8/31/25 7301327	202508 310-51300-48000	8/29 PUBLIC NTC #11603964	*	98.56	
				GANNETT MEDIA CORP DBA			322.59 007200
9/12/25	00071	9/02/25 23474848	202509 330-57200-34510	SEC SRVCS 8/18-8/31/25	*	2,872.64	
		9/02/25 23474848	202509 330-57200-34510	MILEAGE	*	363.53	
				GIDDENS SECURITY CORPORATION			3,236.17 007201
11/11/25	00071	9/02/25 23474848	202509 330-57200-34510	SEC SRVCS 8/18-8/31/25	V	2,872.64-	
		9/02/25 23474848	202509 330-57200-34510	MILEAGE	V	363.53-	
				GIDDENS SECURITY CORPORATION			3,236.17-007201
9/12/25	00269	8/29/25 984228	202508 330-57200-45700	POOL CHEMICALS	*	39.96	
				PINCH A PENNY 148			39.96 007202
9/12/25	00155	8/31/25 428417	202508 330-57200-34200	AUG LIFEGUARD HOURS	*	9,646.19	
				VESTA PROPERTY SERVICES, INC.			9,646.19 007203
9/12/25	00155	8/31/25 428418	202508 330-57200-34000	AUG BILLABLE MILEAGE 1/3	*	190.21	
				VESTA PROPERTY SERVICES, INC.			190.21 007204
9/12/25	00334	9/03/25 989335	202508 320-57200-46000	AUG IRRIG RPR MAYBACK DR	*	434.70	
				YELLOWSTONE LANDSCAPE			434.70 007205
9/12/25	00334	9/03/25 989337	202508 320-57200-46000	AUG IRRIG RPR RIVERHOUSE	*	267.73	
				YELLOWSTONE LANDSCAPE			267.73 007206
				REDG RIVERS EDGE OKUZMUK			

AP300R
*** CHECK NOS. 007172-007245

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

RUN 11/12/25

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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/12/25	00334	9/03/25 989338 AUG SR 13 MAIN ENTRANCE	202508 320-57200-46000	YELLOWSTONE LANDSCAPE	*	425.43	425.43 007207
9/12/25	00334	9/08/25 993507 AUG IRRIG RPR CALUMENT DR	202508 320-57200-46000	YELLOWSTONE LANDSCAPE	*	162.61	162.61 007208
9/12/25	00334	9/08/25 993508 AUG 427 RIVERHSE MAIN ST	202508 320-57200-46000	YELLOWSTONE LANDSCAPE	*	1,648.45	1,648.45 007209
9/12/25	00334	9/01/25 991121 SEP LANDSCAPE MAINTENANCE	202509 320-57200-46100	YELLOWSTONE LANDSCAPE	*	89,803.68	89,803.68 007210
9/12/25	00334	9/03/25 989336 PULL TRENCH ELECT CONDUIT	202509 320-57200-46000	YELLOWSTONE LANDSCAPE	*	488.25	488.25 007211
9/12/25	00071	9/02/25 23474848 SEC SRVCS 8/18-8/31/25	202508 330-57200-34510	GIDDENS SECURITY CORPORATION	*	2,572.64	2,936.17 007212
		9/02/25 23474848 MILEAGE	202508 330-57200-34510		*	363.53	
9/19/25	00305	9/11/25 2510 RAIN DAMAGED OUTDOOR BOX	202508 330-57200-45700		*	1,095.36	
		9/16/25 2542 RPLC POE NETWORK SWITCH	202509 330-57200-45700	INTEGRATED ACCESS SOLUTIONS	*	889.36	1,984.72 007213
9/19/25	00403	9/10/25 091325.2 GAME OF THROWS CHAIR	202509 320-57200-49400		*	200.00	
		9/10/25 091325.2 PREPARE THYSELF SIGN RENT	202509 320-57200-49400	J KEITH WHEELER	*	250.00	450.00 007214
9/19/25	00401	9/15/25 55073 AUG O & M	202508 310-51300-31100	PRIME AE GROUP INC	*	187.50	187.50 007215
9/19/25	00340	9/11/25 1145 LAP POOL PUMP MOTOR	202509 330-57200-45700	TMT ELECTRIC LLC	*	892.00	892.00 007216

REDG RIVERS EDGE OKUZMUK

AP300R
*** CHECK NOS. 007172-007245

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

RUN 11/12/25

PAGE 6

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/19/25	00155	9/13/25 RT091320	202509 320-57200-49400	RENAISSANCE FEST STAFF	*	74.29	
				VESTA PROPERTY SERVICES, INC.			74.29 007217
9/19/25	00174	9/08/25 1250421	202509 330-57200-46010	ANNUAL EXTINGUISHER	*	168.00	
				WAYNE AUTOMATIC FIRE SPRINKLERS, INC			168.00 007218
9/19/25	00334	7/31/24 JAX74054	202509 320-57200-46000	JUL IRR RPR DECODER RPLC	*	1,537.60	
				YELLOWSTONE LANDSCAPE			1,537.60 007219
9/19/25	00334	9/08/25 993509	202509 320-57200-46000	SEP IRR 20 CLOVER BROOK	*	973.27	
				YELLOWSTONE LANDSCAPE			973.27 007220
9/19/25	00334	9/08/25 993510	202509 320-57200-46000	SEP IRR 484 INDIAN GRASS	*	496.12	
				YELLOWSTONE LANDSCAPE			496.12 007221
9/26/25	00021	9/11/25 29128	202509 300-15500-10100	FY26 WC RENEW POLICY	*	1,500.00	
				EGIS INSURANCE ADVISORS LLC			1,500.00 007222
9/26/25	00021	9/19/25 29670	202509 300-15500-10100	FY26 INSURANCE RENEWAL	*	113,023.00	
				EGIS INSURANCE ADVISORS LLC			113,023.00 007223
9/26/25	00071	9/16/25 23475028	202509 330-57200-34510	SEC SRVCS 9/01-9/14/25	*	2,388.88	
		9/16/25 23475028	202509 330-57200-34510	SEC OFFICER - HOLIDAY	*	260.00	
		9/16/25 23475028	202509 330-57200-34510	MILEAGE	*	322.26	
				GIDDENS SECURITY CORPORATION			2,971.14 007224
9/26/25	00305	9/16/25 4757	202508 330-57200-45700	OUTDOOR BOX EQUIP RPLC	*	1,095.36	
				INTEGRATED ACCESS SOLUTIONS			1,095.36 007225
9/26/25	00416	9/20/25 4702	202509 320-57200-49400	GYPSY STYLE DANCE/AMBIENT	*	300.00	
				JULIANNE BATTAGLIA			300.00 007226
9/26/25	00300	9/19/25 13150	202508 310-51300-31500	AUG GENERAL COUNSEL	*	3,572.62	
				KILINKSI VAN WYK PLLC			3,572.62 007227
				REDG RIVERS EDGE OKUZMUK			

AP300R
*** CHECK NOS. 007172-007245

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

RUN 11/12/25

PAGE 7

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/26/25	00417	9/23/25 20250923	202509 320-57200-49400	10/17 3HR A LA CARTE	*	315.00	
				PHOTOBOOTH ST JOHNS LLC			315.00 007228
9/26/25	00340	9/19/25 1149	202509 330-57200-45700	LIGHTING CONTACTOR RPR	*	1,236.00	
				TMT ELECTRIC LLC			1,236.00 007229
9/26/25	00156	9/16/25 62112635	202509 330-57200-45900	SEP PEST CONTROL	*	225.16	
				TURNER PEST CONTROL			225.16 007230
9/26/25	00156	9/16/25 62112644	202509 330-57200-45900	AUG FLEA/TICK SERVICE	*	385.98	
				TURNER PEST CONTROL			385.98 007231
9/26/25	00389	9/09/25 25671787	202509 330-57200-45700	JANITORIAL SUPPLIES	*	52.29	
				W B MASON CO INC			52.29 007232
9/26/25	00389	9/10/25 25675666	202509 330-57200-45700	JANITORIAL SUPPLIES	*	11.98	
				W B MASON CO INC			11.98 007233
9/26/25	00389	9/10/25 25676262	202509 330-57200-45700	JANITORIAL SUPPLIES	*	89.74	
				W B MASON CO INC			89.74 007234
9/26/25	00389	9/15/25 25685554	202509 330-57200-45700	JANITORIAL SUPPLIES	*	96.57	
				W B MASON CO INC			96.57 007235
9/26/25	00389	9/15/25 25685607	202509 330-57200-45700	JANITORIAL SUPPLIES	*	280.64	
				W B MASON CO INC			280.64 007236
9/26/25	00389	9/16/25 25688008	202509 330-57200-45700	JANITORIAL SUPPLIES	*	5.99	
				W B MASON CO INC			5.99 007237
9/26/25	00389	9/16/25 25688303	202509 330-57200-45700	JANITORIAL SUPPLIES	*	46.47	
				W B MASON CO INC			46.47 007238
9/26/25	00389	9/17/25 25691983	202509 330-57200-45700	JANITORIAL SUPPLIES	*	68.79	
				W B MASON CO INC			68.79 007239
				REDG RIVERS EDGE	OKUZMUK		

AP300R
*** CHECK NOS. 007172-007245

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

RUN 11/12/25

PAGE 8

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/26/25	00334	9/11/25 994747	202509 320-57200-46000	CONTROLLER REPLACEMENT	*	4,661.86	
				YELLOWSTONE LANDSCAPE			4,661.86 007240
9/26/25	00334	9/11/25 994748	202509 320-57200-46000	MAINLINE REPAIR	*	2,233.23	
				YELLOWSTONE LANDSCAPE			2,233.23 007241
9/26/25	00334	9/11/25 994749	202509 320-57200-46000	MAINLINE REPAIR	*	1,889.11	
				YELLOWSTONE LANDSCAPE			1,889.11 007242
9/26/25	00334	9/16/25 995972	202509 320-57200-46000	SEP IRRIG 20 CLOVER BROOK	*	973.27	
				YELLOWSTONE LANDSCAPE			973.27 007243
9/26/25	00334	9/19/25 996944	202509 320-57200-46000	SEP IRRIG 87 PERDIDO ST	*	425.77	
				YELLOWSTONE LANDSCAPE			425.77 007244
9/26/25	00334	9/22/25 997270	202509 320-57200-46000	RAIN/FREEZE SENSOR	*	3,332.29	
				YELLOWSTONE LANDSCAPE			3,332.29 007245
				TOTAL FOR BANK A		333,134.12	
				TOTAL FOR REGISTER		333,134.12	

REDG RIVERS EDGE OKUZMUK

C/S

All About Events

6100 Philips Highway
Jacksonville, FL 32216

www.allabouteventsjax.com

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

Status: Reservation

Contract #: 65958

Event Beg: Sat 9/13/2025 8:00AM

Event End: Sat 9/13/2025 6:00PM

Operator: Olivia Marceau

Customer #: 20643

Rivers Edge CDD

Phone 904-940-5850

475 W Town Pl
Ste 114

Job Descr: Delivery

Saint Augustine, FL 32092

Ordered By: Kim Fatuch

Sales Rep: UNKNOWN

Delivery Fri 9/12/2025

Kim Fatuch 720-285-6311
RiverHouse at RiverTown
140 Landing St
Jacksonville, FL 32259

Pickup Mon 9/15/2025

Kim Fatuch 720-285-6311
RiverHouse at RiverTown
140 Landing St
Jacksonville, FL 32259

CUSTOMER TO CONFIRM DELIVERY/PICKUP TIMES

Install on soccer field

CUSTOMER TO CONFIRM DELIVERY/PICKUP TIMES

Qty	Key	Items	Replacement Cost	Status	Event End Date	Price
2	TABPICNIC	PICNIC TABLE - 6' 1day \$99.95 3dys \$99.95 4dys \$99.95 1week \$149.95 30dys \$299.95 Client responsible for set-up and breakdown of tables unless otherwise noted.	\$749.00 each	Reserved	Sat 9/13/2025 6:00PM	\$116.45
2	TAB36WHISKEY	WHISKEY BARREL BISTRO TABLE 1day \$99.95 3dys \$99.95 4dys \$99.95 1week \$139.95 30dys \$269.95	\$313.00 each	Reserved	Sat 9/13/2025 6:00PM	\$116.45
1	STAGE12X16	12' X 16' STAGE 1day \$540.00 3dys \$540.00 4dys \$540.00 1week \$810.00 30dys \$1,620.00	\$3,750.00 each	Reserved	Sat 9/13/2025 6:00PM	\$314.57
12	STAGE	STAGE - 4' X 4' SECTION	\$294.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
20	__STAGFEET	__STAGE FEET	\$19.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
20	STAG2FTLEG	STAGE LEGS - 2'	\$9.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
1	STAGESTAIR2FT	STAGE STAIRS - 2' 1day \$87.00 3dys \$87.00 4dys \$87.00 1week \$125.00 30dys \$275.00	\$469.00 each	Reserved	Sat 9/13/2025 6:00PM	\$50.68
1	__STAGESTAIR3P	__STAIR - 3 STEP	\$188.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
4	__STAGESTAIRUR	__STAIR - UPRIGHTS	\$188.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
2	__STAGESTAIRHD	__STAIR - HAND RAILS	\$188.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
2	__STAGFEET	__STAGE FEET	\$19.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
4	__STAGBOLTS	__STAGE - BOLTS FOR STAIRS	\$19.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
4	__STAGBRACBLK	__STAGE BRACE - BLACK	\$19.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
4	__STAGBRACGREY	__STAGE BRACE - GREY	\$19.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
5	STAGESKIR2FTB	STAGE SKIRTING - 2' X 8' BLACK 1day \$12.00 3dys \$12.00 4dys \$12.00 1week \$17.00 30dys \$34.00	\$44.00 each	Reserved	Sat 9/13/2025 6:00PM	\$34.96
40	SKIRTCLIPSTAGE	STAGE SKIRT CLIPS	\$3.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
1	STAGE20X20	20' X 20' STAGE 1day \$1,125.00 3dys \$1,125.00 4dys \$1,125.00 1week \$1,687.50 30dys \$3,375.00	\$7,813.00 each	Reserved	Sat 9/13/2025 6:00PM	\$655.36
25	STAGE	STAGE - 4' X 4' SECTION	\$294.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
36	__STAGFEET	__STAGE FEET	\$19.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
36	STAG2FTLEG	STAGE LEGS - 2'	\$9.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
1	STAGESTAIR2FT	STAGE STAIRS - 2' 1day \$87.00 3dys \$87.00 4dys \$87.00 1week \$125.00 30dys \$275.00	\$469.00 each	Reserved	Sat 9/13/2025 6:00PM	\$50.68
1	__STAGESTAIR3P	__STAIR - 3 STEP	\$188.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
4	__STAGESTAIRUR	__STAIR - UPRIGHTS	\$188.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
2	__STAGESTAIRHD	__STAIR - HAND RAILS	\$188.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
2	__STAGFEET	__STAGE FEET	\$19.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
4	__STAGBOLTS	__STAGE - BOLTS FOR STAIRS	\$19.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
4	__STAGBRACBLK	__STAGE BRACE - BLACK	\$19.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
4	__STAGBRACGREY	__STAGE BRACE - GREY	\$19.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
8	STAGESKIR2FTB	STAGE SKIRTING - 2' X 8' BLACK 1day \$12.00 3dys \$12.00 4dys \$12.00 1week \$17.00 30dys \$34.00	\$44.00 each	Reserved	Sat 9/13/2025 6:00PM	\$55.93
64	SKIRTCLIPSTAGE	STAGE SKIRT CLIPS	\$3.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
2	RUSTWOODBAR	RUSTIC WOOD BAR 1day \$199.00 3dys \$199.00 4dys \$199.00 1week \$289.00 30dys \$569.00	\$749.00 each	Reserved	Sat 9/13/2025 6:00PM	\$231.83

Mon-Fri 9am - 5pm

Printed On Fri 8/29/2025 2:13:40PM

Software by Point-of-Rental Software www.point-of-rental.com

Modification #10
contract-params.SQL.rpt (11)

Qty	Key	Items	Replacement Cost	Status	Event End Date	Price
2	WHISKEYBAR	WHISKEY BARREL	\$263.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
2	__GLASSWHISKTOP	__WHISKEY BARREL 36" GLASS TOP	\$56.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
8	__BRACKETWHISKEY	__BRACKET FOR WHISKEY BISTRO	\$56.00 each	Reserved	Sat 9/13/2025 6:00PM	\$0.00
1	FLOORPRODUCTION	FLOOR/STAGE PRODUCTION FEE	\$999.00 each	Selling		\$646.62
1	JAX32259-1FRI	Delivery 32259	\$199.00 each	Selling		\$128.81

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

Reductions / Additions Policy –

- You may add to your order up until the day before delivery / customer pick up (subject to availability)
- You may reduce any individual item on your order by 50% up until 14 days prior to delivery / customer pick up. (Example: You could reduce from 150 chairs to 75 as long as it was done at least 14 days before delivery / customer pick up.)
- Reductions may not be made inside of 14 days from delivery / customer pick up.

Payments made on this contract:

Rental/Sale Paid	\$1,603.80	Mon 6/ 9/2025 4:21PM	Check 006988
Total	\$1,603.80		

Modification History

Date	Rent	Sale	Dmg Wvr	Tax	Percent	Total Value	Paid	Mod#	Operator
6/9/2025	\$1,818.81	\$449.00	\$177.33	\$0.00	\$0.00	\$2,445.14	\$0.00	8	Maureen Lavacca
6/9/2025	(\$191.90)	\$973.05	(\$18.71)	\$0.00	\$0.00	\$762.45	\$1,603.80	9	Ty Bolden, CERP
8/29/2025	\$0.00	(\$646.62)	\$0.00	\$0.00	\$0.00	(\$646.62)	\$0.00	10	Olivia Marceau
Totals	\$1,626.91	\$775.43	\$158.62	\$0.00	\$0.00	\$2,560.97	\$1,603.80		

Intentional damage, water damage, misuse of equipment, or missing items are not covered by damage waiver.

Rental Contract

Approved CDD I
Submitted to AP on 8.29.25
by Kimberly Fatuch

Kimberly Fatuch



Signature:

Rivers Edge CDD

Rental:	\$1,626.91
Damage Waiver:	\$158.62
Sales:	\$646.62
Delivery Charge:	\$128.81
Misc Charges:	\$0.01
Subtotal:	\$2,560.97
Total:	\$2,560.97
Paid:	\$1,603.80
Amount Due:	\$957.17

C/S

Celebration Party Rental

5700 Grace Lane

Important Information - Please Read Below!

JACKSONVILLE, Florida 32205

904-260-9792

www.celebrationpartyrental.net

10/11/2025 04:00pm, 10/11/2025 07:00pm

Rivers Edge Community Development District

Kim Fatuch

475 West Town Pl #114

Saint Augustine, FL 32092

kfatuch@vestapropertyservices.com

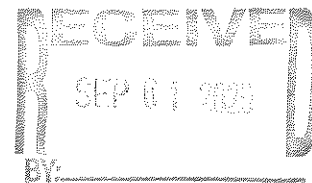
720-285-6311/904-679-5523

Order Created by: Customer

Customer Comments: Grass ok Getting generators from us

Approved CDD I
Submitted to AP on 9.1.25
by Kimberly Fatuch

Kimberly Fatuch



Sat, Oct 11 4:00 → 7:00 pm



Block Party Bounce House

\$259.90 x 1 = \$259.90



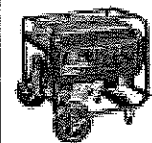
Lego Bounce house with dual lane slide

\$379.90 x 1 = \$379.90



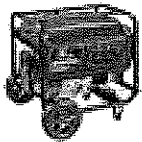
Pumpkin Combo Bounce House / Slide

\$429.90 x 1 = \$429.90



GENERATOR

\$124.90 x 1 = \$124.90



GENERATOR

\$0.00 x 1 = \$0.00

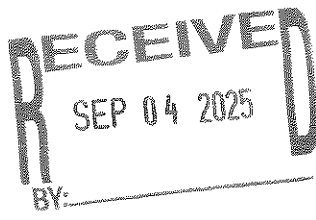
SubTotal \$1,194.60

Tax: 0% \$0.00 \$1,194.60

Total \$1,194.60

Customer - 07/31/2025 12:23pm Credit Card (Visa, MC, Disc, Amex)
Payment (4444) \$382.35

Due \$812.25



C/S

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



Approved CDD I
Submitted to AP on 9.4.25
by Kimberly Fatuch

Kimberly Fatuch

INVOICE #: 101125A

Invoice Date: 08/29/2025

Event Date: 10/11/2025

EVENT NAME	DATE/TIME	ONSITE TIMEFRAME	# OF ATTENDEES
Rivertown Fall/Halloween	10/11/25 4-7PM	3:30-7:15PM	

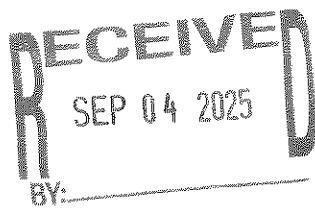
DESCRIPTION OF SERVICE(S)	
Mileage	15 miles
Travel/Unloading/Setup/Breakdown/Loading	1.5 hour
Service Hours	3 hours
Setup Materials Required (10x10 canopy/weights, 6ft table, 6ft menu/books, chairs, lights as needed, etc.)	Included
Materials Required (Hygienic one-time use stencils, non-toxic/latex free glue, & cosmetic glitter)	Included
Number of Artists	1 Artist
INVOICE TOTAL	\$375

50% deposit required to secure event date. Remaining balance due the day of the event.
All payments are non-refundable. With the exception of a rare cancellation by Stuck On You Body Art.

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

EVENT INFORMATION		
Client Name: Rivers Edge CDD	How did you hear about us?: Repeat Client	
Day of Event Contact Name: Kim Fatuch	Day of Event Contact #:	
Date: 10/11/2025	Day of Week: Sat	Location Type (Home/Business): Amenity Center / Green
Billing Address: 475 West Town Pl #114 St. Augustine, FL 32092	Indoor or Outdoor Setup?: Outdoor	
Is there space for vendor to setup 6ft table and chair? If no, please describe workplace setup. Yes		
Type of Event/Theme: Fall/Halloween	Dress Code?: Fall/Halloween	
Any Special Designs, Color Preferences, or Requests?: Fall/Halloween		
Guest(s) of Honor Name & Age: N/A	Permission to Take Photos?: ☐ Yes ☐ Yes, but no faces ☐ No	
Age range of attendees at event:	Estimated # of Attendees:	

THANK YOU FOR YOUR BUSINESS!



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



Approved CDD I
Submitted to AP on 9.4.25
by Kimberly Fatuch

Kimberly Fatuch INVOICE #: 121325A
Invoice Date: 08/29/2025
Event Date: 12/13/2025

C/S

EVENT NAME	DATE/TIME	ONSITE TIMEFRAME	# OF ATTENDEES
Rivertown Winter/Holiday	12/13/25 11-2PM	10:30-2:15PM	

DESCRIPTION OF SERVICE(S)	
Mileage	15 miles
Travel/Unloading/Setup/Breakdown/Loading	1.5 hour
Service Hours	3 hours
Setup Materials Required (10x10 canopy/weights, 6ft table, 6ft menu/books, chairs, lights as needed, etc.)	Included
Materials Required (Hygienic one-time use stencils, non-toxic/latex free glue, & cosmetic glitter)	Included
Number of Artists	1 Artist
INVOICE TOTAL	\$375

50% deposit required to secure event date. Remaining balance due the day of the event.
All payments are non-refundable. With the exception of a rare cancellation by Stuck On You Body Art.

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

EVENT INFORMATION		
Client Name: Rivers Edge CDD	How did you hear about us?: Repeat Client	
Day of Event Contact Name: Kim Fatuch	Day of Event Contact #:	
Date: 12/13/2025	Day of Week: Sat	Location Type (Home/Business): Amenity Center / Green
Event Address: 475 West Town Pl #114 St. Augustine, FL 32092	Indoor or Outdoor Setup?: Outdoor	
Is there space for vendor to setup 6ft table and chair? If no, please describe workplace setup. Yes		
Type of Event/Theme: Winter/Holiday	Dress Code?: Winter/Holiday	
Any Special Designs, Color Preferences, or Requests?: Winter/Holiday		
Guest(s) of Honor Name & Age: N/A	Permission to Take Photos?: ☐ Yes ☐ Yes, but no faces ☐ No	
Age range of attendees at event:	Estimated # of Attendees:	

THANK YOU FOR YOUR BUSINESS!

C/S



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

STATEMENT

fastsigns.com/299

Payment Terms: Net 30

Statement Date: 8/25/2025

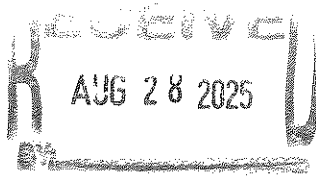
Bill To: Rivers Edge CDD
Brian Sanchez
475 W. Town Place
Suite 114
St. Augustine, FL 32092
US

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

INVOICE	DATE	DUE DATE	DESCRIPTION	AMOUNT	PAID	BALANCE
299-99783	8/7/2025	9/6/2025	River Town - Access Cards/ Pool Hours Signs	\$374.13	\$0.00	\$374.13
Contact: Ken Council					Total:	\$374.13

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
\$374.13	\$0.00	\$0.00	\$0.00	\$0.00	\$374.13

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



C15

First Coast Trimlight, LLC

822 10th Ave S
Jacksonville Beach, FL 32250
US
jon@fctrimlight.com
https://fctrimlight.com



INVOICE

BILL TO
Kim Fatuch
Rivers Edge Community Development District 1
475 West Town Place
Suite 114
St Augustine, Florida 32092

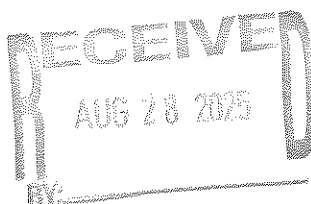
SHIP TO
Rivers Edge CDD 1
140 Landing Street
St Johns, FL 32259

INVOICE 2526
DATE 08/25/2025
TERMS Due on receipt
DUE DATE 08/25/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Commercial 12" spacing	Commercial Trimlight 12" spacing (priced per foot) Bldg 1	421	36.00	15,156.00
Commercial 12" spacing	Commercial Trimlight 12" spacing (priced per foot) Bldg 2	196.50	36.00	7,074.00
Control System - EDGE	12volt power supply (50-500watt) - UL Certified - Lifetime Warranty - Wifi 2.4G Trimlight EDGE controller, power cable, and enclosure box	1	400.00	400.00
Surge Protector	120v plug-in style surge protector. 640Joules	1	20.00	20.00
Cable Cover	Color matched cable cover used on roof, walls, and jumping from one channel to another.	10	20.00	200.00
Lift System	Electronic Lift for taller homes or hard to reach places	1	600.00	600.00

Install for Rivertown Building 1 & 2
Rivers Edge CDD 1
140 Landing Street
St Johns, FL 32259

SUBTOTAL	23,450.00
TAX	0.00
TOTAL	23,450.00
BALANCE DUE	\$23,450.00



Approved RECDD 1
Submitted to A/P 08-28-25
By Richard Losco
Richard Losco

C15

Invoice

Florida Waterways, Inc.

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

Date: 09/01/2025
Invoice No.: 202234
Due Date: 10/01/2025

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
RECEIVED SEP 03 2025 Approved RECDD Submitted to AP 9.3.2025 By Kevin McKendree <i>Kevin McKendree</i>				

Total \$5,430.00

Balance Due \$5,430.00

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

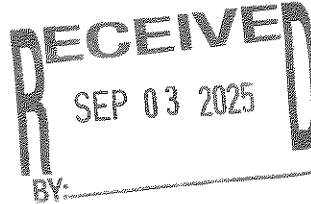
Thank You For Your Business!

Governmental Management Services, LLC

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

Invoice**Invoice #:** 281**Invoice Date:** 9/1/25**Due Date:** 9/1/25**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 - September 2025		4,670.00	4,670.00
Website Administration - September 2025		139.25	139.25
Information Technology - September 2025		270.33	270.33
Dissemination Agent Services - September 2025		571.17	571.17
Office Supplies		1.62	1.62
Postage		85.13	85.13
Copies		75.30	75.30
Telephone		13.16	13.16
Total			\$5,825.96
Payments/Credits			\$0.00
Balance Due			\$5,825.96

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

PAGE NO: 1

c/s

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	080825	PO # 080825	NET 15TH	DLN3	8/8/25 1:06

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

REWARD NO:19820227380

INVOICE: 426952/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
2	2	EA	5043333	PADLOCK NUMRC GLD 5/16"	32.99	2	32.99 /EA	65.98 N
1	1	EA	5073531	KEYBLANK SCHLAGE SC1 ACE	3.99	1	3.99 /EA	3.99 N
3	3	EA	5073523	KEY MASTER M1-ACE	3.99	3	3.99 /EA	11.97 N
1	1	EA	5238571	LOCK PRIV TULIP SATUS32D	16.99	1	16.99 /EA	16.99 N

RECEIVED
 SEP 02 2025
 BY: _____

** AMOUNT CHARGED TO STORE ACCOUNT **

98.93

TAXABLE	0.00
NON-TAXABLE	98.93
SUB-TOTAL	98.93

TAX AMOUNT	0.00
TOTAL AMOUNT	98.93

X Steve Cassidy
 Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 8/31/25

DUE DATE: 9/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$98.93

NEW BAL: 1016.81

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: 8/31/25

DUE DATE : 9/15/25

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
8/ 8/25	426952	3	I	PO # 080825	98.93		98.93
8/14/25	426996	3	I	PO # 081425	69.89		69.89
8/28/25	427085	3	I	PO # 082825	52.96		52.96
PAYMENT	SUMMARY			CHECK 7131 8/21/25 CHECK 7129 8/21/25 CHECK 7128 8/21/25 CHECK 7132 8/21/25 CHECK 7130 8/22/25		337.96 17.98 97.04 57.92 51.54	

PAST DUE BALANCE! PLEASE REMIT PROMPTLY! THANK YOU.

NEW BAL: 1016.81

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS
221.78	0.00	795.03	0.00	0.00

TERMS: NET 15TH

365050

A - Adjustment
B - Balance Forward

Transaction Codes
C - Credit
F - Finance Charge

I - Invoice
P - Payment

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

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	081425	PO # 081425	NET 15TH	BLB3	8/14/25 12:58

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

SHIP TO:

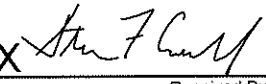
TERMINAL: 605

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

REWARD NO:19820227380

INVOICE: 426996/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	8202114520	CABLE TIE 8.25" 50# BLK	14.99	1	14.99 /EA	14.99 N
10	10	EA	PBL50	PAVER BASE LEVELING .5CF	5.49	10	5.49 /EA	54.90 N
REPRINT RECEIVED SEP 02 2025 RY-								
** AMOUNT CHARGED TO STORE ACCOUNT **							TAXABLE	0.00
							NON-TAXABLE	69.89
							SUB-TOTAL	69.89
							TAX AMOUNT	0.00
							TOTAL AMOUNT	69.89

X 
Received By

(CASSIDY, STEVE)

REMITTANCE

CLOSING DATE : 8/31/25

DUE DATE: 9/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

AMOUNT PAID

\$69.89

NEW BAL: 1016.81

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: 8/31/25

DUE DATE : 9/15/25

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
8/ 8/25	426952	3	I	PO # 080825	98.93		98.93
8/14/25	426996	3	I	PO # 081425	69.89		69.89
8/28/25	427085	3	I	PO # 082825	52.96		52.96
PAYMENT	SUMMARY			CHECK 7131 8/21/25		337.96	
				CHECK 7129 8/21/25		17.98	
				CHECK 7128 8/21/25		97.04	
				CHECK 7132 8/21/25		57.92	
				CHECK 7130 8/22/25		51.54	

PAST DUE BALANCE! PLEASE REMIT PROMPTLY! THANK YOU.

CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	NEW BAL: 1016.81
221.78	0.00	795.03	0.00	0.00	

TERMS: NET 15TH

365050

A - Adjustment
B - Balance Forward

Transaction Codes
C - Credit
F - Finance Charge

I - Invoice
P - Payment

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

CIS

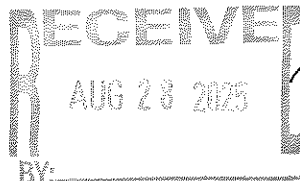
KAD ELECTRIC COMPANY
P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

Invoice

DATE	INVOICE #
8/26/2025	5032

BILL TO				
Rivers Edge CDD 475 West Town Place Suite 114 St. Augustine, FL 32092				
		P.O. NO.	TERMS	JOB
			Net 25	25-951
ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Elec. Labor	1	Rivertown Street Lights at Orange Branch & Kendall Crossing and material. Found to be an FPL meter problem. Rewired to get lights working right away. 2nd trip: to replace the meter can.	994.00	994.00
Thank you for your business. We appreciate it very much.			Total	\$994.00
			Payments/Credits	\$0.00
Phone #	Fax #	E-mail	Balance Due	\$994.00
904-541-1000	904-215-3475	LDEASE@AOL.COM		

Approved RECDD
Submitted to AP 8.28.2025
By Kevin McKendree



C/S



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

Invoice

Date
Invoice#

9/1/2025
131295631348

Terms	Net 20
Due Date	9/21/2025
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

Subtotal \$2,653.65

Tax \$0.00

Total \$2,653.65

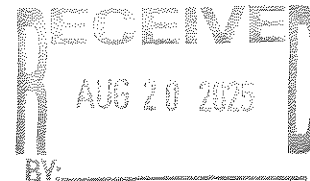
Amount Paid/Credit Applied \$0.00

Balance Due \$2,653.65

[Click Here to Pay Now](#)



Approved RECDD
Submitted to 8.20.2025
By Kevin McKendree
Kevin McKendree



131295631348

C/S

Invoice #5661

SONITROL OF NORTH CENTRAL FLORIDA

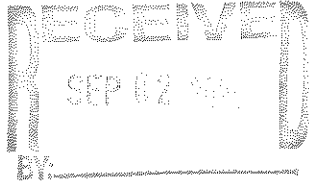


RIVERTOWN

Access Code



05S900A1F69M



Due Date: Sep 1st 2025

Balance (USD): \$208.67

SELECT YOUR PAYMENT METHOD:

Pay with card



Return Policy:

MERCHANT DISCRETION



Invoice

C/S

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

Invoice # 428163
Date 09/01/2025
Terms Net 30
Due Date 10/01/2025
Memo Rivers Edge CDDI

Bill To

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

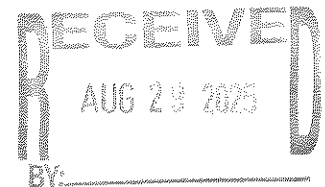
Description	Quantity	Rate	Amount
General manager services	1	3,899.42	3,899.42
Field Ops	1	3,286.50	3,286.50
Lifestyle services	1	3,610.67	3,610.67
Facility Attendant	1	6,095.83	6,095.83
Maintenance services	1	8,784.75	8,784.75
Janitorial services	1	2,739.58	2,739.58
Amenity Manager	1	2,469.33	2,469.33

Thank you for your business.

Total 30,886.08

Corbin deNagy

8/29/2025





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

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

(Page 1)

PM(P)

Invoice Number	256312729
Customer Number	C3178876
Invoice Date	08/20/2025
Due Date	09/19/2025
Order Date	08/19/2025
Order Number	S155267266
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALM275	TISSUE,TOILET,4.4X3.1,2PLY,500SHT,96/CT	1	CT	68.79	68.79

SUBTOTAL: 68.79
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 68.79
Total Due: 68.79

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 08-29-25
By Richard Losco
Richard Losco

Remittance Section

Customer Number	C3178876
Invoice Number	256312729
Invoice Date	08/20/2025
Terms	Net 30
Total Due	68.79

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

C31788762563127292563127290000000068796

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	256369671
Customer Number	C3178876
Invoice Date	08/22/2025
Due Date	09/21/2025
Order Date	08/16/2025
Order Number	S155210190
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
TCR20884	MARKERS, LIQUID CHALK, AST, 8/PK	2	PK	14.99	29.98

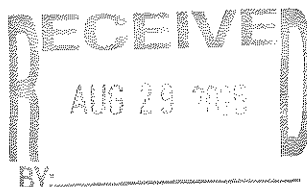
SUBTOTAL: 29.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 29.98
Total Due: 29.98

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

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



Approved RECDD 1
Submitted to A/P 08-29-25
By Richard Losco

Richard Losco

Remittance Section

Customer Number	C3178876
Invoice Number	256369671
Invoice Date	08/22/2025
Terms	Net 30
Total Due	29.98

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

C31788762563696712563696710000000029985



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	256377803
Customer Number	C3178876
Invoice Date	08/22/2025
Due Date	09/21/2025
Order Date	08/21/2025
Order Number	S155337833
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	2	CT	18.69	37.38

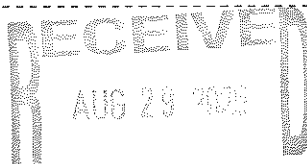
SUBTOTAL: 37.38
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 37.38
Total Due: 37.38

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 08-29-25
By Richard Losco

Richard Losco

Remittance Section

Customer Number	C3178876
Invoice Number	256377803
Invoice Date	08/22/2025
Terms	Net 30
Total Due	37.38

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

C31788762563778032563778030000000037381

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	256427677
Customer Number	C3178876
Invoice Date	08/26/2025
Due Date	09/25/2025
Order Date	08/22/2025
Order Number	S155373094
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CPC05252	ALL-PURPOSE CLEANER, OCEAN COOL SCENT, 1GAL BOTTLE, 4/CT	1	CT	59.49	59.49

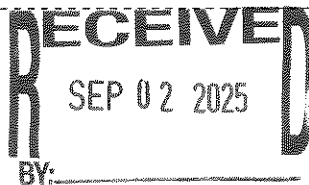
SUBTOTAL: 59.49
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 59.49
Total Due: 59.49

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 09-02-25
By Richard Losco

Richard Losco

Remittance Section

Customer Number	C3178876
Invoice Number	256427677
Invoice Date	08/26/2025
Terms	Net 30
Total Due	59.49

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

C31788762564276772564276770000000059495



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	256436978
Customer Number	C3178876
Invoice Date	08/26/2025
Due Date	09/25/2025
Order Date	08/25/2025
Order Number	S155421197
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX7658QK	LINER,38X58,2MIL,REPRO,BK,100/CT,(B3858XXH)	5	CT	66.99	334.95
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	5	CT	35.08	175.40
GPC23304	TOWEL,MULTIFLD,4000/CT,BN(2040738)	1	CT	47.09	47.09

SUBTOTAL: 557.44
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 557.44
Total Due: 557.44

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 09-02-25

By Richard Losco

Richard Losco

Remittance Section

Customer Number	C3178876
Invoice Number	256436978
Invoice Date	08/26/2025
Terms	Net 30
Total Due	557.44

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

C31788762564369782564369780000000557445

C/S

Wipes LLC

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



INVOICE

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

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

SHIP DATE 08/21/2025
SHIP VIA UPS

INVOICE 21758
DATE 08/21/2025
TERMS Net 30
DUE DATE 09/20/2025

DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes Case	4	98.96	395.84
Shipping Freight Cost	4	16.46	65.84
Sales Tax Sales Tax	1	0.00	0.00

SUBTOTAL 461.68

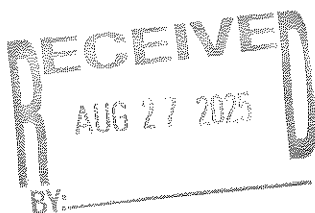
TAX 0.00

TOTAL 461.68

Approved RECDD 1
Submitted to A/P 08-27-25
By Richard Losco

Richard Losco

BALANCE DUE **\$461.68**



C/S



INVOICE

INVOICE #	INVOICE DATE
982257	8/29/2025
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: September 28, 2025

Invoice Amount: \$267.73

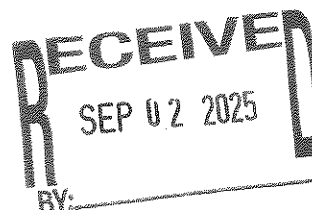
Description	Current Amount
August irrigation repairs - 2025*****River House*****	
Irrigation Repairs	\$267.73

Invoice Total **\$267.73**

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 9.2.2025
by Jason Davidson

Jason Davidson



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



COMPLETED WORK

W. O. #	CDD1
NAME	RIVERTOWN
ADDRESS	RIVER HOUSE
DATE	8/14/2025

#	WORK ORDER		EXTENTION
1	BROKEN 6" SPRAY	\$ 17.08	\$ 17.08
2	BROKEN 12" SPRAY	\$ 25.00	\$ 50.00
3	nozzles	\$ 2.55	\$ 7.65
1	BROKEN 1/2 LINE	\$ 7.00	\$ 7.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 81.73

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/14/2025	TECH	2	\$ 93.00	\$ 186.00
				\$ -
				\$ -
				\$ -
				\$ 186.00

COMMENT WORK ODER FOR DRAINAGE NEXT TO TENIS COURT

	MATERIALS	\$ 81.73
	LABOR & RENTAL	\$ 186.00
	TOTAL	\$ 267.73

DATE COMPLETED 8/14/25	TECHNICIAN davon albert	CLIENT
------------------------	-------------------------	--------

C15



INVOICE

INVOICE #	INVOICE DATE
982258	8/29/2025
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: September 28, 2025

Invoice Amount: \$3,204.96

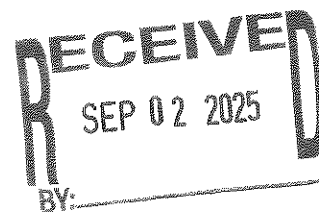
Description	Current Amount
August irrigation repairs - 2025*****686 Narrow Leaf***** Irrigation Repairs	\$3,204.96

Invoice Total **\$3,204.96**

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 9.2.2025
by Jason Davidson

Jason Davidson



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



COMPLETED WORK

W. O. #	NORTH LAKE
NAME	RIVER TOWN
ADDRESS	686 NARROWLEAF DR
DATE	8/12/2025
	CDD1

#			EXTENTION
4	NOZZLES	\$ 2.55	\$ 10.20
1	BROKEN 12" SPRAY + NOZZLE	\$ 25.00	\$ 25.00
2	BROKEN ROTOR	\$ 22.85	\$ 45.70
1	ZONE 1 REPLACE BAD SOLENOID	\$ 84.98	\$ 84.98
1	ZONE 10 REPLACE BAD DECODER WAS 21659 NOW 24744	\$ 443.80	\$ 443.80
1	ZONE 11 REPLACE BAD DECODER WAS 21660 NOW 24650	\$ 443.80	\$ 443.80
1	ZONE 15 REPLACE BAD DECODER WAS 27782 NOW 24648	\$ 443.80	\$ 443.80
1	ZONE 18 REPLACE BAD DECODER WAS 27752 NOW 24649	\$ 443.80	\$ 443.80
1	ZONE 37 REPLACE BAD DECODER WAS 21655 NOW 25039 ALSO	\$ 443.80	\$ 443.80
1	ZONE 37 REPLACE BAD SOLENOID	\$ 84.98	\$ 84.98
12	DBY	\$ 2.40	\$ 28.80
10	DBY/Y	\$ 5.53	\$ 55.30
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 2,553.96

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/12/2025	TECH	7	\$ 93.00	\$ 651.00
				\$ -
				\$ -
				\$ -
				\$ 651.00

COMMENTS :HAD TO LOCATE VALVES

	MATERIALS	\$ 2,553.96
	LABOR & RENTAL	\$ 651.00
	TOTAL	\$ 3,204.96

DATE COMPLETED 8/12/25	TECHNICIAN Davon albert	CLIENT
------------------------	-------------------------	--------

C/S



INVOICE

INVOICE #	INVOICE DATE
982260	8/29/2025
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

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: September 28, 2025

Invoice Amount: \$2,279.03

Description	Current Amount
August irrigation repairs - 2025*****484 Indian Grass*****	
Irrigation Repairs	\$2,279.03

Invoice Total \$2,279.03

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 9.2.2025
by Jason Davidson

Jason Davidson



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



COMPLETED WORK

W. O. # CDD2
NAME RIVER TOWN
ADDRESS 484 indian grass dr
DATE 8/21/2025

#			EXTENTION
4	repairs made after irrigation inspection		
4	broken nozzles	\$ 2.55	\$ 10.20
7	broken 6" spray head + nozzles	\$ 19.63	\$ 137.41
4	broken rotors	\$ 22.85	\$ 91.40
1	broken 12" spray	\$ 25.00	\$ 25.00
1	broken 1/2 line fitting 1/2 coupling	\$ 0.64	\$ 0.64
1	zone 5 replace bad solenoid bubbler zone infront timer	\$ 84.98	\$ 84.98
1	zone 9 replace bad decoder and solenoid run rotors back of timer in field	\$ 528.74	\$ 528.74
1	zone 13 was not working rplace bad decoder was 28593 now 28986	\$ 443.80	\$ 443.80
3	zone 33,36 and 39 was not working replace bad solenoid	\$ 84.98	\$ 254.94
12	DBY	\$ 2.40	\$ 28.80
4	DBY/Y	\$ 5.53	\$ 22.12
1	raise rotor		\$ -
1	adjust rotor		\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 1,628.03

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/21/2025	tech	7	\$ 93.00	\$ 651.00
				\$ -
				\$ -
				\$ -
				\$ 651.00

COMMENTS :had to locate bad zones

zone 33 replace bad solenoid run zone corner of indian grass and box camp

zone 39 replace Bad solenoid run zone corner of indian grass an cabot pl

zone 36 replace bad solenoid run zone on indian grass just pass cabot pl

	MATERIALS	\$ 1,628.03
	LABOR & RENTAL	\$ 651.00
	TOTAL	\$ 2,279.03

DATE COMPLETED 821/25

TECHNICIAN davon albert

CLIENT

C/5



Adventures N Art LLC
btham@adventuresNart.com | (904) 637-9626

Invoice #09132501

Issue date
Sep 7, 2025

Sep. 13 2025 | 4pm-8pm | "Renaissance Fest" | 2 Face Painters

Company Name: Rivertown Community
Event Title: Ren Fair
Event Location: RiverHouse Event Field (140 Landing St.)

This invoice is for event services on Saturday, Sep 13th 4-8pm. Adventures N Art LLC will be providing 2 Face Painters for the Ren Fair event taking place at the RiverHouse Event Field 140 Landing Street.

Payment is due in full by the event date before or on arrival. Please make all checks out to "Adventures N Art LLC". If sending checks by mail; 114 T R Williams Lane, Palatka, FL 32177 is the mailing address. Receipt or Tax ID can be provided upon request. Cancellations must be made 48 hours in advance, if not a cancellation fee of 25% of the event total will apply. If payment is not received on or by the due date, you may be subject to \$15 late fee.

Thank you again for choosing Adventures N Art!

Brittany "Bee" Tham
P: (904) 637.9626 | E: BTham@adventuresNart.com
<http://www.adventuresNart.com>

Approved CDD I
Submitted to AP on 9.9.25
by Kimberly Fatuch

Kimberly Fatuch

Customer

Rivers Edge CDD1
Rivers Edge CDD1
KFatuch@vestapropertyservices.com
(904) 679-5523
475 West Town Pl
Suite 114
St. Augustine, FL 32092

Invoice Details

PDF created September 9, 2025
\$850.00
Service date September 13, 2025

Payment

Due September 17, 2025
\$850.00



Items	Quantity	Price	Amount
Face Painter - 4 Hour Event An artist will travel to your event location, setup and provide guests with the fun and memorable experience of face painting for FOUR hours. Artist will arrive ahead of booked time for setup and breakdown will occur once booking time is completed.	1	\$450.00	\$450.00
Face Painter - Additional Face Painter Request for an additional artist that will travel to your event location, setup and provide guests with the fun and memorable experience of face painting along side main artist.	4	\$100.00	\$400.00



Pay online

To pay your invoice go to <https://squareup.com/u/ZOJhbeCh>
Or open the camera on your mobile device and place the QR code in the camera's view.



Adventures N Art LLC
btham@adventuresNart.com | (904) 637-9626

Invoice #09132501

Issue date
Sep 7, 2025

Subtotal

\$850.00

Included Tax (\$0.00)

Total Due

\$850.00



Pay online

To pay your invoice go to <https://squareup.com/u/ZOJhbeCh>

Or open the camera on your mobile device and place the QR code in the camera's view.

Page 2 of 2

C/S



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

INVOICE

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

INVOICE # 4241908414
INVOICE DATE 09/02/2025
SERVICE TICKET # 4241908414
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 021

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
John C 10:29 AM 09/02/25
SoldTo# 0021060308 SO# 4241908414
Invoice Total Payment on Account
\$125.21 \$0.00

Approved RECDD 1
Submitted to A/P 09-08-25
By Richard Losco

Richard Losco





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

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

C/S

Invoice

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

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

Invoice # 5289647908
Invoice Date 09/02/2025
Credit Terms NET 30 DAYS
Customer # 10528780
Store# RIVERS EDGE COMMUNITY DEV DISTRICT
Cintas Route LOC #0292 ROUTE 0009
Order # 7057885338
Payer # 10596960

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000004761083	Unit Description: Pool Office				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
33129	QUIKHEAL F/P BANDAGES MED	1 BOX	\$23.39	\$23.39	
43729	X-LONG BANDAGE MEDIUM	1 BOX	\$19.20	\$19.20	
55555	HARD SURFACE DISINFEC SVC	1 EA	\$10.45	\$10.45	
82420	READY-RIP 2IN	1 ROL	\$12.47	\$12.47	
	Unit Subtotal:			\$65.51	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$24.95	\$24.95	
	Unit Subtotal:			\$24.95	
	Invoice Sub-total			\$90.46	
	Tax			\$0.00	
	Invoice Total			\$90.46	

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

Note

Approved RECDD 1
Submitted to A/P 09-08-25
By Richard Losco
Richard Losco



A Mark



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

C/S
INVOICE
299-100827

fastsigns.com/299

Payment Terms: Net 30

Created Date: 8/26/2025

DESCRIPTION: Emergency Signs / Lost and Found / Firepit Rules

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	Emergency Sign	1	\$57.66	\$0.00	\$57.66
1.1	HQ OUTPUT TO RIGID MATERIAL - Premium 3M180 Vinyl with 3M8518 UV Laminate Applied to 3 Mil ACM with Rounded Edges Part Qty: 1 Width: 14.00" Height: 16.00" Sides: 1 Text: In case of emergency, call 911 Location: 136 Landing St St Johns, FL 32259				
2	Updated Fire Pit Signs	2	\$42.37	\$0.00	\$84.74
2.1	HQ OUTPUT TO RIGID MATERIAL - Premium 3M180 Vinyl with 3M8518 UV Laminate Applied to 3 Mil ACM with Rounded Edges Part Qty: 1 Width: 12.00" Height: 12.00" Sides: 1 Text: Background: Green				
3	Lost and Found Signs	3	\$42.37	\$0.00	\$127.11

3.1	HQ OUTPUT TO RIGID MATERIAL - Premium 3M180 Vinyl with 3M8518 UV Laminate Applied to 3 Mil ACM with Rounded Edges Part Qty: 1 Width: 12.00" Height: 12.00" Sides: 1 Text: Lost and Found Background: Green
-----	---

Approved RECDD 1
Submitted to AP 9.10.2025
By Ken Council
Ken Council

Subtotal:	\$269.51
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$269.51
Amount Paid:	\$0.00
BALANCE DUE:	\$269.51

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



C15



ACCOUNT NAME		ACCOUNT #	INV DATE
Rivers Edge Cdd		764134	08/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007301327	Aug 1- Aug 31, 2025	\$322.59	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$322.59	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: SEPTEMBER 30, 2025
Rivers Edge Cdd 475 W Town Place, Ste 114 Saint Augustine, FL 32092	Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

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 going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
8/1/25	Balance Forward	\$265.56
8/25/25	PAYMENT - THANK YOU	-\$265.56

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/1/25	SAG St Augustine Record	11513461	Rivers Edge Budget Hearing		1	2.0000 x 11 in	\$224.03

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/29/25	11603964	SAG St Augustine Record	PUBLIC NOTICE		\$98.56



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	\$322.59
Service Fee 3.99%	\$12.87
*Cash/Check/ACH Discount	-\$12.87
*Payment Amount by Cash/Check/ACH	\$322.59
Payment Amount by Credit Card	\$335.46

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Rivers Edge Cdd		764134		0007301327		\$322.59
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$322.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$322.59
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		\$335.46
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007641340000000000000073013270003225967173

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

Notary, State of WI, County of Brown

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.

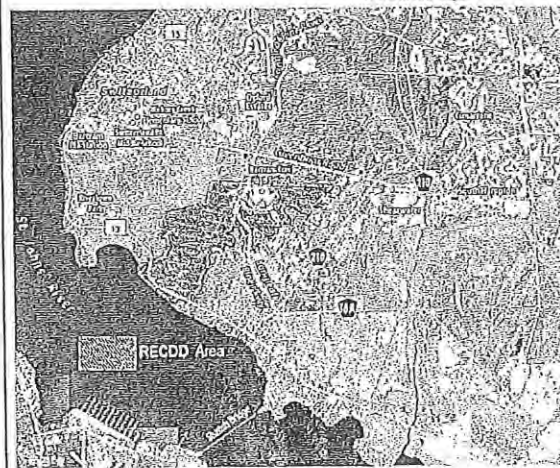
Additional Provisions

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 32092. Ph: 904-940-5850 ("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



LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Rivers Edge Cdd
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 Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

08/29/2025

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 08/29/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$98.56

Tax Amount: \$0.00

Payment Cost: \$98.56

Order No: 11603964

Customer No: 764134

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

BOARD OF SUPERVISORS MEETING

DATES
RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026

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

October 15, 2025

November 19, 2025

December 17, 2025

January 21, 2026

February 18, 2026

March 18, 2026 at 5:00 p.m.

April 15, 2026

May 20, 2026 at 5:00 p.m.

June 17, 2026

July 15, 2026

August 19, 2026 at 5:00 p.m.

September 16, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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.
Corbin deNagy
District Manager

VICKY FELTY
Notary Public
State of Wisconsin

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 AUGUSTINE, FL 32092
RIVERTOWN : RIVERS EDGE CDD

Statement Number:

Closing Date:

9/5/2025

Balance:

\$39.96

1-30 Days	31-60 Days	61-90 Days	Over 90 Days	Balance Due
\$39.96	\$0.00	\$0.00	\$0.00	\$39.96

New Activity

Date	Type	Reference	Amount	Balance
8/15/2025	Invoice	TR:981675	\$174.99	\$0.00
00961276	Qty: 1	COMPLETE 35 LB.TABS WRAPPED	\$174.99	
8/29/2025	Invoice	TR:984228	\$39.96	\$39.96
00520072	Qty: 4	CHLORINE JUG STACKABLE	\$9.99	
9/4/2025	Payment	TR:89755	(\$174.99)	\$0.00

Account Activity

Date	Due Date	Type	Reference	Description	Amount	Balance
8/29/2025	8/31/2025	Invoice	TR:984228		\$39.96	\$39.96





C/S

Invoice

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

Invoice # 428417
Date 08/31/2025
Terms Net 30
Due Date 09/30/2025
Memo Lifeguard Hours

Bill To

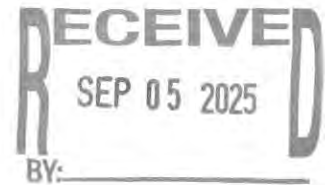
Rivers Edge C.D.D.
c/o GMS, LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Lifeguard hours August	488.91	19.73	9,646.19

Thank you for your business.

Total 9,646.19*Corbin deNagy*

9/5/2025





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

Billable Services Invoice

Invoice: 7.26.2025 – 8.25.2025

Date: 8-27-2025

To:

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

For:

Non-contractual Billable
ServicesLifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
July 26 th – August 25 th	488.91	\$19.73	\$9646.19
TOTAL			\$9646.19

Thank you for your business!





C/S

Invoice

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

Invoice # 428418
Date 08/31/2025

Terms Net 30
Due Date 09/30/2025
Memo Billable Mileage split

Bill To

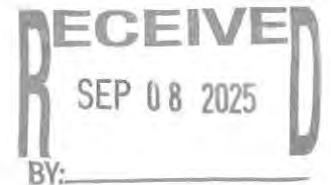
Rivers Edge C.D.D.
c/o GMS, LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Billable Mileage split in 3	1	129.71	129.71
Ken Council CDD 1 mileage	1	60.50	60.50

Total 190.21

Corbin deNagy

9/8/2025



Vesta Mileage Report

Name: Kevin McKendree

Month

Aug-25

Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
8/1	Daily mileage	Rivertown	Rivertown	17.3	Riversedge CDD		17.3
8/4	Daily mileage	Rivertown	Rivertown	58.9	iversedge CDD		58.9
8/5	Daily mileage	Rivertown	Rivertown	36.4	iversedge CDD		36.4
8/6	Daily mileage	Rivertown	Rivertown	40	Riversedge CDD		40
8/7	Daily mileage	Rivertown	Rivertown	27.4	iversedge CDD		27.4
8/8	Daily mileage	Rivertown	Rivertown	21.2	iversedge CDD		21.2
8/11	Daily mileage	Rivertown	Rivertown	59.4	iversedge CDD		59.4
8/12	Daily mileage	Rivertown	Rivertown	50.3	iversedge CDD		50.3
8/13	Daily mileage	Rivertown	Rivertown	26.3	iversedge CDD		26.3
8/14	Daily mileage	Rivertown	Rivertown	12.4	iversedge CDD		12.4
8/15	Daily mileage	Rivertown	Rivertown	22	iversedge CDD		22
8/18	Daily mileage	Rivertown	Rivertown	49.7	iversedge CDD		49.7
8/19	Daily mileage	Rivertown	Rivertown	34.8	iversedge CDD		34.8
8/20	Daily mileage	Rivertown	Rivertown	39.5	iversedge CDD		39.5
8/21	Daily mileage	Rivertown	Rivertown	19.2	iversedge CDD		19.2
8/22	Daily mileage	Rivertown	Rivertown	11.7	iversedge CDD		11.7
8/25	Daily mileage	Rivertown	Rivertown	61.2	iversedge CDD		61.2
8/26	Daily mileage	Rivertown	Rivertown	31.8	iversedge CDD		31.8
8/27	Daily mileage	Rivertown	Rivertown	37.9	iversedge CDD		37.9
8/28	Daily mileage	Rivertown	Rivertown	26.6	iversedge CDD		26.6
8/29	Daily mileage	Rivertown	Rivertown	23.5	iversedge CDD		23.5
						Total Mileage	708
						Reimbursement Rate	\$0.550
						Total Reimbursement	\$389.13
						Date Submitted in Paycom	8/29/25

\$129.71

Vesta Mileage Report

Name:	Ken Council	Month	8/1/25				
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
8/7/25	mileage reimbursement	Rivertown	Fast Signs Baymeadows	42	Riversedge CDD		42
8/15/25	mileage reimbursement	Rivertown	Fast Signs Baymeadows	42	Riversedge CDD		42
8/27/25	mileage reimbursement	Rivertown	Deposit GMS WGV	26	Riversedge CDD		26
						Total Mileage	110
						Reimbursement Rate	\$0.550
						Total Reimbursement	\$60.50
						Date Submitted in Paycom	8//2025

C/S



INVOICE

INVOICE #	INVOICE DATE
989335	9/3/2025
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: October 3, 2025

Invoice Amount: \$434.70

Description	Current Amount
August irrigation repairs - 2025*****Mayback Dr.*****	
Irrigation Repairs	\$434.70

Invoice Total **\$434.70**

Approved RECDD I
Submitted to AP on 9.8.2025
by Jason Davidson

Jason Davidson



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

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



COMPLETED WORK

W. O. # NORTH LAKE CDD 1
 NAME RIVER TOWN
 ADDRESS MAYBACK DR
 DATE 8/18/2024

#	work order for cdd 1		EXTENTION
2	broken 1" latalar line		\$ -
1	1" 90	\$ 1.97	\$ 1.97
1	1" tee	\$ 2.61	\$ 2.61
1	1"x1'x1/2 tee	\$ 2.73	\$2.73
3	1" coupling	\$ 1.54	\$ 4.62
1	1" slip fix	\$ 15.76	\$ 15.76
1	1/2 coupling	\$ 0.64	\$ 0.64
2	1" purple pipe 2 feet	\$ 0.58	\$ 1.16
3	add 3 bubbler line to trees		\$ -
3	bubbler	\$ 4.85	\$ 14.55
3	1/2" tee	\$ 1.20	\$ 3.60
3	1/2" street Ell	\$ 2.12	\$ 6.36
15	1/2" flex pipe 15 feet	\$ 0.58	\$ 8.70
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 62.70

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/18/2025	tech	4	\$ 93.00	\$ 372.00
				\$ -
				\$ -
				\$ -
				\$ 372.00

COMMENTS :added bubblers for new trees on mayback dr

broken 1" lateral in the back of 101 sonderson dr

broken 1" pipe infront 21 vicsburg dr

	MATERIALS	\$ 62.70
	LABOR & RENTAL	\$ 372.00
	TOTAL	\$ 434.70

DATE COMPLETED 8/18/25

TECHNICIAN davon albert

CLIENT

C/S



INVOICE

INVOICE #	INVOICE DATE
989337	9/3/2025
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: October 3, 2025

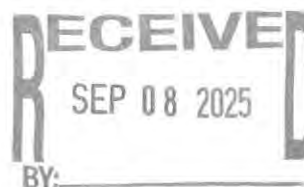
Invoice Amount: \$267.73

Description	Current Amount
August irrigation repairs - 2025*****Riverhouse*****	
Irrigation Repairs	\$267.73

Invoice Total **\$267.73**

Approved RECDD I
Submitted to AP on 9.8.2025
by Jason Davidson

Jason Davidson



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

COMPLETED WORK

W. O. #	CDD1
NAME	RIVERTOWN
ADDRESS	RIVER HOUSE
DATE	8/14/2025

#	WORK ORDER		EXTENTION
1	BROKEN 6" SPRAY	\$ 17.08	\$ 17.08
2	BROKEN 12" SPRAY	\$ 25.00	\$ 50.00
3	nozzles	\$ 2.55	\$ 7.65
1	BROKEN 1/2 LINE	\$ 7.00	\$ 7.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 81.73

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/14/2025	TECH	2	\$ 93.00	\$ 186.00
				\$ -
				\$ -
				\$ -
				\$ 186.00

COMMENT WORK ODER FOR DRAINAGE NEXT TO TENIS COURT

	MATERIALS	\$	81.73
	LABOR & RENTAL	\$	186.00
	TOTAL	\$	267.73

DATE COMPLETED 8/14/25

TECHNICIAN davon albert

CLIENT

C/S



INVOICE

INVOICE #	INVOICE DATE
989338	9/3/2025
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: October 3, 2025

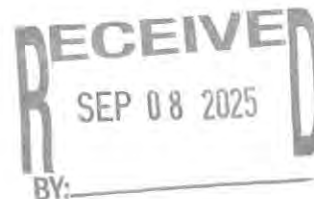
Invoice Amount: \$425.43

Description	Current Amount
August irrigation repairs - 2025*****SR 13 main entrance*****	
Irrigation Repairs	\$425.43

Invoice Total **\$425.43**

Approved RECDD I
Submitted to AP on 9.8.2025
by Jason Davidson

Jason Davidson



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



COMPLETED WORK

W. O. #	CDD1
NAME	RIVER TOWN
ADDRESS	us 13 main entrance
DATE	8/22/2025

#			EXTENTION
11	repairs made after irrigation inspection		
	clog and broken nozzles	\$ 2.55	\$ 28.05
3	broken and non turning rotor	\$ 22.85	\$ 68.55
3	broken 6" sprays + nozzles	\$ 11.61	\$ 34.83
1	broken 1/2 lateral next to tree roots and added bubbler misc fittings	\$ 15.00	\$ 15.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 146.43

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/22/2025	tech	3	\$ 93.00	\$ 279.00
				\$ -
				\$ -
				\$ -
				\$ 279.00

COMMENTS :broken 1/2 line left of main entrance in tree roots

	MATERIALS	\$ 146.43
	LABOR & RENTAL	\$ 279.00
	TOTAL	\$ 425.43

DATE COMPLETED 8/22/25	TECHNICIAN davon albert	CLIENT
------------------------	-------------------------	--------

C15



INVOICE

INVOICE #	INVOICE DATE
993507	9/8/2025
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: October 8, 2025

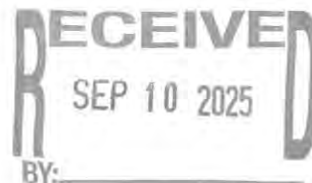
Invoice Amount: \$162.61

Description	Current Amount
August irrigation repairs - 2025*****Calument Dr.*****	
Irrigation Repairs	\$162.61

Invoice Total **\$162.61**

Approved RECDD I
Submitted to AP on 9.10.2025
by Jason Davidson

Jason Davidson



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

CLIENT

C15



INVOICE

INVOICE #	INVOICE DATE
993508	9/8/2025
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: October 8, 2025

Invoice Amount: \$1,648.45

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

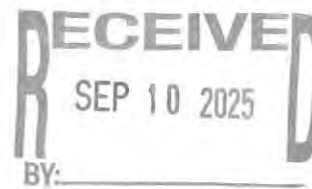
August irrigation repairs - 2025*****427 Rivertown Main St.*****

Irrigation Repairs	\$1,648.45
--------------------	------------

Invoice Total **\$1,648.45**

Approved RECDD I
Submitted to AP on 9.10.2025
by Jason Davidson

Jason Davidson



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



COMPLETED WORK

W. O. # cdd1
 NAME RIVER TOWN
 ADDRESS 427 river town main st
 DATE 8/26/2025

#			EXTENTION
7	broken spray heads + nozzles	\$ 11.61	\$ 81.27
4	broken and non turning rotors	\$ 22.85	\$ 91.40
2	broken bubbler	\$ 4.85	\$ 9.70
2	replace bad solenoid	\$ 84.98	\$ 169.96
2	replace bad rain bird decoder	\$ 443.80	\$ 887.60
6	DBY	\$ 2.40	\$ 14.40
4	DBR/Y	\$ 5.53	\$ 22.12
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 1,276.45

DATE	DESCRIPTION	HOURS	RATE	TOTAL
8/26/2025	TECH	4	\$ 93.00	\$ 372.00
				\$ -
				\$ -
				\$ -
				\$ 372.00

COMMENTS :ZONE 4 replace bad solenoid an decoder was 27344 now 29110

zone 7 replace bad decoder was 27341 now 29084

zone 19 replace bad solenoid

	MATERIALS	\$ 1,276.45
	LABOR & RENTAL	\$ 372.00
	TOTAL	\$ 1,648.45

DATE COMPLETED 8/26/25

TECHNICIAN davon albert

CLIENT

c/s



INVOICE

INVOICE #	INVOICE DATE
991121	9/1/2025
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: October 1, 2025

Invoice Amount: \$89,803.68

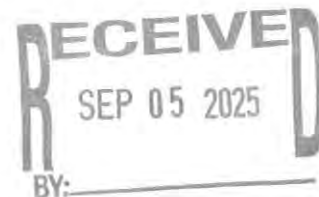
Description	Current Amount
Monthly Landscape Maintenance September 2025	\$89,803.68

Invoice Total **\$89,803.68**

IN COMMERCIAL LANDSCAPING

Approved RECDD I
Submitted to AP on 9.5.2025
by Jason Davidson

Jason Davidson



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

C/S



INVOICE

INVOICE #	INVOICE DATE
989336	9/3/2025
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: October 3, 2025

Invoice Amount: \$488.25

Description	Current Amount
Pull trench for electrical conduit	
Irrigation Repairs	\$488.25

Invoice Total **\$488.25**



Approved RECDD I
Submitted to AP on 9.8.2025
by Jason Davidson

Jason Davidson

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

**COMPLETED
WORK**

W. O. #

NAME Rivertown

ADDRESS

DATE 2025-Aug.

ccd 1

[illegible]

DATE	DESCRIPTION	HOURS	RATE	TOTAL
	TECH	5.25	\$ 93.00	\$ 488.25
				\$ -
				\$ -
				\$ -
				\$ 488.25

COMMENTS :

	MATERIALS		
	LABOR & RENTAL		\$ 488.25
	TOTAL		\$ 488.25

DATE COMPLETED

TECHNICIAN

CLIENT



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

C-15

INVOICE NO.	23474848
DATE	09/02/25

CUSTOMER

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

SERVICE LOCATION

Rivertown
39 Riverwalk Blvd
Saint Johns, FL 32259-8621

TERMS: Upon Receipt	CUSTOMER NO. 1946	JOB NO. 1946	P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Security Service 08/18/2025-08/31/2025	112.00	Hours	22.97	2,572.64
Security Officer	555.00	Per	0.655	363.53
Mileage				
RECEIVED SEP 05 2025 BY: _____		Approved RECDD 1 Submitted to A/P 09-05-25 By Richard Losco <i>Richard Losco</i>		
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205				
Sub-Total			2,936.17	
Sales Tax				
TOTAL(\$)			\$2,936.17	

C15

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



Invoice

ADDRESS

Rivers Edge CDD (Rivertown)
475 West Town Pl.
STE. 114
St. Augustine, FL. 32092

INVOICE # 2510

DATE 09/11/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/14/2025	Technicians Notes	Technician arrived on site to examine outdoor box with network equipment enclosed. Found that the box had been opened and the interior components were saturated with rain. Everything is corroded and will need to be replaced.	1	0.00	0.00T
	8 Port PoE Switch	8 port POE switch All termination ends for Cat6 Power supply	1	170.36	170.36T
	Misc Supplies	Misc. Materials needed for installation (Conduit, Flex, Terminations, Boxes, Wire, Etc.)	1	75.00	75.00T
	Labor	Labor for the installation and repair of network equipment for camera system	5	170.00	850.00T

Contact Integrated Access Solutions, LLC to pay.
Estimate is valid for 30 days from date of estimate.

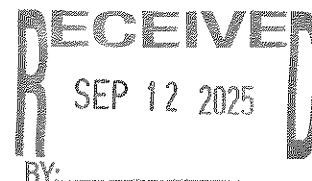
SUBTOTAL 1,095.36
TAX 0.00
TOTAL **\$1,095.36**

IAS shall retain a security interest in all goods and materials until same has been paid in full. Buyer/owner agrees to pay all collection and attorney fees, as well as a 1.5% per month service charge on all past due amounts. All terms and scope of work for this contract are contained herein.

Workmanship warranty is one year from install date.

Approved RECDD 1
Submitted to AP 9/12/2025
Submitted by Ken Council

Ken Council



Manufacturer warranties are per manufacturer.

Payment terms will be 50% down and 50% upon completion of job.

Ken Council

Accepted By

9/12/2025

Accepted Date

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



Invoice

ADDRESS

Rivers Edge CDD (Rivertown)
 475 West Town Pl.
 STE. 114
 St. Augustine, FL. 32092

INVOICE # 2542

DATE 09/16/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/16/2025	Technicians Notes	Service to replace POE network switch in tennis court outdoor device enclosure and re-terminate CAT6 camera wire connections.	1	0.00	0.00T
		Replaced corroded 8 port POE network switch with new. Remade and terminated all 4 CAT6 data wire camera/wireless network bridge connections. Reconnected all devices. All devices were successfully restored and are fully functional. Further assessment of all cameras showed that the 3x cameras for the pool slide tower were offline, not recording, and were not displaying any video feed. The outdoor POE network switch was no longer being provided power from its separate power supply. These network switch devices require replacement (outdoor 8 port POE network switch & 120VAC input to 48VDC output transformer power supply).			
	Outdoor PoE switch 8 port	Includes power supply (48vdc)	1	379.36	379.36T
	Labor	Labor to swap out bad POE switch	3	170.00	510.00T

Contact Integrated Access Solutions, LLC to pay.
Estimate is valid for 30 days from date of estimate.

IAS shall retain a security interest in all goods and materials until same has been paid in full. Buyer/owner agrees to pay all collection and attorney fees, as well as a 1.5% per month service charge on all past due amounts. All terms and scope of work for this contract are contained herein.

Workmanship warranty is one year from install date.

Manufacturer warranties are per manufacturer.

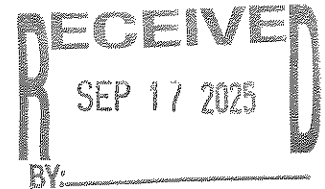
Payment terms will be 50% down and 50% upon completion of job.

Accepted By: Ken Council

SUBTOTAL	889.36
TAX	0.00
TOTAL	\$889.36

Approved RECDD 1
Submitted to AP 9/17/2025
Submitted by Ken Council

Ken Council



Accepted Date: 9/17/2025

C15

Jacksonville		The Jacksonville Party Company 115 Industrial Loop N. Orange Park, FL 32073		Invoice		
				Date: 09/10/2025		
				Invoice No.: 091325.2A		
<u>Name / Address</u>		Additional Details: Drop off and set up at 2:				
<u>Attn:</u>		30-3:00 on Soccer field. Thanks!				
Kimberly Fautch (Rivers Edge CDD)						
475 West Town Pl #114						
St. Augustine, FL 32092						
720-285-6311						
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Game of throws chair	1	\$200.00		\$200.00	\$200.00
2	Prepare thyself' sign rental	1	\$250.00		\$250.00	\$250.00
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
<u>Signature & Date</u> Approved CDD I Submitted to AP on 9.10.25 by Kimberly Fatuch		Subtotal				\$450.00
		7.50%				
		Total				\$450.00

Kimberly Fatuch

RECEIVED
 SEP 10 2025
 BY: _____



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

September 15, 2025

Project No: P0113094.60

Invoice No: 55073

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

Project P0113094.60 Rivers Edge CDD - O & M

For services including attending August CDD meeting via phone.

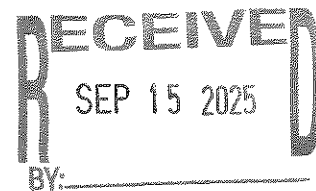
Professional Services from August 02, 2025 to August 29, 2025

Professional Personnel

	Hours	Rate	Amount	
Vice President	.75	250.00	187.50	
Totals	.75		187.50	
Total Labor				187.50
		Total this Invoice		\$187.50

Corbin deNagy

9/15/2025

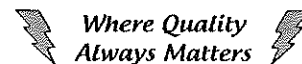


C/S

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

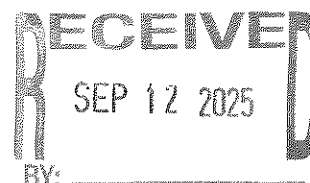
INVOICE 1145
DATE 09/11/2025
TERMS Net 30
DUE DATE 10/11/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Lap pool pump motor not running at the Riverhouse. Inspected and adjusted electrical components. Replaced cabinet exhaust fans. Pool pump motor and cabinet fans running properly upon completion.		892.00	892.00
SUBTOTAL					892.00
TAX					0.00
TOTAL					892.00
BALANCE DUE					\$892.00

Please make check payable to TMT Electric LLC
Recommend motor replacement in the future if problem continues

Approved RECDD
Submitted to AP 9.12.2025
By Kevin McKendree

Kevin McKendree



C/S



Vesta

Vested in your community.

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

Billable Services Invoice

Invoice #: RT09132025

Date: 09-13-2025

To:

Rivers Edge CDD 1
475 W. Town Place Suite 114
St. Augustine, Florida 32092
904-940-5850

For:

Non-contractual Billable Services
Renaissance Fair Staffing

DESCRIPTION	HOURS	RATE	AMOUNT
Event Staff Assistance	4.37	17.00	74.29
Approved CDD I Submitted to AP on 9.16.25 by Kimberly Fatuch <i>Kimberly Fatuch</i>			
RECEIVED SEP 16 2025 BY: _____			
TOTAL			\$74.29



Vesta

Vested in your community

Thank you for your business!

C/15



INVOICE
1250421
INVOICE DATE
09/08/2025

**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
824369	REC0147		COD	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	Extinguisher Trip Charge	\$65.00	\$65.00
3.00	Annual Extinguisher Certification Inspection (Tag) (Seal)	\$11.00	\$33.00
1.00	5-lb Recharge Fire Extinguisher	\$70.00	\$70.00

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

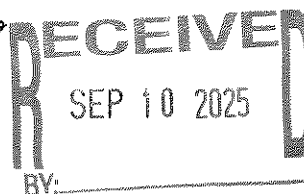
SUBTOTAL:	\$168.00
TOTAL:	\$168.00

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 - 09-10-25
By Richard Losco

Richard Losco



C/S



INVOICE

INVOICE #	INVOICE DATE
JAX 740540	7/31/2024
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Rivers Edge CDD I

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

Remit To:

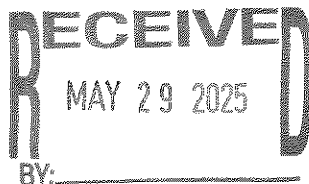
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 30, 2024

Invoice Amount: \$1,537.60

Description	Current Amount
July irrigation repairs*****Decoder replacement *****	
Irrigation Repairs	\$1,537.60

Invoice Total \$1,537.60



Approved RECDD I
Submitted to AP on 5.29.2025
by Jason Davidson

Jason Davidson

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



PG OF

CLIENT

C/S



INVOICE

INVOICE #	INVOICE DATE
993509	9/8/2025
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: October 8, 2025

Invoice Amount: \$973.27

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

September irrigation repairs - 2025*****20 Clover Brook*****

Irrigation Repairs

\$973.27

Invoice Total

\$973.27

Approved RECDD I
Submitted to AP on 9.10.2025
By Jason Davidson

Jason Davidson

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



Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

rivertown cdd2

20 cloverbrook

9/3/2025

PG OF

RUN DAYS

A

B

C

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

WATER SOURCE

CLOCK TYPE

RAIN/FREEZE SWITCH

reclaimed water

rain bird lxd

no/no

START TIME(S)	12am
START TIME(S)	
START TIME(S)	

ZONE #	1	2	3	4	5	6	7	8	9							
TYPE (S,R,B,D)	S		R		R	B			R							
RUN TIME	5	5	25	25	25	25	25	25	25							
PROGRAM	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																
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		X		X			X	X								

Note: Circled items are completed

Comments:

zones 2,4,7 had bad solenoids and zone 8 had a bad decoder.

DATE COMPLETED

9/3/2025

TECHNICIAN

Dequann

CLIENT

river town CDD2

C15



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
993510	9/8/2025
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: October 8, 2025

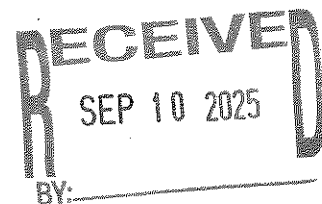
Invoice Amount: \$496.12

Description	Current Amount
September irrigation repairs - 2025*****484 Indian Grass*****	
Irrigation Repairs	\$496.12

Invoice Total **\$496.12**

Approved RECDD I
Submitted to AP on 9.10.2025
By Jason Davidson

Jason Davidson



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

**COMPLETED
WORK**

W. O. #

NAME

ADDRESS

DATE _____

rivertown cdd2

484 indain grass

9/2/2025

#			EXTENTION
4	rainbird 5004r	\$ 22.33	\$ 89.32
2	rainbird 1806	\$ 17.08	\$ 34.16
1	1/2 coupling	\$ 0.64	\$ 0.64
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 124.12

DATE	DESCRIPTION	HOURS	RATE	TOTAL
9/2/2025	labor	4	\$ 93.00	\$ 372.00
				\$ -
				\$ -
				\$ -
				\$ 372.00

COMMENTS :

	MATERIALS	\$	124.12
	LABOR & RENTAL	\$	372.00
	TOTAL	\$	496.12

9/2/2025

Dequann

cdd2 rivertown



Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

rivertown cdd2

484 Indian grass

9/2/2025

PG OF

RUN DAYS

START TIME(S)	8:30pm
START TIME(S)	8:00pm
START TIME(S)	

A

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

B

C

WATER SOURCE

reclaimed water

CLOCK TYPE

rain bird lxd

RAIN/FREEZE SWITCH

yes/no

ZONE #	33	34	35	36	37	38	39	40									
TYPE (S,R,B,D)	R	S	S	R	S	R	S	S									
RUN TIME	30	20	15	20	20	20	20	30									
PROGRAM	B	B	B	B	B	B	B	B									

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																	
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

TECHNICIAN

CLIENT



Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

rivertown cdd2

484 Indian grass

9/2/2025

PG OF

RUN DAYS

START TIME(S)	8:30pm
START TIME(S)	8:00pm
START TIME(S)	

A

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

B

C

WATER SOURCE

reclaimed water

CLOCK TYPE

rain bird lxd

RAIN/FREEZE SWITCH

yes/no

ZONE #	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
TYPE (S,R,B,D)	S	S	R	S	S	S	S	R	S	R	R	S	B	R	S	B
RUN TIME	40	15	35	25	15	25	15	50	15	50	30	25	25	30	20	15
PROGRAM	A	A	A	A	B	B	B	B	B	B	B	B	B	B	B	B

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										
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

TECHNICIAN

CLIENT



Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

rivertown cdd2

484 Indian grass

9/2/2025

PG

OF

RUN DAYS

A

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

B

C

WATER SOURCE

reclaimed water

CLOCK TYPE

rain bird lxd

RAIN/FREEZE SWITCH

yes/no

START TIME(S)	8:30pm
START TIME(S)	8:00pm
START TIME(S)	

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	R	S	S	B	B	R	R	B	R	R	S	S	R	S	S	R
RUN TIME	30	20	15	25	20	45	30	5	45	45	15	20	45	25	15	45
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								flex								
BROKEN HEADS										4						
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

TECHNICIAN

CLIENT



INVOICE

Customer	Rivers Edge Community Development District
Acct #	292
Date	09/11/2025
Customer Service	Kristina Rudez
Page	1 of 1

Rivers Edge Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 1,500.00
Payment Amount	
Payment for:	Invoice#29128
WC100125551	

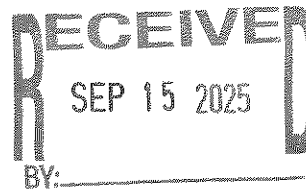
Thank You

Please detach and return with payment



Customer: Rivers Edge Community Development District

Invoice	Effective	Transaction	Description	Amount
29128	10/01/2025	Renew policy	Policy #WC100125551 10/01/2025-10/01/2026 FIA WC Workers Compensation - Renew policy TRIA & Expense Constant - Renew policy Due Date: 9/11/2025	1,336.67 163.33



Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 1,500.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors		Date
P.O. Box 748555	(321)233-9939	09/11/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	



INVOICE

Customer	Rivers Edge Community Development District
Acct #	292
Date	09/19/2025
Customer Service	Kristina Rudez
Page	1 of 1

Rivers Edge Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

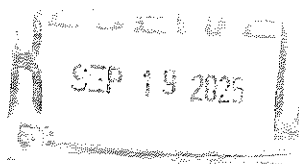
Payment Information	
Invoice Summary	\$ 113,023.00
Payment Amount	
Payment for:	Invoice#29670
100125551	

Thank You



Customer: Rivers Edge Community Development District

Invoice	Effective	Transaction	Description	Amount
29670	10/01/2025	Renew policy	Policy #100125551 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2025	113,023.00



Please Remit Payment To: Egis Insurance and Risk Advisors P.O. Box 748555				Total \$ 113,023.00
---	--	--	--	-------------------------------

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555		(321)233-9939 accounting@egisadvisors.com	Date 09/19/2025
---	--	--	---------------------------



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

C/S

INVOICE NO.	23475028
DATE	09/16/25

CUSTOMER

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

SERVICE LOCATION

Rivertown
39 Riverwalk Blvd
Saint Johns, FL 32259-8621

TERMS: Upon Receipt	CUSTOMER NO. 1946	JOB NO. 1946	P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Security Service 09/01/2025-09/14/2025	104.00	Hours	22.97	2,388.88
Security Officer	8.00	Hours	32.50	260.00
Security Officer - Holiday	492.00	Per	0.655	322.26
Mileage				
RECEIVED SEP 22 2025 BY: _____		Approved RECDD 1 Submitted to A/P 09-22-25 By Richard Losco <i>Richard Losco</i>		
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205				
Sub-Total			2,971.14	
Sales Tax				
TOTAL(\$)			\$2,971.14	

C/S

Integrated Access Solutions, LLC

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



INVOICE

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

INVOICE 4757
DATE 09/16/2025
TERMS Due on receipt
DUE DATE 09/16/2025

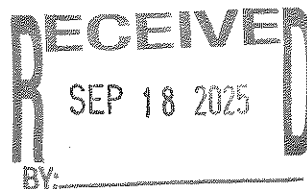
DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
08/14/2025	Technicians Notes	Technician arrived on site to examine outdoor box with network equipment enclosed. Found that the box had been opened and the interior components were saturated with rain. Everything is corroded and will need to be replaced.	1	0.00	0.00T
		8 port POE switch All termination ends for Cat6 Power supply			
	8 Port PoE Switch		1	170.36	170.36T
	Misc Supplies	Misc. Materials needed for installation (Conduit, Flex, Terminations, Boxes, Wire, Etc.)	1	75.00	75.00T
	Labor	Labor for the installation and repair of network equipment for camera system	5	170.00	850.00T

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

SUBTOTAL 1,095.36
TAX 0.00
TOTAL 1,095.36

BALANCE DUE **\$1,095.36**

Approved RECDD 1
Submitted to AP 9/18/2025
Submitted by Ken Council
Ken Council





10/10/2024

Julianne Battaglia

Julianne Battaglia, Director/Instructor

6855 Seneca Avenue
Jacksonville, FL 32210
904-695-9924
Julianne109@hotmail.com

INVOICE

INVOICE # 4702
DATE: 09/20/2025

BILL TO:

Rivers Edge CDD 1
475 West Town Pl
#114
St. Augustine, FL 32092

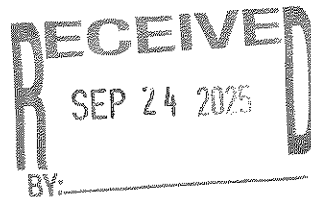
EVENT ADDRESS:

Rivertown Riverhouse
140 Landing St
St. Johns, FL 32259

HOURS	DESCRIPTION	TOTAL
3	Gypsy style dance performance and ambient entertainment	\$300
	SUBTOTAL	\$300
	TRAVEL	\$0
	TOTAL DUE	\$300

Make all checks payable to **Julianne Battaglia**

THANK YOU FOR YOUR BUSINESS!



Approved CDD I
Submitted to AP on 9.24.25
by Kimberly Fatuch

Kimberly Fatuck



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 # 13150
Date: 09/19/2025
Due On: 10/19/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,572.62	) - (\$0.00	) = \$3,572.62

RECDD-01

Rivers Edge CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	08/01/2025	Prepare for and attend agenda planning call with District staff.	0.70	\$260.00	50.0%	\$91.00
Service	LG	08/01/2025	Attend agenda planning call.	0.50	\$285.00	50.0%	\$71.25
Service	LG	08/06/2025	Review Flock Safety agreement for confidential and exempt information; confirm confidentiality of trade secret information.	0.90	\$285.00	-	\$256.50
Service	MGH	08/06/2025	Prepare FY26 budget appropriation resolution; prepare FY26 annual assessment resolution.	0.40	\$260.00	-	\$104.00
Service	LG	08/07/2025	Review draft agenda.	0.10	\$285.00	-	\$28.50
Service	LG	08/11/2025	Review information regarding sponsored event; review budget and assessment resolutions.	0.40	\$285.00	-	\$114.00

Service	MGH	08/11/2025	Review correspondence and Supervisor feedback regarding sponsorship policy and sponsored events.	0.20	\$260.00	-	\$52.00
Service	LG	08/14/2025	Review resident communication regarding RT Current and confer with district staff regarding same.	0.40	\$285.00	-	\$114.00
Service	LG	08/15/2025	Confer with Vesta regarding sponsored events; respond to inquiry regarding CDD ownership and prepare updated ownership letter.	0.90	\$285.00	-	\$256.50
Service	MGH	08/19/2025	Prepare for Board meeting; review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	0.90	\$260.00	-	\$234.00
Service	LG	08/20/2025	Travel to and attend Board meeting.	5.40	\$285.00	-	\$1,539.00
Service	MGH	08/20/2025	Confer regarding Board meeting legal follow-up items needed; review status of outstanding audit report.	0.50	\$260.00	-	\$130.00
Expense	KB	08/20/2025	Travel: Mileage - LG.	228.50	\$0.70	-	\$159.95
Expense	KB	08/20/2025	Travel: Meals - LG.	1.00	\$4.42	-	\$4.42
Service	LG	08/21/2025	Confer with deNagy regarding joint meeting agenda items and resident event partnership procedures.	0.30	\$285.00	-	\$85.50
Service	MGH	08/21/2025	Review District Manager meeting notes and identify legal follow-up items needed.	0.20	\$260.00	-	\$52.00
Service	MGH	08/25/2025	Preliminary review of tiki event and correspondence from Supervisor White regarding same.	0.10	\$260.00	-	\$26.00

Service	LG	08/27/2025	Review and revise August minutes.	0.40	\$285.00	-	\$114.00
Service	LG	08/27/2025	Confer with Vesta and GMS regarding resident collaboration events and advertising on CDD property.	0.40	\$285.00	-	\$114.00
Service	MGH	08/28/2025	Review correspondence from Watersong property manager regarding Hallo-Crawl event.	0.10	\$260.00	-	\$26.00

Line Item Discount Subtotal - \$162.25

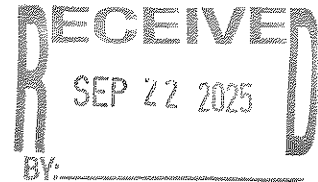
Total \$3,572.62

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

Please pay within 30 days.

Corbin deVagy

9/22/2025



C/5

INVOICE

Photobooth St. Johns

photoboothstjohns@gmail.com

904.640.9139



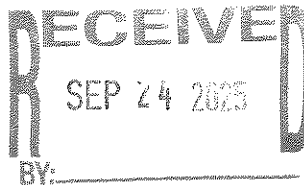
Invoice For Rivers Edge CDD I
Kimberly Fatuch
475 W Town Pl Suite 114
St Augustine, FL 32092
kfatuch@vestapropertyservices.com
720.285.6311

Invoice Number 20250923.01
Invoice Date September 23, 2025
Final Payment Due October 10, 2025

Description	Quantity	Unit Price	Amount
Hourly - A La Carte (3 hours) Friday, October 17, 2025: 6:00 PM to 9:00 PM RiverTown RiverHouse Amenity Center, 140 Landing St, St. Johns County, FL, 32259 Package Includes: ▣ Delivery, Set up and Pick up/Break down ▣ Unlimited Digital Photos ▣ Unlimited Animated GIFs and Boomerangs ▣ Professional Lighting ▣ WiFi (T-Mobile) ▣ Instant copy via text, email or QR code ▣ Copy of all images sent to host within 24 hours of event ▣ Price is for Photo Booth Only (backdrops and add-ons are available to be selected for an extra cost)	1	\$325	\$325 T
Personalization Includes: A Personalized Welcome Screen and matching Photo Frame (for digital or printed photos). Includes your personalized text like IJadynts Sweet 16!, IWelcome to the Smiths Wedding! and match your theme.	1	\$40	\$40 T
Discount code: RIVERTOWN			\$-50 T

Approved CDD I
Submitted to AP on 9.24.25
by Kimberly Fatuch

Kimberly Fatuch



Total Cost

\$315

This invoice was generated on September 23, 2025 at 4:29 PM EDT

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

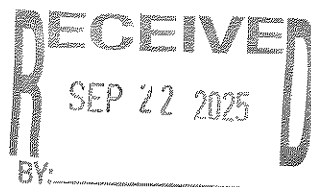
Rivers Edge CDD 1
475 West Town Place
Suite 114
Saint Augustine, Florida
32092

INVOICE 1149
DATE 09/19/2025
TERMS Net 30
DUE DATE 10/19/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Lighting contactor not working at the Riverhouse. Provided and installed new contactor and enclosure. Cleaned up associated wiring. Verified correct operation upon completion.	1	1,236.00	1,236.00

Please remit payment to TMT Electric, LLC

SUBTOTAL 1,236.00
TAX 0.00
TOTAL 1,236.00
BALANCE DUE **\$1,236.00**



Approved RECDD
Submitted to AP 9.22.2025
By Kevin McKendree

Kevin McKendree



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-365-5300 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 621126353
DATE: 09/16/2025
ORDER: 621126353

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
09/16/2025	10:43 AM			10:43 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/16/2025		10:43 AM

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 09-22-25 By Richard Losco <i>Richard Losco</i>		AMOUNT DUE \$225.16
RECEIVED SEP 22 2025 BY: _____		<i>chen</i> _____ TECHNICIAN SIGNATURE <i>Gary</i> _____ GARY 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 indicated above.

PLEASE PAY FROM THIS INVOICE



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32268-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 621126448
DATE: 09/16/2025
ORDER: 621126448

MO No. [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
09/16/2025	10:43 AM			10:43 AM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/16/2025		11:21 AM

Service	Description	Price
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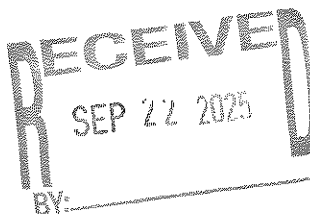
CPCM	Commercial Pest - Flea/Tick Monthly Service	\$385.98
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SUBTOTAL	\$385.98
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$385.98

Approved RECDD 1
Submitted to A/P 09-22-25
By Richard Losco

Richard Losco

AMOUNT DUE \$385.98



[Signature]

TECHNICIAN SIGNATURE

[Signature]

Gary
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.

Client hereby acknowledges the satisfactory completion of all services rendered and agrees to pay for all services as provided above.

PLEASE PAY FROM THIS INVOICE



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	256717873
Customer Number	C3178876
Invoice Date	09/09/2025
Due Date	10/09/2025
Order Date	08/22/2025
Order Number	S155373094
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MCHBPNP915107OR	MICROFIBER 16X16 35 GRAM ORANGE	1	CT	52.29	52.29

SUBTOTAL: 52.29
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 52.29
Total Due: 52.29

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



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

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

Approved RECDD 1
Submitted to A/P - 09-18-25
By Richard Losco

Richard Losco



BY: _____

Remittance Section	
Customer Number	C3178876
Invoice Number	256717873
Invoice Date	09/09/2025
Terms	Net 30
Total Due	52.29

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

C31788762567178732567178730000000052296

C/5

(Page 1)



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

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

Invoice Number	256756663
Customer Number	C3178876
Invoice Date	09/10/2025
Due Date	10/10/2025
Order Date	09/09/2025
Order Number	S155778774
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
NWLENGAPFXL	NITRILE EXAM PF GLOVES - BLUE- XLARGE - 4MIL - 100/BX	2	BX	5.99	11.98

SUBTOTAL: 11.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 11.98
Total Due: 11.98

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

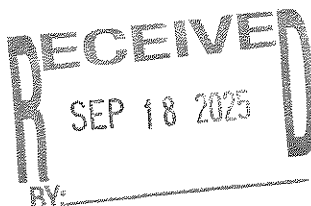


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 1
Submitted to A/P 09-18-25
By Richard Losco

Richard Losco

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



Remittance Section	
Customer Number	C3178876
Invoice Number	256756663
Invoice Date	09/10/2025
Terms	Net 30
Total Due	11.98

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

C31788762567566632567566630000000011981

C/S

(Page 1)



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

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

PM(P)

Invoice Number	256762624
Customer Number	C3178876
Invoice Date	09/10/2025
Due Date	10/10/2025
Order Date	09/09/2025
Order Number	S155798011
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CGW35001CT	CRYSTAL GEYSER WATER,ALPINE,SPRG,35BTL	4	CT	18.69	74.76
ACM13901	SCISSORS,8" STR,2PK,GY	1	PK	14.98	14.98

SUBTOTAL: 89.74
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 89.74
Total Due: 89.74

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

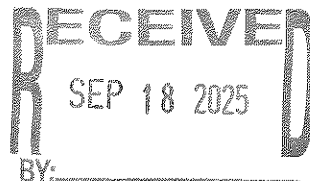


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 1
Submitted to A/P 09-18-25
By Richard Losco

Richard Losco

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



Remittance Section

Customer Number	C3178876
Invoice Number	256762624
Invoice Date	09/10/2025
Terms	Net 30
Total Due	89.74

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

C31788762567626242567626240000000089746



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	256855543
Customer Number	C3178876
Invoice Date	09/15/2025
Due Date	10/15/2025
Order Date	09/12/2025
Order Number	S155891173
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALM275	TISSUE,TOILET,4.4X3.1,2PLY,500SHT,96/CT	1	CT	68.79	68.79
CLO30966	CLOROX BLEACH LIQUID COMMERCIAL SOLUTIONS GERMICIDAL CONCEN	1	CT	27.78	27.78

SUBTOTAL: 96.57
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 96.57
Total Due: 96.57

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 09-22-25
By Richard Losco

Richard Losco



Remittance Section

Customer Number	C3178876
Invoice Number	256855543
Invoice Date	09/15/2025
Terms	Net 30
Total Due	96.57

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

C31788762568555432568555430000000096578



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	256856077
Customer Number	C3178876
Invoice Date	09/15/2025
Due Date	10/15/2025
Order Date	09/12/2025
Order Number	S155894451
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX6639AK	LINER,REPRO,33X39 1.5ML,BK 100/CT	8	CT	35.08	280.64

SUBTOTAL: 280.64
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 280.64
Total Due: 280.64

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

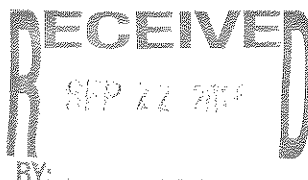


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

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

Approved RECDD 1
Submitted to A/P 09-22-25
By Richard Losco

Richard Losco



Remittance Section	
Customer Number	C3178876
Invoice Number	256856077
Invoice Date	09/15/2025
Terms	Net 30
Total Due	280.64

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

C31788762568560772568560770000000280645



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	256880083
Customer Number	C3178876
Invoice Date	09/16/2025
Due Date	10/16/2025
Order Date	09/09/2025
Order Number	S155778774
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
NWLENGAPFXL	NITRILE EXAM PF GLOVES - BLUE- XLARGE - 4MIL - 100/BX	1	BX	5.99	5.99

SUBTOTAL: 5.99
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 5.99
Total Due: 5.99

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 09-23-25
By Richard Losco
Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	256880083
Invoice Date	09/16/2025
Terms	Net 30
Total Due	5.99

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

C31788762568800832568800830000000005998

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	256883034
Customer Number	C3178876
Invoice Date	09/16/2025
Due Date	10/16/2025
Order Date	09/12/2025
Order Number	S155891173
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
PGC13846	FEBREEZE PLUG TRF LINEN&SKY 6/2.63OZ	3	EA	15.49	46.47

SUBTOTAL: 46.47
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 46.47
Total Due: 46.47

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

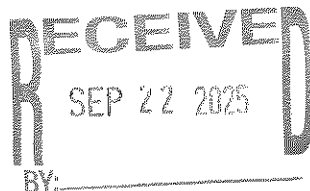


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Approved RECDD 1
Submitted to A/P 09-22-25
By Richard Losco

Richard Losco

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



Remittance Section	
Customer Number	C3178876
Invoice Number	256883034
Invoice Date	09/16/2025
Terms	Net 30
Total Due	46.47

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

C31788762568830342568830340000000046476



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	256919833
Customer Number	C3178876
Invoice Date	09/17/2025
Due Date	10/17/2025
Order Date	09/16/2025
Order Number	S155987029
Order Method	WEB

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

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

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

Important Messages

IMPORTANT UPDATE REGARDING W.B. MASON RETURNS POLICY:

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALM275	TISSUE, TOILET, 4.4X3.1, 2PLY, 500SHT, 96/CT	1	CT	68.79	68.79

SUBTOTAL: 68.79
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 68.79
Total Due: 68.79

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 09-23-25
By Richard Losco

Richard Losco

Remittance Section	
Customer Number	C3178876
Invoice Number	256919833
Invoice Date	09/17/2025
Terms	Net 30
Total Due	68.79

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

C31788762569198332569198330000000068798

C/S



INVOICE

INVOICE #	INVOICE DATE
994747	9/11/2025
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: October 11, 2025

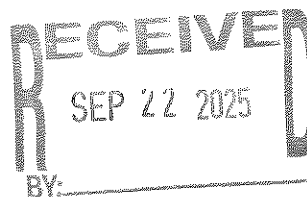
Invoice Amount: \$4,661.86

Description	Current Amount
Controller replacement *****The Arbors*****	
Irrigation Repairs	\$4,661.86

Invoice Total **\$4,661.86**

Approved RECDD I
Submitted to AP on 9.22.2025
by Jason Davidson

Jason Davidson



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



DATE _____

8/29/2025

PG OF

Please stamp here

Please Stamp Here

LABOR & RENTAL TOTAL

Not Approved

PROPOSED WORK

Earl

CLIENT

C 15



INVOICE

INVOICE #	INVOICE DATE
994748	9/11/2025
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: October 11, 2025

Invoice Amount: \$2,233.23

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

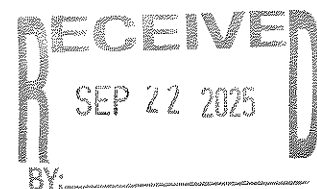
Mainline repair*****Main St. near dog park*****

Irrigation Repairs	\$2,233.23
--------------------	------------

Invoice Total **\$2,233.23**

Approved RECDD I
Submitted to AP on 9.22.2025
by Jason Davidson

Jason Davidson



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



DATE _____

8/3/2025

PG OF

Please stamp here

LABOR & RENTAL TOTAL

Not Approved

PROPOSED WORK

CLIENT

C/S



INVOICE

INVOICE #	INVOICE DATE
994749	9/11/2025
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: October 11, 2025

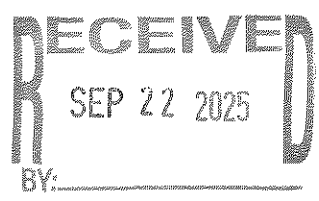
Invoice Amount: \$1,889.11

Description	Current Amount
Mainline repair near Main and Kendall Crossing	
Irrigation Repairs	\$1,889.11

Invoice Total **\$1,889.11**

Approved RECDD I
Submitted to AP on 9.22.2025
by Jason Davidson

Jason Davidson



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



DATE _____

8/2/2025

PG OF

Please stamp here

DESCRIPTION

LABOR & RENTAL TOTAL

Not Approved

PROPOSED WORK

fixed main line near side walk near main and kendall crossing	MATERIALS	\$ 215.11
	LABOR & RENTAL	\$ 1,674.00
	TOTAL	\$ 1,889.11

CLIENT

C/S



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
995972	9/16/2025
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: October 16, 2025

Invoice Amount: \$973.27

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

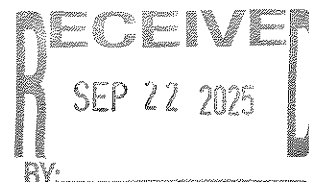
September irrigation repairs - 2025*****20 Clover Brook*****

Irrigation Repairs	\$973.27
--------------------	----------

Invoice Total **\$973.27**

Approved RECDD I
Submitted to AP on 9.22.2025
by Jason Davidson

Jason Davidson



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

river town CDD2

C/S



INVOICE

INVOICE #	INVOICE DATE
996944	9/19/2025
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: October 19, 2025

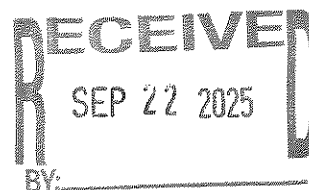
Invoice Amount: \$425.77

Description	Current Amount
September irrigation repairs - 2025*****87 Perdido St.***** Irrigation Repairs	\$425.77

Invoice Total **\$425.77**

Approved RECDD I
Submitted to AP on 9.22.2025
by Jason Davidson

Jason Davidson



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



W. O. #	CDD1
NAME	RIVER TOWN
ADDRESS	87 PERDIDO ST
DATE	9/8/2025

CLIENT



Irrigation Inspection Report

W. O. #

NAME

ADDRESS

DATE

CDD1

RIVERTOWN

87 perdido st

9/8/2025

PG 1 OF 2

START TIME(S)	9pm
START TIME(S)	
START TIME(S)	

A

B

C

RUN DAYS

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

WATER SOURCE

RECLAIM

CLOCK TYPE

RAINBIRD ESP-LXD

RAIN/FREEZE SWITCH

NO

ZONE #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TYPE (S,R,B,D)	R	R	R	S	R	S	S	S	R	S		S/R	S	S	S	S
RUN TIME	45	45	40	20	45	20	20	5	40	20	5	35	20	35	20	20
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						1			
BROKEN NOZZLES						1	1					1				
SEVERELY CLOGGED INCORRECT NOZZLES															2	
CHANGE TO 6 "																
CHANGE TO 12"																
CHANGE POP UP TO RISER																
RAISE HEADS (coverage)		3	2		1											
MISSING HEADS																
NON TURNING ROTORS					1											
VALVE FAILURE																

Note: Circled items are completed

Comments: zone 2,3 AND 4 RAISE ROTORS WAS TO LOW NEXT TO LAKE.

DATE COMPLETED

9/8/2025

TECHNICIAN

davon albert

CLIENT



Irrigation Inspection Report

W. O. # CDD1
NAME RIVERTOWN
ADDRESS 87 PERDIDO ST
DATE 9/8/2025 PG 2 OF 2

START TIME(S)	9PM	A	RUN DAYS							WATER SOURCE	RECLAIM
START TIME(S)		B	S	M	T	W	T	F	S	CLOCK TYPE	RAINBIRD ESP-LXD
START TIME(S)		C	S	M	T	W	T	F	S	RAIN/FREEZE SWITCH	NO

ZONE #	17	18	19	20	21	22	23	24	25	26						
TYPE (S,R,B,D)	S	S	S	S/R	S	S	R	S	mpr	R						
RUN TIME	20	20	10	35	20	20	35	20	20	35						
PROGRAM	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	1															
BROKEN HEADS				1	1											
BROKEN NOZZLES									2							
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: zone 17 BROKEN 3/4 LATERAL NEXT TO THE JEA STATION AND ZONE 21 BROKEN BUBBLER

DATE COMPLETED 9/8/2025 TECHNICIAN DAVON ALBERT CLIENT

C/S



INVOICE

INVOICE #	INVOICE DATE
997270	9/22/2025
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

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: October 22, 2025

Invoice Amount: \$3,332.29

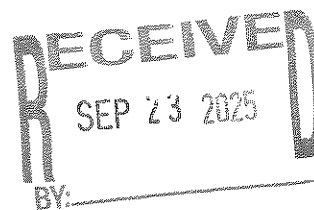
Description	Current Amount
Rain/freeze sensor installation	
Irrigation Repairs	\$3,332.29

Invoice Total **\$3,332.29**

NOT FOR COMMERCIAL LENDING PURPOSES

Approved RECDD I
Submitted to AP on 9.23.2025
by Jason Davidson

Jason Davidson



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

CLIENT

FOURTH ORDER OF BUSINESS

A.



Rivers Edge CDD – I, II, and III

Landscape Update for November 2025

- **General Maintenance**

- We have detailed and cleaned up the RiverHouse and RiverClub. Next week the team will start the grass cutback depending on the muhly blooming.
- 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.
- Winter flowers will be installed on the second week of December 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 showing 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.
 - Others will be looked at for rain sensor installation and hidden by plant material if required.

- **Fert/Chem**

- Our techs will be treating turf weeds throughout the community.
- Teams are spreading granular fertilizer to green up turf and push healthy growth
- Lead tech is Treating roses with bone meal and liquid fertilizer.

- **Arbor**

- We will continue to lift low hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with balanced weight distribution from the branches.

B.



Jacksonville Office
13901 Sutton Park Drive S., Suite 200, Jacksonville, FL 32224
P: 1.833.723.4768

November 6, 2025

Corbin deNagy
Rivers Edge CDD
Governmental Management Services LLC
3196 Merchants Row Blvd. Suite 130
Tallahassee, FL 32311

Re: Proposal for Rivers Edge CDD 2025 Public Facilities Report

Dear Corbin,

Thank you very much for this opportunity to provide this professional services proposal for the Rivers Edge CDD. PRIME AE Group, Inc. ("PRIME AE") has extensive experience with preparing Public Facilities Reports for CDD's and we are highly qualified for this project.

The purpose of this proposal is to formally communicate to you what we believe to be an appropriate scope and fee to successfully complete and update the last Public Facilities Report for the Rivers Edge CDD.

Generally, we understand (and more thoroughly outline below) that PRIME AE will perform a review of the existing conditions and update the most recent Public Facilities Report with any necessary changes.

Task 1 – Development of Public Facilities Report

PRIME AE's engineering services include:

- Perform site visit to review existing Public Facilities owned by the District.
- Coordinate with District staff to verify all improvements completed since previous report.
- Update and provide 2025 Public Facilities Report to Board for review and acceptance.

Fee Summary

TASK	DESCRIPTION	FEE
1	Development of Public Facilities Report (Lump Sum)	\$7,500.00

ADDITIONAL SERVICES:

Any services requested outside of the scope of work above will be charged hourly according to the rate schedule attached but will not commence without written permission. PRIME AE will obtain proposals for other sub-consultant services including surveying, geotechnical investigation, etc., as necessary to complete the proposed work. We will assist with coordinating the work of all subconsultants by providing site information and data, as and when requested. These sub-consultants will contract with you directly for their services.

Our scope of work for this project does not include the following:

- Civil Construction Documents
- Landscape Architecture Construction Documents
- Entry Feature/Hardscape Design
- Wetland/Wildlife Identification, Studies, Flagging or Permitting
- Traffic Study/Signalization
- Transportation Impact Analysis Report
- Offsite Transportation Improvements
- Land or Easement Acquisition Elements
- Surveys
- Site Lighting
- Structural Design Including Bulkhead and Retaining Walls
- Electrical Design
- Geotechnical Engineering/Investigations
- Environmental studies/analysis
- Fire Protection studies, analysis or design
- Off-site stormwater modeling or design
- Flood zone analysis and FEMA permitting (separate consultant)
- Stormwater System Maintenance Agreement Assistance
- NPDES Stormwater Permitting
- Hardscape design
- Architectural drawings
- Permitting
- Permit/application Fees
- Civil Site Design, beyond budget

OUT-OF-POCKET EXPENSES:

All job-related travel, reprographic, printing and plotting costs and supplies, telefax and long distance telephone charges, mail and courier delivery services will be billed at cost plus 15%.

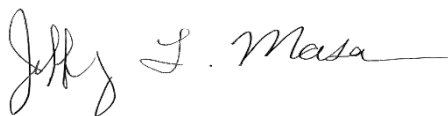
This proposal includes our Standard Terms & Conditions and Rate Schedule, which are incorporated herein by reference and made part hereof.

PRIME AE shall indemnify and hold the Client harmless from any loss or damage to the proportionate extent caused by PRIME AE's negligent performance of services under this Agreement.

It is our pleasure to provide this professional services proposal to you. Please feel free to call me at (904) 739-3655 if you have any questions or concerns. If you wish to authorize us to proceed, we ask that you sign and return one copy of the signed proposal to our office. If you have any questions regarding our proposal, we remain available to discuss it with you at your convenience.

Thank you again for the opportunity to provide our engineering services for this project.

Sincerely,



Jeffery L. Mason, P.E.
Director, Civil Site Land South Region



Ryan P. Stilwell, P.E.
SVP, Land South Region

Enclosures: Standard Terms & Conditions
Rate Schedule

Accepted By:

Signature

Typed Name and Title

Date

1. General Provisions. These Standard Terms & Conditions ("ST&C"), together with the accompanying proposal, constitute the full and complete Agreement between PRIME AE Group, Inc. ("PRIME AE") and the entity or person to whom the proposal is addressed ("Client") to perform the base services as outlined in the proposal ("Services"). Any services excluded from the proposal shall not be part of the Services unless added per Section 2 of this Agreement. The Client acknowledges receipt of and accepts these ST&C by receiving the proposal. Client agrees that these ST&C shall supersede any Client terms and conditions whenever signed by PRIME AE unless the Client provides written notice to PRIME AE's authorized representative within five days of the proposal date explicitly rejecting these ST&C. Any purported changes or modifications to these ST&C shall be null and void unless they are initialed and dated adjacent to the purported change or modification by an authorized PRIME AE representative. The Client agrees that upon its authorization to proceed to PRIME AE, these ST&C shall supersede any subsequent Client terms and conditions signed by PRIME AE. PRIME AE and Client may be referred to collectively herein as "the Parties," and any of them may be called "a Party." The technical and pricing information in the proposal is confidential and proprietary property of PRIME AE. It shall not be disclosed or made available to third parties without the prior express written consent of PRIME AE. Unless otherwise specified in the proposal, the proposal fees and schedule constitute PRIME AE's best estimate of the charges and time required to complete the project. As the project progresses, site conditions, changes in the law, or other unknown facts or events may necessitate revisions in scope and fee. PRIME AE will inform the Client of such situations so that proposal revisions can be accomplished. The parties agree to negotiate such revisions in good faith in accordance with Section 2 of this Agreement.

2. Modification or Amendment to this Agreement. Additional services may be undertaken at PRIME AE's sole discretion. This Agreement may only be changed, amended, supplemented, superseded, or waived if both parties specifically agree in writing to such amendment before the effective date.

3. Independent Contractor. PRIME AE is an independent contractor, and nothing in this Agreement shall be construed to create a partnership, joint venture, or establish an employer/employee or principal/agent relationship between PRIME AE and Client or its subcontractors or consultants. Client agrees that PRIME AE has been engaged to provide professional services only, and that PRIME AE does not owe a fiduciary duty or responsibility to Client. There are no intended third-party beneficiaries to this Agreement.

4. Standard of Care. PRIME AE's Services will be performed in accordance with generally accepted practices and ordinary skill and care of architects, engineers, scientists, and/or technical professionals providing similar services at the same time, in the same locale, and under like circumstances ("Standard of Care"). Nothing in this Agreement, the Client's terms and conditions or any other document will require a level of performance higher than this Standard of Care. No other warranty of any kind (including but not limited to fit for purpose and free from defect type warranties), whether express or implied, at common law or created by statute, is extended, made, or intended by the performance of PRIME AE's Services under the Agreement for this project.

5. Invoicing and Payment. PRIME AE fees are quoted for the present calendar year of the proposal and will be subject to escalation on January 1st each year thereafter as determined by PRIME AE in its sole discretion. The Client shall pay PRIME AE according to the rates and charges outlined in the proposal. Invoices are net cash, due and payable upon receipt, but no later than thirty (30) days from the invoice date. Full payment of all invoices will be due before the release of any Work Product. Payment shall not be subject to any withholding or retention except for disputed fees. In writing, the Client shall notify PRIME AE of any disputed fees within seven (7) days from the invoice date, give reasons for the objection, and promptly pay the undisputed fees. If the Client fails to make any payment due to PRIME AE for Services and expenses within thirty (30) days after receipt of PRIME AE's invoice, the fees due PRIME AE will be increased at the rate of 1.5% per month from said thirtieth day. In addition, PRIME AE may suspend Services under this Agreement upon written notice to Client for any breach of this Agreement, including nonpayment of PRIME AE's fees. In the event of a suspension of Services, PRIME AE shall have no liability or responsibility to the Client for delay or damage caused to the Client because of such suspension of Services. Upon suspension, Client shall pay all undisputed fees before PRIME AE continues any performance of Services or delivery of any deliverables. The Client shall pay PRIME AE any fees or expenditures incurred to suspend and restart Services. If PRIME AE employs the services of any attorney or collection agency to collect any sums due hereunder

or to enforce any terms contained herein. In that case, Client agrees to pay PRIME AE for its staff time to collect payment, collection agency fees, reasonable attorney's fees, and court costs incurred by PRIME AE to collect outstanding fees.

6. Client Scope Changes and Delays. Singular or aggregate Client scope changes in the design or Client delays to the design may result in additional fees and schedule relief. The Client agrees that changes and modifications to the design after thirty percent (30%) design completion may result in additional fees and schedule relief. Any fee and schedule changes shall be made per Section 2 of this Agreement.

7. Right of Entry. The Client shall be responsible for obtaining all legal right-of-entry and associated costs on properties required by the project.

8. Reliance. PRIME AE shall be entitled to rely, without limitation or liability, on the accuracy and completeness of any and all information provided by Client, Client's employees, representatives, agents, independent contractors, construction managers, consultants and contractors, and information from public records, without the need for PRIME AE's independent verification unless required by the Standard of Care. Client agrees to indemnify, defend, and hold harmless PRIME AE to the fullest extent permitted by law for any claims, losses, or damages allegedly suffered by PRIME AE or others due to PRIME AE's reliance on such information contemplated under this Section.

9. Regulatory Permits. PRIME AE does not represent or guarantee that any permit or approval will be issued by any governmental body, given the complexity and frequent changes in applicable rules, regulations, and interpretations by authorities. The fees and corresponding scope of Services have been formulated based upon existing regulatory codes, ordinances, and procedures known to PRIME AE on the date of proposal preparation. If subsequent regulatory changes require revisions to Services completed or an increased level of effort, compensation for these additional services shall be provided in accordance with Section 2 herein. This Agreement does not include application fees required by any regulatory agency. We ask that the Client furnish the appropriate fee when applications are submitted. Permits may contain a requirement for public noticing. Any publishing and associated fees shall be the responsibility of the permittee (Client). Permits may be conditioned upon the Engineer of Record inspection and certification of construction. If such a condition is imposed, progress and final inspections must be provided by PRIME AE. Compensation for this additional work shall be provided by Section 2 herein.

10. Insurance. PRIME AE will maintain workers' compensation insurance as required under the state's laws in which the Services will be performed. PRIME AE agrees to provide at its own expense, Comprehensive General Liability insurance with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 in the aggregate; Professional Liability insurance for \$1,000,000 per claim and \$2,000,000 in the aggregate covering negligent performance of Services; Automobile Liability insurance with a combined single of \$1,000,000 per occurrence; and will, upon request, furnish certificates of insurance to Client reflecting PRIME AE's standard coverages and providing thirty (30) days prior written notice in the event of cancellation in coverage.

11. Confidentiality. PRIME AE will hold confidential all business and technical information obtained from Client or generated in performing Services under this Agreement, except to the extent required for: (1) performance of Services under this Agreement; (2) compliance with professional standards of conduct; (3) the preservation of the public safety, health, and welfare; (4) compliance with any court order, statute, law, or governmental directive; and/or (5) protection of PRIME AE against claims or liabilities arising from the performance of Services under this Agreement. PRIME AE's obligations hereunder shall not apply to information in the public domain or lawfully obtained on a non-confidential basis from others.

12. Work Product. Upon Client's payment of all fees due and owing PRIME AE, ownership of PRIME AE's final deliverables, drawings, specifications and other documents and electronic data furnished by PRIME AE under this Agreement ("Work Product") shall pass to Client subject to the following limitations: Client acknowledges and agrees that: (i) PRIME AE's Work Product is not intended or represented to be suitable for use on the Project unless completed and signed by PRIME AE's authorized representative; (ii) Work Product marked with words such as not for construction, permitting plans, or marked with any similar statement is not suitable for construction and Client may not rely on this Work Product for construction purposes and does so at its own risk; (iii) regardless of any state

or local law or regulation, Client agrees that PRIME AE shall no longer be the Engineer or Architect of Record, and shall have no liability whatsoever, for PRIME AE's Work Product, obtained without PRIME AE's permission, from any public record, or by the Client in accordance with this section, provided to a third party for use on the Project or any other project; (iv) PRIME AE's Work Product is not intended for use or reuse by Client or others for additions or alterations to the Project or any other project without prior written authorization (including completion, verification and adaption) by PRIME AE; (v) any such use, reuse or modification of PRIME AE's Work Product will be at Client's and others sole risk and without liability or legal exposure to PRIME AE; (vi) Client shall indemnify, defend and hold harmless PRIME AE and its owners and employees from all claims, damages, losses and expenses, including attorneys' fees, arising out of or resulting from any such use, reuse or modification of PRIME AE's Work Product; and (vii) Client shall grant to PRIME AE an irrevocable, perpetual, fully paid-up right and license to use, exploit, manufacture, distribute, copy, adapt and display the Work Product, including any enhancements thereof. Any opinions rendered by PRIME AE pursuant to this Agreement or in Work Product are for the sole and exclusive use of Client, and are not intended for the use of, or reliance upon, by any third parties without the prior written approval of PRIME AE.

13. Termination of Services and Agreement. Either Party may terminate this Agreement upon ten (10) days' written notice to the other Party. Whether Client or PRIME AE terminates this Agreement, the Client agrees to compensate PRIME AE for all Service fees and additional services agreed hereunder, performed, and commitments made before the termination, together with reimbursable expenses, including those of subcontractors, subconsultants, and vendors.

14. Indemnification. Subjection to Section 19 of this Agreement, PRIME AE shall indemnify and hold the Client harmless from any loss or damage to the proportionate extent caused by PRIME AE's negligent performance of services under this Agreement. The Client shall indemnify and hold PRIME AE harmless from any loss or damage caused by the Client's acts or omissions.

15. Mutual Waiver of Consequential Damages. In no event shall either Party be liable to the other, whether in contract, tort, or any other cause whatsoever, for any consequential, liquidated damages, special, incidental, indirect, punitive, or exemplary damages, and the Parties release each other from any such liability.

16. Design Services During Construction (DSDC). If PRIME AE provides DSDC during the construction phase of the project, it is understood that the purpose of such Services, including project site visits, will be to determine, in general, if construction is proceeding in a manner indicating that the completed work of others will generally conform to the contract documents. PRIME AE shall not, during such visits or as a result of observations of construction, supervise, direct, or have control over others' work nor shall PRIME AE have authority over, or responsibility for, the means, methods, sequences or procedures of construction selected by others or safety precautions and programs incidental to the work of others or for any failure of others to comply with laws, rules, regulations, ordinances, codes or orders applicable to others furnishing and performing their work. PRIME AE does not guarantee the performance of the construction work or contract by others and does not assume responsibility for others' failure to furnish and perform their work. If PRIME AE's DSDC includes shop drawing review or requests for information as outlined in PRIME AE's Services, PRIME AE will review (or take other appropriate action concerning) shop drawings, samples, and other data which PRIME AE's Services require PRIME AE to review, but only for conformance with PRIME AE's design concept of the project and compliance with the information outlined in contract documents. Such review or other actions shall not extend to means, methods, techniques, sequences, or procedures of manufacture (including the design of manufactured products), construction, or safety precautions and programs incident thereto. PRIME AE's review or other actions shall not constitute approval of construction, an assembly or product of which an item is a component, nor shall it relieve others of (a) their obligations regarding review and approval of any such submittals, and (b) their exclusive responsibility for the means, methods, sequences and procedures of constructions, including safety of construction. If DSDC is not included in the Services, and the Client requests DSDC from PRIME AE, Client and PRIME AE shall execute a written amendment per Section 2 of this Agreement.

17. Certifications. PRIME AE shall not be required to sign any documents, no matter by whom requested, including for the Client to obtain financing, that would result in PRIME AE's having to exceed the Standard of Care, or provide

certification, a guarantee, or a warranty that a contractor or third party's work on the project conforms to the contract documents, or agree to terms that conflict with these ST&C.

18. Opinion of Possible Costs. When required as part of its scope of Services outlined in its proposal, PRIME AE will furnish opinions of probable cost, but does not guarantee the accuracy of such estimates. Opinions of possible cost, financial evaluations, feasibility studies, economic analyses of alternate solutions, and utilitarian considerations of operations and maintenance costs prepared by PRIME AE hereunder will be made based on PRIME AE's experience and qualifications. They will represent PRIME AE's judgment per the Standard of Care. Except to the extent directly caused by a breach of the Standard of Care, PRIME AE is not responsible for and has no liability for quantity variances. The Client will not seek reimbursement from PRIME AE for costs arising from or related to such variances. Client acknowledges and agrees that: (i) the interim Work Product prepared and delivered by PRIME AE for the project are preliminary, not fully detailed, subject to change, and not ready for construction; (ii) Client is responsible for pricing assumptions and quantity take-offs; and (iii) PRIME AE does not guarantee or warrant that its designs can be constructed within a lump sum price, GMP, contract budget, or other estimated or bid value.

19. Risk Allocations. Client and PRIME AE have discussed the project's risks, rewards, anticipated outcome, and an estimated total fee for PRIME AE's scope of Services and fully agree to the following risk allocations. To the fullest extent permitted by law, PRIME AE's total liability to Client (including anyone claiming by or through Client) for damages of any nature shall not exceed, in the aggregate, fifty thousand dollars, whether in contract, tort, or any other cause.

20. Force Majeure. If either party is prevented, hindered, or delayed in performing any of its obligations hereunder because of a Force Majeure occurrence, such party shall notify the other party, in writing, of the occurrence of such an event and the circumstances thereof within five (5) days after the occurrence of such an event. The civil code or common law in the jurisdiction where the project is located shall define Force Majeure. To the extent that a party's performance of its obligations hereunder is prevented, hindered or delayed by an event of Force Majeure and to the extent that notice has been given to the other party, such party shall be excused as of the date of occurrence of the event of Force Majeure from the performance or punctual performance of its obligations hereunder for so long as the relevant event of Force Majeure continues.

21. Certificate of Merit: Client shall make no claim (whether directly or in the form of a third-party claim) against PRIME AE unless Client shall have first provided PRIME AE with a written certification executed by an independent engineer licensed in the jurisdiction in which the Project is located, reasonably specifying each and every act or omission which the certifier contends constitutes a violation of the Standard of Care. Such a certificate shall be a precondition to the institution of any judicial proceeding and shall be provided to PRIME AE thirty (30) days before the institution of such judicial proceedings.

22. Dispute Resolution. If a dispute arises out of this Agreement or a breach thereof, the parties will attempt in good faith to resolve the dispute through negotiation. If the dispute is not resolved by negotiation, before initiating legal proceedings, Client and PRIME AE agree to submit to non-binding mediation with a mutually agreed upon mediator. The parties agree that they will share equally in their costs, and neither party will commence a civil action until after the completion of the initial mediation session. This provision shall survive completion or termination of this Agreement; however, neither party shall seek mediation of any claim or dispute arising out of this Agreement beyond the period that would bar the initiation of legal proceedings to litigate such claim or dispute under the applicable law. The Client agrees that any claim against PRIME AE shall be brought within one (1) year from the date of PRIME AE's final invoice, regardless of any applicable statute of repose or statute of limitation.

23. Precedence. These ST&C shall take precedence over and supersede any Client counterproposal, contract, purchase order, requisition, notice to proceed, or similar or like document.

24. Severability. If any of these ST&C are finally determined to be invalid or unenforceable in whole or in part, the remaining provisions shall remain in full force and effect and be binding upon the parties. The parties agree to reform these ST&C to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.

25. Survival. These ST&C shall survive the completion of PRIME AE's Services on the project, the suspension or termination of Services for any cause, and shall remain in full force and effect until PRIME AE is paid in full for all fees due hereunder.

26. Governing Law. This Agreement will be governed by and construed in accordance with the substantive laws of the State of Florida, without regard to conflict of laws. All disputes arising under or relating to this Agreement shall be brought and resolved solely and exclusively in the State Court located in Florida. If Client commences any legal action in connection with this Agreement, and PRIME AE prevails in such action, PRIME AE shall be entitled to recover, in addition to court costs, the amount of its attorneys' fees arising out of or related to the legal action, including consultant and expert's fees.

27. Assignment. This Agreement is not assignable by Client to any third party without the express prior written consent of PRIME AE. PRIME AE may assign this contract to any affiliate, subsidiary, or, in case of an acquisition or merger, the buyer.

28. No AI Training. The client may not use PRIME AE's Work Product, related documents, or data to train any artificial intelligence, machine learning, large language models, or other similar networks, algorithms, or systems.

29. No Individual Liability. PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OF PRIME AE GROUP, INC. MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE FOR ANY CLAIMS, DAMAGES, OR DISPUTES ARISING OUT OF AND SUBJECT TO THIS CONTRACT.

30. Construction Means, Methods, and Safety. PRIME AE is not responsible for selecting, supervising, directing, controlling, or otherwise being in charge of the construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs, or for the failure of Client, its contractor, engineers, architect, subcontractors, or other materialmen or service providers not engaged by PRIME AE to perform and complete construction of the project per the contract documents.

31. Compliance with Laws. In the event that standards of practice or legal requirements change during the project, PRIME shall promptly notify the Client of such changes and any additional costs that this may create, both in the Project cost itself and the compensation due to PRIME AE.

32. Headings. Section or paragraph headings included herein are for convenience of reference only and shall not modify, define, expand, or limit any of the terms or provisions hereof.



Hourly Rate Schedule

Effective May 2023

Planning & Engineering

Senior Vice President	\$300
Vice President	\$250
Project Director/Chief	\$235
Senior Project Manager	\$200
Project Manager	\$190
Senior Engineer	\$185
Engineer	\$150
Senior Planner & Senior Landscape Architect	\$180
Planner & Landscape Architect	\$150
Senior Graphic Arts Director	\$170
Graphic Art Designer	\$130
Senior Designer	\$150
Designer	\$120
CADD Technician	\$105
Clerical	\$ 95
Administrative Support	\$ 95

Project & Business Services

Project Administrator	\$160
Sr. Project Researcher	\$150
Project Researcher	\$145
Sr. Public Relations Liaison	\$160
Technical Writer	\$115

Information Services

Programmer	\$150
Information Systems	\$150
GIS Programmer	\$165
GIS Analyst	\$140
GIS Technician	\$125

CEI/Construction Management Services

Resident Engineer	\$175
Construction Project Manager	\$190
Sr. Construction Inspector	\$125
Construction Inspector	\$105

All Reimbursable Expenses Shall Be Cost Times A Factor Of 1.15

E.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 11/19/2025

Submitted by: Kevin McKendree

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. Filters are on order.

RiverHouse Pool:

Crown Pools has ordered the pavers, and the project has been ordered to start right after Labor Day per the board's direction. Pavers arrived on April 28th and are stored on site. Construction began 9/21. As of now the pool deck has been completely removed and new pavers are installed on the upper deck and grill cabana. Palm trees have been removed; water has been drained and chip out of the old marcite has begun. Border tiles are currently being installed.

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. Work began the week of 11/10.

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 budgeting purposes for this.

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. This is now complete.

Small Founta in front of Welcome Center:

The motor in the small fountain in this pond has burnt up and a replacement fountain is required. This fountain provides little aesthetic appeal, and the aeration is not effective in controlling the algae. I would recommend that we do not replace it and remove the unit entirely.

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. This was approved and we are working on scheduling. We expect this to take months as there are many parts to it that we must work around i.e rentals and the ongoing pool 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.

Crosswalk Signs:

One of the signs that alert pedestrian traffic is inoperable at the roundabout in front of the RiverHouse. The circuit board is bad, and we have ordered a replacement. These come from a company in Canada, so we expect a delay in their arrival.

RiverFront Park Trails:

The asphalt millings path in the park needs a new layer of millings added on top as the old has deteriorated over time and caused some safety issues. This is now complete.

Accidents:

We have had 2 accidents this month. One involved a golf cart and mailbox kiosk behind the old model homes on Whistling Straights, and the other a car collided with a light pole in front of the Groves on Rivertown main. Repairs have begun on these and we are working to obtain police reports to get the repair cost paid back through insurance.

Rental Side Remodel:

We have begun the process of developing a plan and gathering quotes for the remodel of the rental side at the RiverHouse. Chairman McIntyre is our liaison for this project. We will present this to the board when all the information is gathered.

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. This is now complete.

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. This is now complete.

Pirate Ship Playground:

During a playground inspection we discovered some severe rot on the top decking and supporting posts of the pirate ship at the RiverClub. We closed the structure and notified the community. We are working through Kompan on a potential warranty claim.

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. This is now complete.

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. 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. This is now complete.

RIVERTOWN

RECDD's Lifestyle Report

Date of report: **11/19/2025**

Submitted by: **Kim Fatuch**

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
 - Tons of great feedback from residents
- 10.11.25 – Fall Festival Vendor Market
 - Vendor market open to local artisan vendors with 48 businesses signed up.
 - Residents can enjoy an evening complete with a kids zone, DJ, vendor booths, pumpkin patch and food trucks
 - Had to move to parking lot but vendors and residents loved setup. We had roughly 500 people attend this event. Tons of great feedback.



- 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
 - What a blast!!! So many rave reviews about this awesome event.



10.23.25 – Trivia

- Well attended, monthly recurring event

November Events

- 11.1.25 – Community Garage Sale
 - Open to all residents of Rivertown and Watersong
- 11.7.25 – Greg Johnson
 - Live music at the café
- 11.15.25 – Planksgiving Boil
 - Bringing pirates and seafood boil to Rivertown amphitheater.
 - A fun event for all ages. We will have Outer Banks Seafood Boil Company providing the food, pirates and musicians singing sea shantys and even hosting a Treasure Hunt!
- 11.21.25 – Cider & Smores with Emily Mikus
 - Residents are invited to the Riverclub to listen to live music by Emily Mikus while enjoying fireside smores and cider.

(Continued)

RIVERTOWN

RECDD's Amenity Manager Report

Date of report: 11/19/2025

Submitted by: Ken Council

Operations have been running smoothly at all 3 RiverTown Amenity Centers. The RiverHouse Lap & Family Pool Renovations are still underway. Commercial Fitness came out on 10/23/2025 to replace both elliptical machines at the RiverHouse Gym due to rust damage. RiverHouse fire hydrant annual inspections completed by Wayne Automatic 11/4/2025. The replacement TV for RiverClub Game Room TV #2 has been installed. RiverClub fire hydrant annual inspections completed by Wayne Automatic 11/4/2025. 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

Clubhouse Staff Hours:

- 11am – 5pm (Tuesday – Sunday)
- *Closed Mondays***

Recreational & Lap Pool:

- Full repair of both pools still underway
- 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
- Both elliptical machines were replaced on 10.23.2025 due to rust damage

Other Updates:

- Fire hydrant annual inspections completed by Wayne Automatic on 11/4/2025

- Pool repair/construction began September 22, 2025
-

RiverClub

Amenity Hours:

- 10am – 9pm (Sunday, Monday, Wednesday, & Thursday)
- 10am – 10pm (Friday & Saturday)

Closed Tuesdays

Other Updates:

- Fire hydrant annual inspections completed by Wayne Automatic on 11/4/2025
 - Installed replacement TV for Game Room TV #2.
 - Replaced worn/damaged pool landscape signage
-

RiverLodge

Amenity Hours (Airnasium, Fireplace, Lounge Area):

- 10am – 30 minutes before sunset (Thursday - Tuesday)

Closed Wednesdays

Water Activity Pool/Splash Pad & Lifeguard Hours:

- Water Activity Pool with splash pad closed for season.

Lazy River & Volleyball Court Hours:

- 10am – 30 minutes before sunset

Closed Wednesdays

Fitness Center:

- 4am – 12am (Sunday – Saturday)

Other Updates:

- New ceiling fan installed above Clubhouse outside desk

RIVERTOWN

RECDD's Cafe Report

Date of report: 11/19/2025

Submitted by: Lisa McCormick & Richard Losco

The restaurant celebrated the start of the fall season with lively events, including Music Bingo, Trivia Night, and Friday Night Music. The combination of great entertainment, delicious food, and shared experiences made it an enjoyable time for the residents of RiverTown.

Café sales have consistently increased over time, reflecting steady growth, operational improvement, and strong guest satisfaction. There was noticeable improvement in all areas of operation, including bar service, kitchen efficiency, food delivery, and table service. The upward trend in sales highlights the positive impact of enhanced service standards and the continued focus on delivering high-quality food and beverages. This progress demonstrates the team's commitment to excellence and the café's ongoing success in meeting the expectations of residents and guests.

The Fall Menu has been implemented and the feedback from the residents is very positive. Lisa has done a great job of creating a variety of choices and keeping them engaged on a weekly basis.

The kitchen executed with a combination of efficiency, organization, and a commitment to quality that resulted with excellent food being served throughout September.

Square POS Net Sales were up 74.2% for the month of September @ \$69,291 compared to \$39,788 prior year. The variances in net sales and metrics were due to the Café being closed 09/26/24 – 09/28/24(Thursday-Saturday) due to Hurricane Helene. The facility had no electricity due to the storm.

Cost of Goods Sold (Food and Beverage) were @ 47.6% in the month of September, compared to 56.4% prior year.

Food & Beverage as % of Revenue:

Target	12-Month	% Rate – 40%
Optimal	12-Month	% Rate – 35%
Actual	September '25	% Rate – 48%

Gross Wages as % of net sales were 31.1% in the month of September, compared to 48.4% prior year.

Gross Wages as % of Revenue:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	September '25	% Rate – 31%

We look forward to a successful new fiscal year filled with continued growth and improvement. The focus remains on enhancing operations, elevating service standards, and providing exceptional experience for every resident. With a commitment to quality, innovation, and hospitality, the team is dedicated to making the upcoming year the most successful one yet.

Customer Service Report

Customer: Rivertown
Field Biologist: Cameron Ganim

Date of Visit: 10/31/2025
Weather: 78 °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										X	
Submersed Weeds			X												
Shoreline Grasses & Brush	X					X					X				X
Floating Weeds					X									X	
Mosquito Larvicide															
Pond Dye				X											
Inspection		X					X	X					X		
Debris Removal									X	X		X			
Lanthanum				X											

Comments: This month we continued targeting the algae and pond lily on pond D. Pond BB was treated for algae and pond dye was added to help with the breakdown of the algae. Shoreline grasses were also sprayed on a majority of the ponds on site.

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

- | | | | | |
|--|--|---|---|--|
| ☒ Bass | ☐ Anhinga | ☐ Woodstork | ☒ Turtles | ☐ Other Species:

_____ |
| ☒ Bream | ☐ Cormorant | ☒ Ducks | ☐ Snakes | |
| ☐ Catfish | ☒ Egrets | ☐ Osprey | ☐ Alligator | |
| ☒ Gambusia | ☒ Herons | ☐ Ibis | ☒ Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|--|--|--|---|
| ☐ Arrowhead | ☐ Bulrush | ☐ Lotus | ☒ Slender Spikerush |
| ☐ Cordgrass | ☒ Lily | ☒ Chara | ☐ Blue Flag Iris |
| ☒ Bacopa | ☐ Golden Canna | ☐ Naiad | ☐ Bladderwort |
| ☐ Pickerelweed | ☐ Spatterdock | ☒ Eelgrass | ☐ 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: 10/31/2025
Weather: 78 °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									
Submersed Weeds															
Shoreline Grasses & Brush		x					x	x		x	x			x	x
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection				x								x			
Debris Removal	x				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

- | | | | | |
|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| ☐ Bass | ☐ Anhinga | ☐ Woodstork | ☐ Turtles | ☐ Other Species:

_____ |
| ☐ Bream | ☐ Cormorant | ☐ Ducks | ☐ Snakes | |
| ☐ Catfish | ☐ Egrets | ☐ Osprey | ☐ Alligator | |
| ☐ Gambusia | ☐ Herons | ☐ Ibis | ☐ Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|-----------------------------------|--|
| ☐ Arrowhead | ☐ Bulrush | ☐ Lotus | ☐ Slender Spikerush |
| ☐ Cordgrass | ☐ Lily | ☐ Chara | ☐ Blue Flag Iris |
| ☐ Bacopa | ☐ Golden Canna | ☐ Naiad | ☐ Bladderwort |
| ☐ Pickerelweed | ☐ Spatterdock | ☐ Eelgrass | ☐ Pondweed |

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Customer Service Report

Customer: Rivertown
Field Biologist: Cameron Ganim

Date of Visit: 10/31/2025
Weather: 78 °F High
20% ☁

Waterway and Ditch Treatments

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

- | | | | | |
|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| ☐ Bass | ☐ Anhinga | ☐ Woodstork | ☐ Turtles | ☐ Other Species:

_____ |
| ☐ Bream | ☐ Cormorant | ☐ Ducks | ☐ Snakes | |
| ☐ Catfish | ☐ Egrets | ☐ Osprey | ☐ Alligator | |
| ☐ Gambusia | ☐ Herons | ☐ Ibis | ☐ Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|-----------------------------------|--|
| ☐ Arrowhead | ☐ Bulrush | ☐ Lotus | ☐ Slender Spikerush |
| ☐ Cordgrass | ☐ Lily | ☐ Chara | ☐ Blue Flag Iris |
| ☐ Bacopa | ☐ Golden Canna | ☐ Naiad | ☐ Bladderwort |
| ☐ Pickerelweed | ☐ Spatterdock | ☐ Eelgrass | ☐ Pondweed |

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Customer Service Report

Customer: Rivertown
Field Biologist: Cameron Ganim

Date of Visit: 10/31/2025
Weather: 78 °F High
20% ☁



A



AA



BB (2)



BB



C



CC

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: 10/31/2025
Weather: 78 °F High
20% ☁



CR1



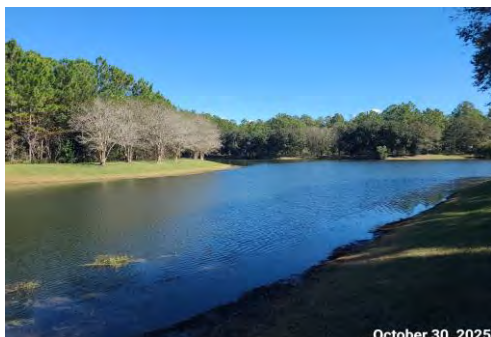
CR4



CR5



CR6



CR8



D (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: 10/31/2025
Weather: 78 °F High
20% ☁



D



DD



E



EE



FF



G

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: 10/31/2025
Weather: 78 °F High
20% ☁



GG



H



HH



I



J



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: 10/31/2025
Weather: 78 °F High
20% ☁



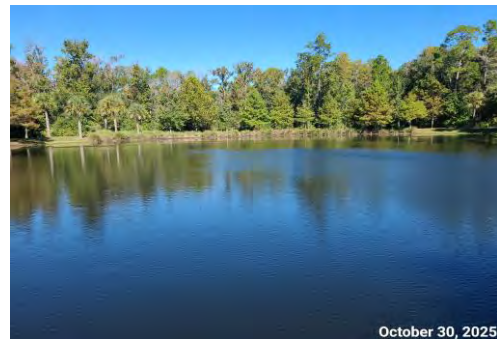
LL



M



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: 10/31/2025
Weather: 78 °F High
20% ☁



S



T



U



V



W



WW (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: 10/31/2025
Weather: 78 °F High
20% ☁



WW



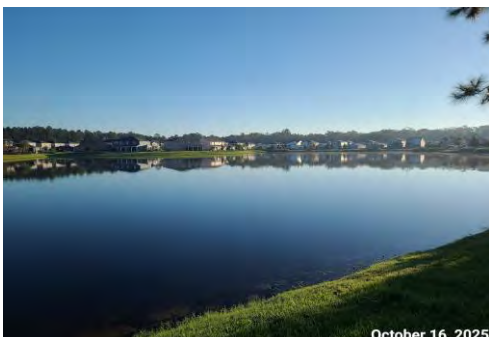
X



XX



Y



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:	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
Stat Sheet

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

NAME / ID:	Deputy #10779			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD220681			6

ACTIVITY / COMMENTS:

Total Contacts:5 Citations: 0 Warnings:8 Top speed meaured by radar was; , **41MPH onKeystone
Corners**



ST JOHNS COUNTY SHERIFF'S OFFICE
Stat Sheet

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

NAME / ID:	Deputy #10779			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
	SJSO25CAD225287			6

ACTIVITY / COMMENTS:

Total Contacts:67Citations: 2 Warnings:5 Top speed meausred by radar was; , **41MPH onKeystone
Corners**



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]	SJSO25CAD241382	[redacted]	[redacted]	6

ACTIVITY / COMMENTS:

Total Contacts:10 Citations: 1 Warnings: 8 Top speed measured by radar was, **48MPH on Kendall Crossing Dr.

A group of road cyclists were stopped due to running the three was stop at Kendall Crossing Dr and RiverTown Main Street.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 5761085



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]	SJSO25CAD244678	[REDACTED]	[REDACTED]	6

ACTIVITY / COMMENTS:

Total Contacts:4 Citations:1 Warnings:3 Top speed measured by Radar was, **39 MPH on Kendall Crossing Dr

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 5761087

SEVENTH ORDER OF BUSINESS

Prepared By and Return to:

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

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



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

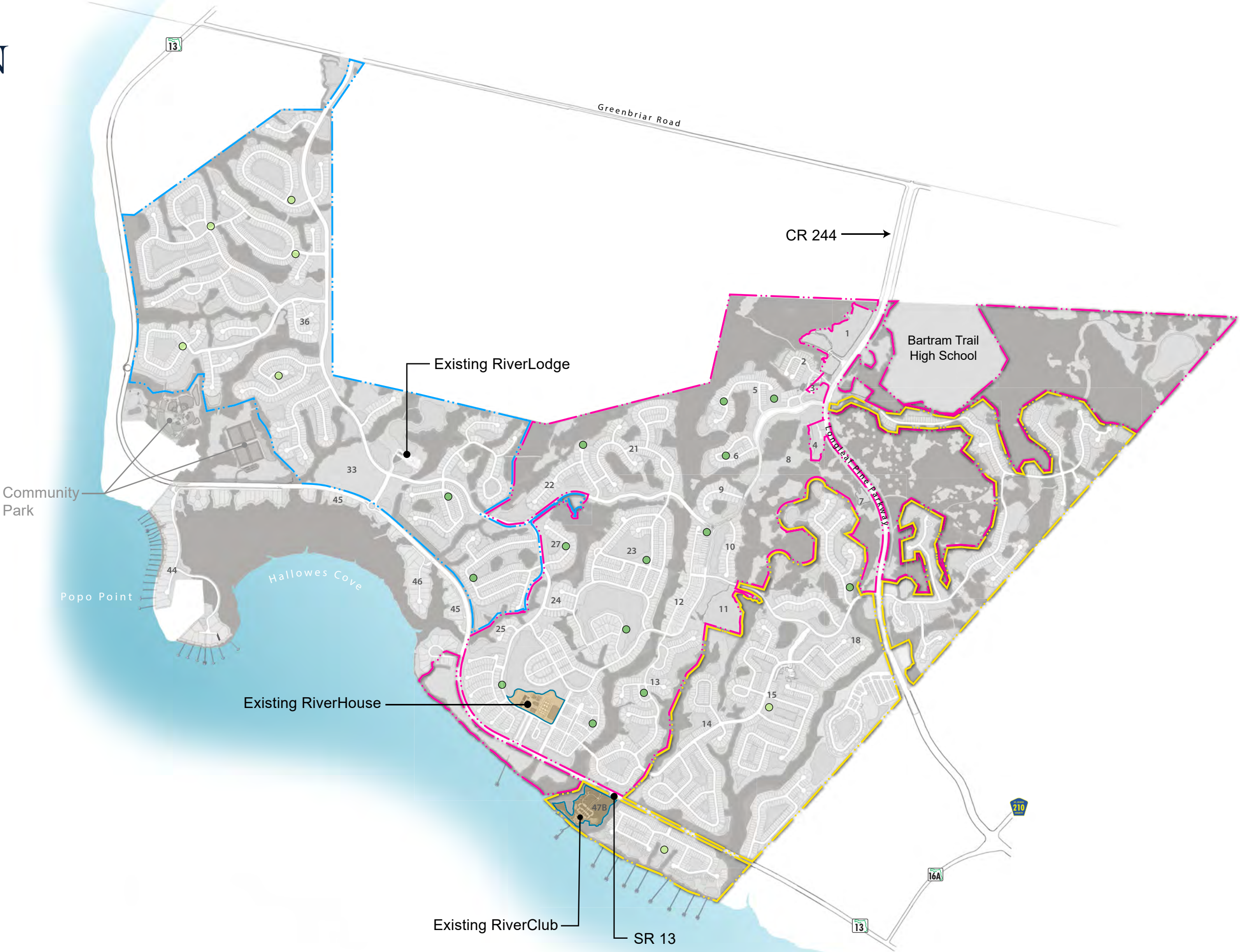


EXHIBIT C

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**

Table of Contents

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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</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
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%
Total	3,894.79	100.00%

EXHIBIT B

Rivers Edge CDDs -- Cost Share of Grounds Maintenance Build Out Allocation for FY2026 Budget

		FY2026 Proposed Budget
Rivers Edge		
	Grounds Maintenance	\$2,000,000 Projected
	Landscaping, Lake Maintenance, Irrigation	
Rivers Edge 2		
	Grounds Maintenance	\$900,000 Projected
	Landscaping, Lake Maintenance, Irrigation	
Rivers Edge 3		
	Grounds Maintenance	\$1,850,000 Projected
	Landscaping, Lake Maintenance, Irrigation	
Total CDD Cost		<u>\$4,750,000</u>

Allocation of Grounds Maintenance Costs				
	<u>Total ERUs</u>	<u>% ERUs</u>	<u>Allocated Cost</u>	<u>Due to/(From)</u>
Rivers Edge	1,382.77	35.50%	1,686,395.80	313,604.20
Rivers Edge 2	1,148.17	29.48%	1,400,282.81	(500,282.81)
Rivers Edge 3	1,363.85	35.02%	1,663,321.39	186,678.61
Total	3,894.79	100.00%	4,750,000.00	(0.00)

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

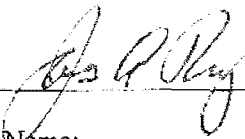
Sarah Sweeting
Print Name

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

[Signature]
By: _____
Chairman, Board of Supervisors

STATE OF FLORIDA
COUNTY OF St. Johns

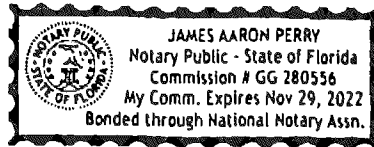
The foregoing instrument was acknowledged before me this 16th day of October, 2019, by JASON SECTIONS, who is personally known to me, and who Did ☒ or Did Not ☐ take an oath.



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

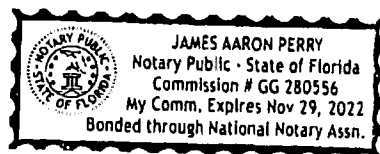
Sarah Sweeting
Witness

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

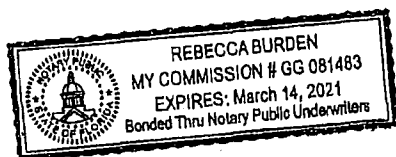
Shawn Gonzales
 Print Name

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

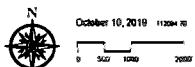
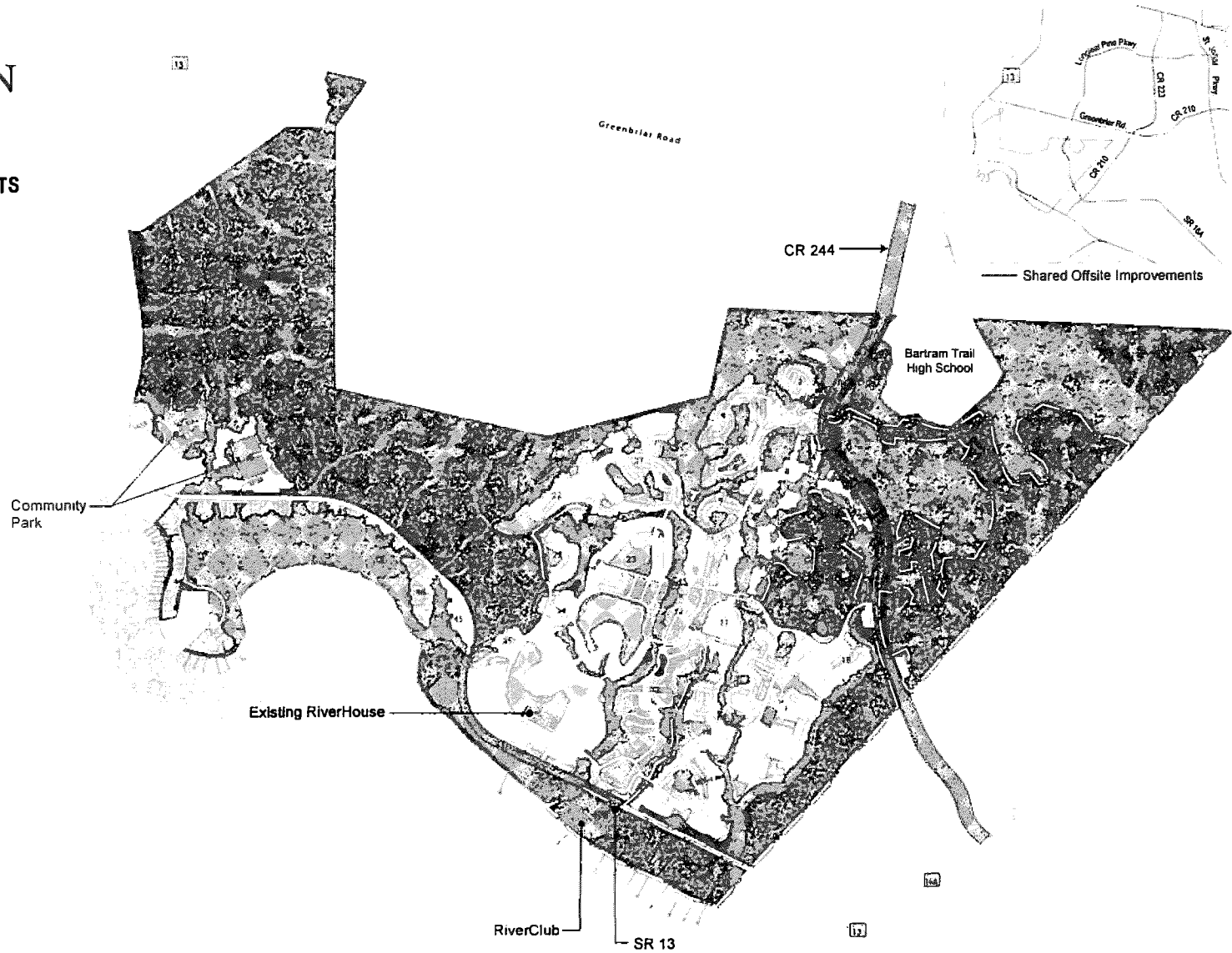
RIVERTOWN

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 11:29:41 AM
PROSSER

Exhibit B: Amenity Facilities

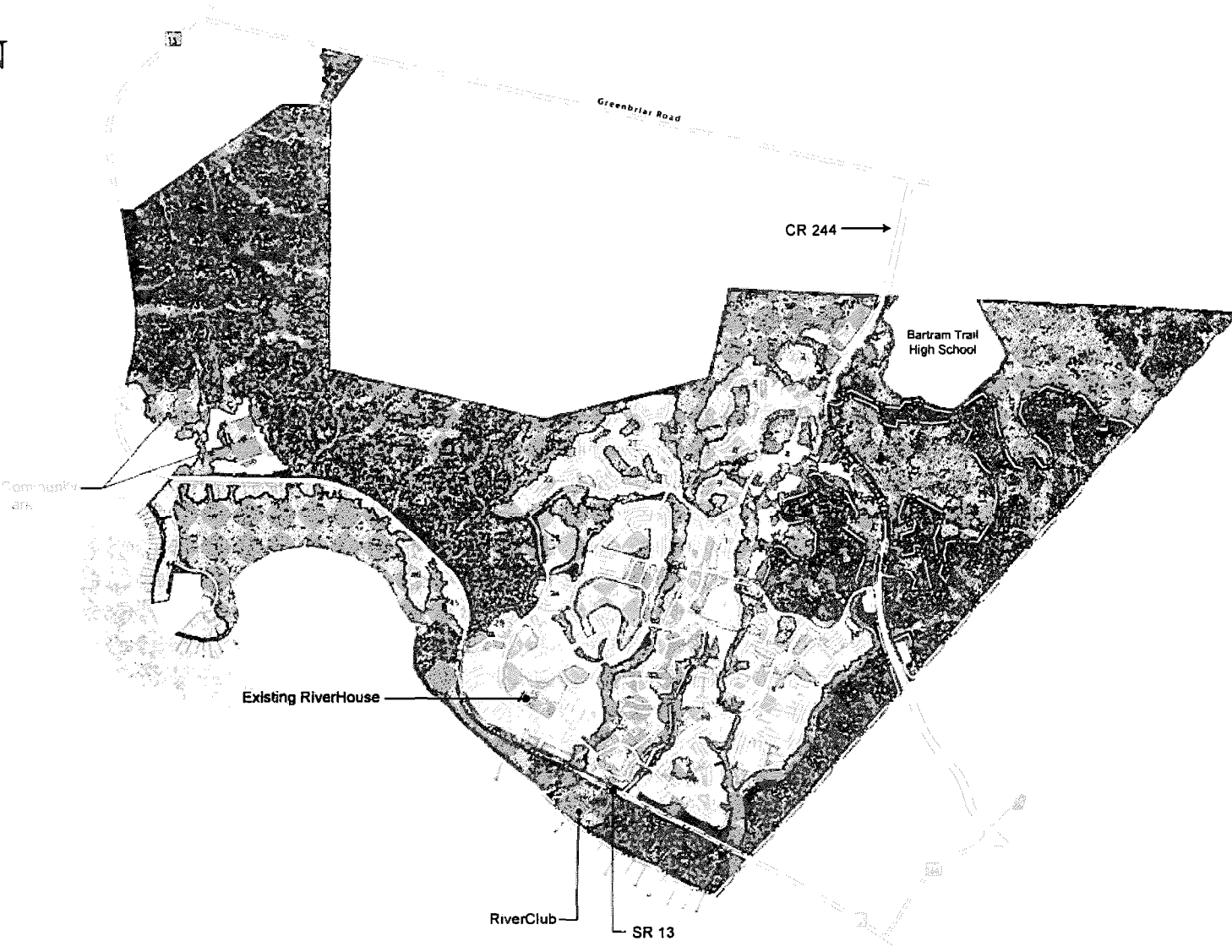
RIVERTOWN

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

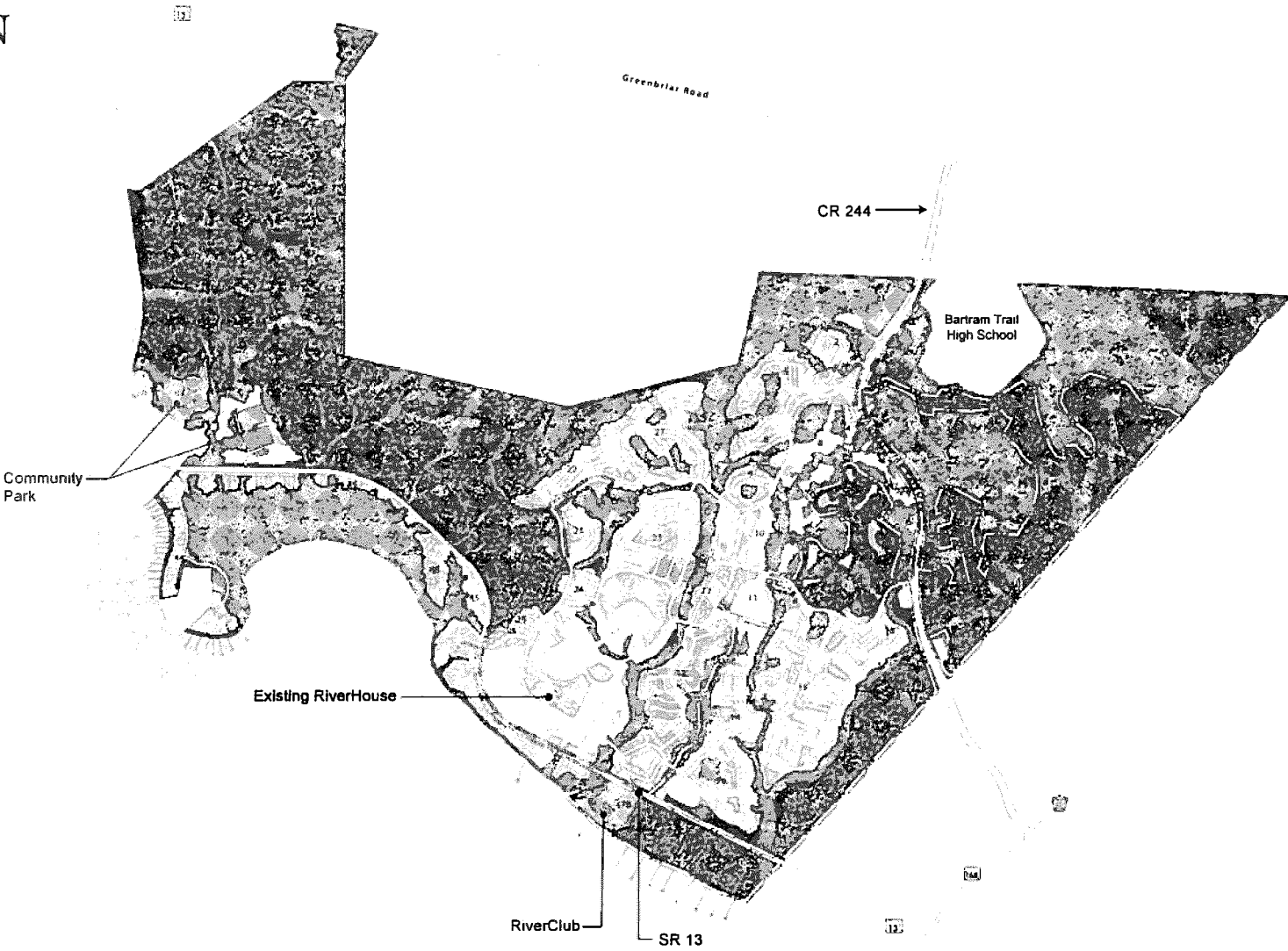
RIVERTOWN

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
Development Products													
Single Family Residential: Front Footage													
30	58	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	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	535.05
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	348.94	0	0	0	0.00	0	0.00	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	489	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	33.46%
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 & 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	-\$329,656
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

Rivers Edge CDD I, I & III Cost Share of Amenities FY 2020 Budget
--

	FY 2020 Adopted Budget	
Rivers Edge :		
Amenity Center Budget - Riverhouse	\$785,302	
Special events - revenue	<u>-\$7,000</u>	To recognize revenues retained by CDD
	<u>\$778,302</u>	
Rivers Edge II:		
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 & 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>

EIGHTH ORDER OF BUSINESS

A.

COST-SHARE STATUS COVER SHEET

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

Proposal: Pool Deck Furniture - RiverHouse

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]

Mandy Bateman
Sales Representative

TEXACRAFT®

954-557-2462

mbateman@texacraft.com

QUOTE

Date	Quote #
10/14/25	TEXQ28146

"Quote Valid for 30 Days"

Sold To: Riversedge CDD

Kevin Mckendree
475 West Town Place
St Augustine, Florida 32092
United States
kmckendree@vestapropertyservices.com

Phone: 9046071038

Ship To: Rivertown

140 Landing Street
St Johns, FL 32259

Phone:

client has tax exempt form on file

SAME COLORS AS LAST TIME
UNLESS SPECIFIED OTHERWISE

Lead Time	Terms	Rep	P.O. Number	Ship Via
		mbateman		Best Way

QTY	MODEL	DESCRIPTION	COLOR SELECTION /NOTES	UNIT PRICE	EXT. PRICE
64	M4401S A	Vision Nesting Dining Chair, Grade A Sling		\$206.00	\$13,184.00



8	MESL-R42	42" Slat Extruded Round Cast Top w/hole		\$352.47	\$2,819.76
---	----------	---	--	----------	------------



8	M9342B	Rd Dining Base for any 036, 042, & 043 alternative top		\$231.80	\$1,854.40
---	--------	--	--	----------	------------



8	M9636-ST	Meza Slat 36" Square Dining Table, fully welded, w/hole		\$515.81	\$4,126.48
---	----------	---	--	----------	------------



QTY	MODEL	DESCRIPTION	COLOR SELECTION /NOTES	UNIT PRICE	EXT. PRICE
We are required by law to collect and remit sales/use tax on this purchase. If you are exempt from such taxes, please provide us with the applicable exemption certificate. The items above are shipped by freight carrier and are drop ship. If you need additional freight services like inside delivery or set up or curbside assistance unloading please let me know. I will be happy to provide pricing on this.				SubTotal	\$21,984.64
				Est. Sales Tax	\$0.00
				Freight	\$2,582.00
				Total	\$24,566.64

Order will be placed when signed approval is faxed or emailed.

Approved: _____ Date: _____

Printed Name _____

Thank you for considering Texacraft.
 If you have any questions please let me know.
 Thank you,

Mandy Bateman 954-557-2462 mbateman@texacraft.com

Email Privacy: By supplying your email address on this order form, you have opted-in to our email database. This information is for internal use only and will never be offered to anyone outside of the company. If you no longer want to receive email from Texacraft and Tropic Craft, you can follow the removal instructions located at the bottom of the next e-mail you receive from Texacraft.

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: Fountain Replacement - Welcome Center

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]

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

Date: 10/13/2025
Quote No.: A10059

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

Qty	Item	Description	Unit Price	Total
1	MTR128	2HP Grundfos Motor 4", 230v, 1 Phase - 3 Wire	\$771.04	\$771.04
1	LIQ105	2HP Grundfos Pump 4", 230 GPM, 3" NPT, TDH 22.97"	\$1,393.83	\$1,393.83
1	CB128	2HP Grundfos Control Box	\$305.25	\$305.25
225	Cable	8/4 SEOOW Submersible Power Cord 600V	\$5.00	\$1,125.00
1	Splice Kit	Epoxy Splice Kit	\$74.05	\$74.05
6	Labor	Service Labor Hour	\$107.50	\$645.00

Total \$4,314.17

Replacement motor, pump, control box and submersible cable for entrance fountain at Rivertown Main Street and Lanier Street.

Please contact us for more information about payment options.

Thank you for your business.



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: Park Benches - Sternwheel Park

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]



Proposed Date	OCTOBER 7, 2025
Expiration Date	NOVEMBER 7, 2025

Southern Recreation

Play for all ages

4060 Edison Avenue
Jacksonville, Florida 32254
Phone 904-387-4390 Fax 904-387-4391
travis@southernrecreation.com
www.southernrecreation.com

PROJECT NAME:
Rivertown

PROPOSE Kevin McKendree
D TO Vesa Properties
160 Riverglade Run
Saint Johns, FL 32259
(904) 679-5523
kmckendree@vestapropertyservices.com

BILL TO Same

SALESPERSON		SHIPPING METHOD	PAYMENT TERMS	
Travis		Installed	50% Deposit	

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
5ea.	AV1-1010	Site Scapes Avondale 6' Bench w/Recycled Planks	1,950.00	9,750.00

Subtotal	9,750.00
Tax Rate	
Tax	
Freight	2,195.00
Installation	750.00
Total Due	12,695.00

Terms and Conditions and Required Signature on next page.

Southern Recreation, Inc. Terms and Conditions

Payment A 50% deposit is required to begin project. The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included unless specifically noted on the proposal.

Installation may include the following: Permitting if required for the State of Florida - State Certified Contractor CBC1252594
Site Preparation to include equipment removal, excavation, grading and drainage

Concrete work to include Curbing for containment and Sidewalks for accessibility
Installation of your Playground by *NPSI and Factory Certified Installers
Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber
Surfacing, Loose Fill Rubber or Synthetic Turf
Complete site clean up and playground inspection upon completion
*National Playground Safety Institute Certified Playground Safety Inspectors

Southern Recreation Responsibilities Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

Owners Responsibilities Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-
Note: All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

Optional Responsibilities If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

Access/Utilities Access will need to be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage.

Rock/Foreign Object Clause Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Playground Surfacing All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature Terry Rogers Terry Rogers, President

Accepted by _____ Date _____

Billing Name and Address: _____ Billing Email: _____

Please sign and fill in the information where the project invoice will be billed to.



Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254



TO: Vesta Property Services
160 Riverglade Run
Saint Johns, FL 32259
904-679-5523

Attn: Kevin McKendree
kmckendree@vestapropertyservices.com

Rivertown

QUOTATION # 11111

Date:	November 11, 2025
Ship Date:	Approx. 7-9 weeks ARO
Terms:	50% Dep. / Bal. prior to ship
F.O.B.:	Destination
Salesperson:	Dustin Roark
Shipped Via:	CC

Quantity	Description	Unit Price	Total
5	SiteScapes #AV1-1010-RP-PF 6' Avondale Bench w/ Back, Cast Iron Ends, Recycled Plastic Slats & Powder Coat Finish (select colors) Preferred Customer Discount Shipping & Handling State Sales Tax (St. Johns Co.) Optional Installation TOTAL PRICE	\$ 1,780.00	\$ 8,900.00 \$ (650.00) \$ 8,250.00 \$ 2,618.00 \$ 10,868.00 \$ 677.08 \$ 11,545.08 \$ 1,000.00 \$ 12,545.08
Optional off-loading & installation by Handy Old Guys or others. NOTE: Benches ship fully assembled in crates. Lift Gate not available Price based on standard SiteScapes colors. Thank you. To place an order as stated above, please sign below and return one copy along with a check made payable to Swartz Associates for \$6,272.54 X _____ Date: _____ - As Authorized Agent			

Terms & Conditions: Prices do not include off-loading, assembly or installation unless stated. Additional freight services requested, such as lift-gate or inside delivery, will incur additional fees. If sales tax is not shown, Purchaser must provide a copy of tax exemption certificate. All equipment is per manufacturer's current specifications and standard colors. 3rd Party Installation pricing (if provided) does not include any ground preparation, borders or resilient surface material unless stated. Swartz Associates is not responsible for permits or any costs associated with obtaining permits, if required. All deposits are non-refundable and all orders are final. Canceled orders may be subject to a restocking fee. No retainers or holdbacks are permitted. Swartz Associates shall have no liability or responsibility for incidental or consequential damages or injuries associated with this transaction and the equipment being sold. If this invoice is not paid in full as required, any final balance due shall accrue interest at 1.5% per month and Purchaser shall be responsible for all collection costs, including reasonable attorney's fees. Swartz Associates retains the right to remove and reclaim the equipment until invoice is paid in full. Price valid for 30 days.

D.

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: **Maintenance Vehicle Replacement**

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]

Rivers Edge Community Development District
Maintenance Vehicle Purchase
Cost Analysis

2025 Toyota Tacoma 4X2

		<u>Stock #</u>	<u>Sales Price</u>	<u>MSRP Price</u>	<u>Cost Savings</u>
VIN:	#3TYKD5HN8ST037599	2537599	\$28,000.00	\$36,292.00	\$ 8,292.00
VIN:	#3TYKD5HN2ST036514	2536514	34,000.00	36,292.00	2,292.00
			\$ 62,000.00	\$ 72,584.00	\$ 10,584.00

* Vehicles are identical with standard equipment and all options

*Sales Price includes trade-in

BUYER		CO-BUYER		Deal #:		206816	
KEVIN MCKENDREE 160 RIVERGLADE RUN SAINT JOHNS, FL 32259 Cell #: (904) 607-1038 Email: Kmckendree@vestapropertyservices.com				Deal Type: Retail Deal Date: 10/14/2025 Print Time: 05:10pm			
				Salesperson: DOUGLAS W MILLER			
VEHICLE							
New	☒	Stock #:	Description:		VIN:	Mileage:	
Used	☐	2537599	2025 TOYOTA TACOMA 4X2		3TYKD5HN8ST037599	0	
Demo	☐						
TRADE							
Vehicle: VIN: Mileage: 0 Allowance: \$ Payoff: \$ 0.00							
AFTERMARKETS							
				Sale Price: \$ 34,675.50 Total Financed Aftermarkets: \$ 0.00 Total Trade Allowance: \$ 8,000.00 Trade Difference: \$ 26,675.50 Doc Fee: \$ 999.00 State & Local Taxes: \$ 0.00 Total License and Fees: \$ 525.50 Total Cash Price: \$ 28,000.00 Total Trade Payoff: \$ 0.00 Delivered Price: \$ 28,000.00 Cash Down Payment + Deposit: \$ 0.00 Sub Total: \$ 28,000.00 Service Agreement: \$ 0.00 Maintenance Agreement: \$ 0.00 GAP Insurance: \$ 0.00 Credit Life, Accident & Health: \$ 0.00 Other: \$ 0.00 Amount Financed: \$ 28,000.00			
Total Aftermarkets: \$ 0.00							
Rate: Amount Financed: \$ 28,000.00							

BUYER		CO-BUYER		Deal #:		206816	
KEVIN MCKENDREE 160 RIVERGLADE RUN SAINT JOHNS, FL 32259 Cell #: (904) 607-1038 Email: Kmckendree@vestapropertyservices.com				Deal Type:		Retail	
				Deal Date:		10/14/2025	
				Print Time:		05:10pm	
				Salesperson: DOUGLAS W MILLER			
VEHICLE							
New	☒	Stock #:	Description:		VIN:	Mileage:	
Used	☐	2536514	2025 TOYOTA TACOMA 4X2		3TYKD5HN2ST036514		
Demo	☐						
TRADE							
AFTERMARKETS							
				Sale Price:		\$	32,675.50
				Total Financed Aftermarkets:		\$	0.00
				Total Trade Allowance:		\$	0.00
				Trade Difference:		\$	32,675.50
				Doc Fee:		\$	999.00
				State & Local Taxes:		\$	0.00
				Total License and Fees:		\$	325.50
				Total Cash Price:		\$	34,000.00
				Total Trade Payoff:		\$	0.00
				Delivered Price:		\$	34,000.00
Total Aftermarkets:				\$	0.00		
				Cash Down Payment + Deposit:		\$	0.00
				Sub Total:		\$	34,000.00
				Service Agreement:		\$	0.00
				Maintenance Agreement:		\$	0.00
				GAP Insurance:		\$	0.00
				Credit Life, Accident & Health:		\$	0.00
				Other:		\$	0.00
				Amount Financed:		\$	34,000.00



DESC.: **TACOMA SR** **4X2 DOUBLE CAB**
VIN: **3TYKD5HN8ST037599**
YR/MDL: 2025/7186G
CLR: UNDERGROUND/FA20 (01L7/20)
FINAL ASSEMBLY POINT: GUANAJUATO, MEXICO

GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score Not Rated

Based on the combined ratings of frontal, side and rollover.
Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash Driver Passenger ★★★★★
★★★★★

Based on the risk of injury in a frontal impact.
Should ONLY be compared to other vehicles of similar size and weight.

Side Crash Front seat ★★★★★
Rear seat ★★★★★

Based on the risk of injury in a side impact.

Rollover Not Rated

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★) with 5 being the highest.

Source: National Highway Traffic Safety Administration (NHTSA)

www.safercar.gov or 1-888-327-4236

STANDARD EQUIPMENT

UNLESS REPLACED BY OPTIONAL EQUIPMENT

MECHANICAL & PERFORMANCE

- i-FORCE 2.4L 4cyl Turbocharged Engine
- 8-Spd Automatic Transmission
- Leaf spring rear suspension
- Tow Hitch Receiver

SAFETY & CONVENIENCE

- Toyota Safety Sense 3.0 w/Pre-Collision
- Star Safety System
- Connected Services Capable. 4G network dependent. See Toyota.com for details.

EXTERIOR

- 17-in Alloy Wheels
- Smart Key System on Driver Door
- LED Headlights w/ DRL

INTERIOR

- Fabric-Trimmed Seats w/ Driver Lumbar Support
- 8-in Toyota Audio Multimedia w/ 6-Speakers, Wireless Apple CarPlay and Android Auto Compatibility
- SiriusXM w/3-Month Trial

For Full Product Details:
Please Visit [Toyota.com/Tacoma](https://toyota.com/tacoma)
Full Tank of Gas

BASE MANUFACTURER'S SUGGESTED RETAIL PRICE **\$33,790.00**
OPTIONAL EQUIPMENT

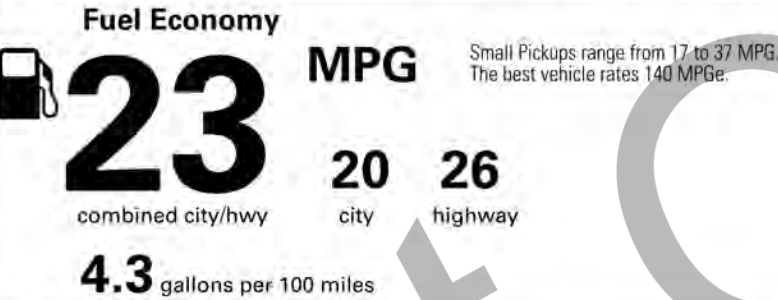
FE 50 State Emissions

SOUTHEAST TOYOTA DISTRIBUTORS, LLC
MANUFACTURER'S SUGGESTED RETAIL PRICE **\$ 33,790.00**
DISTRIBUTOR'S OPTIONS

XY900	TOYOGUARD Platinum Includes: 2 Oil and Filter Changes at any Toyota Dealer Four Tire Rotations Roadside and Rental Car Assistance Exterior Paint Sealant and Interior Protector	699.00
PR102 CY200	Multimedia Screen Protector Phone Cable Charge Package Contents: 1-Apple Lightning to USB-A Cable - 3' 1-Apple Lightning to USB-C Cable - 3' 1-USB-C to USB-A Cable - 3' 1-USB-C to USB-C Cable - 3'	129.00 79.00

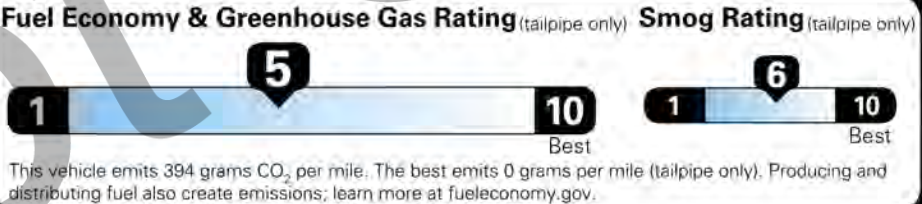
EPA DOT Fuel Economy and Environment

Gasoline Vehicle



You spend **\$2,000**
more in fuel costs
over 5 years
compared to the
average new vehicle.

Annual fuel COST
\$2,300



MANUFACTURER'S SUGGESTED RETAIL PRICE **\$33,790.00**

†Manufacturer's suggested retail price excludes delivery processing and handling fees, license and title fees, applicable federal, state and local taxes, and dealer and distributor options and accessories.

36 month/36,000-mile limited warranty on all
Southeast Toyota Distributors, LLC options, contact
your local Toyota dealership for more information.

TOTAL DISTRIBUTOR'S OPTIONS	\$ 907.00
DELIVERY, PROCESSING AND HANDLING FEE	1,595.00
DESTINATION FUEL SURCHARGE	0.00
TOTAL SUGGESTED RETAIL PRICE	\$ 36,292.00

DELIVERED BY TRUCK TO: 09231

BEAVER TOYOTA OF ST. AUGUSTINE
900 MARKET PLACE DRIVE
ST. AUGUSTINE, FL 32084



V020

fuelconomy.gov
Calculate personalized estimates and compare vehicles



New 2025 Toyota Tacoma SR Double cab 5-ft bed

Stock: 2537599

TSRP

\$36,292[LEARN MORE](#)

BLACK
FRIDAY
KICKOFF SALE

BEAVER  TOYOTA



NEW CAR**Lifetime Warranty**

Specs & Key Features

VIN
3TYKD5HN8ST037599
Stock # 2537599
Condition New
Exterior Underground
Interior Black Fabric



Tow
Package



Collision
Avoidance



Cruise
Control

Engine i-FORCE 2.4L 4-Cyl. Turbo Engine
Fuel Type Gasoline
Drivetrain RWD
Transmission 8-Speed Automatic Transmission
Location Beaver Toyota St. Augustine



Lane
Departure
Warning

Adaptive
Cruise
Control



Push Start



Android
Auto



Apple Car
Play



Satellite
Radio



Alloy
Wheels



Factory
Window
Sticker



MPG FUEL ECONOMY

20
CITY

26
HWY

23
AVG



HORSEPOWER

228
HP

&

243
Torque

WELCOME TO
BEAVER
TOYOTA

ST. AUGUSTINE

Our culture is defined as A Family With Heart,
Who hold each other Accountable,
Consistently. Everything we touch, we make
better. We lead With a Servants Heart. And
make our processes simple, easy and fun and
we engage our team members in solving
problems and finding solutions. **"We strive to be
more than compliant as we work to be
committed and desire to create a culture of
belief"**



We are Fast, Fair and Transparent.



BEAVER'S WOW PRICE is an Everyday Price much lower than you would ever expect to pay!



LIFETIME Warranty, Oil Changes & Customer Service on every New Vehicle we sell.



ToyotaCare 2 year/25,000 mile no cost service & roadside assistance.



Exclusive 30 Day Used Car Exchange Policy - Don't like it, just bring it back and choose one you love!



We will pick up your Toyota for service at your home or work! Just ask!



We service your car...we wash your car! Just Ask!



We are family owned and operated for more than 25 years.



We give back! More than \$100K annually to the school system and our community!



We ensure all who enter as friends, leave as family!

Vehicle Options

Installed Options

50 State Emissions

Installed: Factory

50 State Emissions

6-Gallons of Gas

Installed: Local

6-Gallons of Gas

Phone Cable Charge Package

\$79

Installed: Local

Our Phone Cable Charge Package gives you the flexibility to charge most any smart device to meet your On-the-Go lifestyle!

Includes:

1-Apple Lightning to USB-A Cable - 3'

1-Apple Lightning to USB-C Cable - 3'

1-USB-C to USB-A Cable - 3'

1-USB-C to USB-C Cable - 3'

SET Digital Portfolio

Installed: Local

SET Digital Portfolio

TOYOGUARD Platinum

\$699

Installed: Local

TOYOGUARD enhances the ownership experience and provides peace of mind to Toyota owners. The protection plan includes:

Exterior Protection

Interior Protection

Roadside Assistance

Rental Car Assistance

Oil Changes

Tire Rotations

Multimedia Screen Protector
\$129

Installed: Local

Custom multi-layered, tempered glass construction provides these features:

- Scratch and impact protection
- Anti-glare reducing reflections in bright conditions
- Anti-smudge and fingerprint resistance
- Quick to clean
- Glass surface imparts a high-quality feel

CASH FINANCE

Zip Code 32084 

You May Also Qualify For

\$1000	Holiday Bonus Cash Effective Dates: 2025/11/04 - 2025/12/01	OFFER DETAILS	DO I QUALIFY?
\$500	Military Rebate Effective Dates: 2025/11/04 - 2025/12/01	OFFER DETAILS	DO I QUALIFY?
\$500	College Rebate Effective Dates: 2025/11/04 - 2025/12/01	OFFER DETAILS	DO I QUALIFY?

**OUR CUSTOMERS
LOVE US**

 4.7
★★★★★
11728 Reviews

900 Marketplace Dr.
St. Augustine, FL 32084

CALL NOW: (904) 863-8494

Vehicle Description

2025 Toyota Tacoma SR Underground RWD 8-Speed Automatic 2.4L 4-Cylinder

4.9 Star Dealer Rater Reviews, 4.7 Star Google Reviews.

We provide you with world class service using the most advanced technology to service your car, by our friendly and compassionate team of sales specialists! Our Sales team consists of individuals handpicked to deliver a sales experience like no other. We want your experience to be unique and cater to your individuality. Our Sales team is committed to providing this experience! We want you to know we're listening, so please, feel free to always let us know how we can better serve you, or merely to express how unique your experience was here at Beaver Toyota!!

3.583 Axle Ratio, 4-Wheel Disc Brakes, 6 Speakers, ABS brakes, Air Conditioning, Alloy wheels, AM/FM radio: SiriusXM, Anti-whiplash front head restraints, Apple CarPlay/Android Auto, Auto High-beam Headlights, Brake assist, Bumpers: body-color, Driver door bin, Dual front impact airbags, Dual front side impact airbags, Electronic Stability Control, Emergency communication system: Safety Connect (1-year trial), Exterior Parking Camera Rear, Fabric Seat Trim, Front anti-roll bar, Front Bucket Seats, Front Center Armrest, Front reading lights, Front wheel independent suspension, Fully automatic headlights, Heated door mirrors, Illuminated entry, Knee airbag, Low tire pressure warning, Occupant sensing airbag, Outside temperature display, Overhead airbag, Overhead console, Passenger door bin, Power door mirrors, Power steering, Power windows, Radio: 8" Toyota Audio Multimedia, Rear step bumper, Rear window defroster, Remote keyless entry, Speed control, Speed-sensing steering, Split folding rear seat, Steering wheel mounted audio controls, Tachometer, Telescoping steering wheel, Tilt steering wheel, Traction control, Trip computer, Variably intermittent wipers, and Wheels: 17" Styled Alloy.

20/26 City/Highway MPG

Vehicle Features

Interior



- Fabric-trimmed seats; 6-way manually adjustable driver and front passenger seats with 2-way power-adjustable lumbar support on driver's seat only

60/40 split, folding rear seat with under- and behind-seat storage

Manual day/night rearview mirror
- Polyurethane manual tilt/telescopic steering wheel with phone, audio, display/infotainment, and Driver Assist controls

Smart Key System on driver door with Push Button Start

Dual USB-C ports with power delivery
- 8-in. Toyota Audio Multimedia display with 6-speaker audio system, wireless Apple CarPlay® & Android Auto™ compatibility, SiriusXM® 3-month trial. See toyota.com/connected-services for details.

Exterior

▼

- 17-in. styled alloy wheels

LED headlights with Daytime Running Lights (DRL), auto on/off feature and manual leveling adjustment

5-ft. bed
- LED bed lighting

Deck rail system with four adjustable tie-down cleats and fixed cargo bed tie-down points

Lightweight "TACOMA" stamped tailgate

Mechanical

▼

- Powertrain: i-FORCE 2.4L turbocharged inline-4 engine

Drivetrain: Rear-Wheel Drive (RWD) with Automatic Limited-Slip Differential (Auto LSD)

Air Intake: Twin-scroll turbocharger with wastegate valve control and air-cooled intercooler
- Transmission: 8-speed Electronically Controlled automatic Transmission with intelligence (ECT-i), sequential shift mode, and uphill/downhill shift logic

Suspension: Independent double-wishbone front suspension; leaf spring rear suspension

Stabilizer: Front stabilizer

Safety

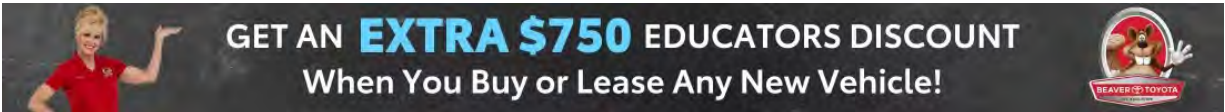
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Class-IV towing hitch receiver and wiring harness with 7-pin/4-pin connector

Backup Guide Monitor

Toyota Safety Sense™ 3.0 (TSS 3.0) — Pre-Collision System with Pedestrian Detection (PCS w/PD), Proactive Driving Assist (PDA), Lane Departure Alert with Steering Assist (LDA w/SA), Automatic High Beams (AHB), Road Sign Assist (RSA), and Full-Speed Range Dynamic Radar Cruise Control (DRCC)

Electric Power Steering (EPS) and power-assisted rack-and-pinion with an Electronic Parking Brake (EPB)



Factory Warranty



Basic warranty

36 month/36,000
miles

Powertrain warranty

60 month/60,000
miles

Maintenance warranty

24 month/25,000
miles

Disclaimers



New vehicle pricing includes all factory offers, incentives, rebates, which every customer may not qualify for, including a \$1000 discount, when financing through Southeast Toyota Finance (SETF). Price excludes tax, title, registration, \$999 dealer doc fee, \$319 electronic filing fee and dealer installed options (DIO) of \$5391. Refer to the new vehicle DIO for more details. All advertised prices expire at midnight on the day of posting. While great effort is made to ensure the accuracy of the information on this site, errors do occur, so please verify all listed information with a customer service rep. This is easily done by calling us at (904) 863-8494 or visiting us at the dealership. Some vehicle images shown are stock photos and may not reflect the exact vehicle and/or specifications.



BEAVER TOYOTA
St. Augustine

(904) 863-8494 SALES: **OPEN** 8:30 AM - 8 PM SERVICE: **OPEN** 7 AM - 6 PM



Drive Confidently with Beaver Toyota's

Lifetime Warranty, Lifetime Oil Changes & Lifetime Customer Service



BEAVER  TOYOTA
We're here to WOW ya!

Assurance

Limited Lifetime Warranty

The Beaver Toyota of St. Augustine **Limited Lifetime Warranty** is standard on all new, untitled vehicles 0-5,000 miles sold at Beaver Toyota of St. Augustine.

This is a **Powertrain Limited Warranty** which includes: Engine, Transmission/Transaxle/Transfer Case, Drive Axle.

New vehicles carry a **LIFETIME Powertrain Warranty**, which covers the most essential components, including the Engine, Transmission, and both Front and Rear Drive Systems. Protection and Peace of Mind for as long as you own your vehicle.

New Toyotas only. See Warranty for complete details.

Each repair visit has a **\$100 deductible** as well as any costs uncovered by this limited warranty.

This warranty is non-transferable and expires the day the vehicle is traded, sold, declared a total loss, and/or any changes of ownership.

Lifetime Oil Changes

Lifetime Oil Changes: Receive **LIFETIME Oil Changes** as part of your factory-recommended maintenance. Simply visit Beaver Toyota of St. Augustine and get your oil changed at no additional charge.

Benefits



Interior LED Lighting Package

Brighter, longer-lasting bulbs.



Nitrogen Filled Tires

Increases tread life and maximizes fuel economy.



Accent Stripe

Adds personalized appeal.



Xpel Premium Window Tint

Blocks harmful UV rays & reduces interior temperature.



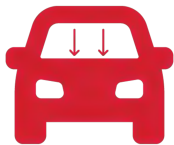
Rental Car Coverage

Courtesy rental car for services over \$500.



Genuine All-Weather Floor Mats

Protects the floorboard from stains and excess wear.



Xpel Hood Protection*

Protects hood from scratches caused by road debris.



Xpel Mirror Protection*

Protects mirrors from scratches caused by road debris.



Xpel Door Cup Protection*

Protects door cups from scratched paint.



Xpel Door Edge Protection*

Protects door edge from dings.

*All Xpel PPF is heat-activated, self-healing, and comes with a 10-year warranty.

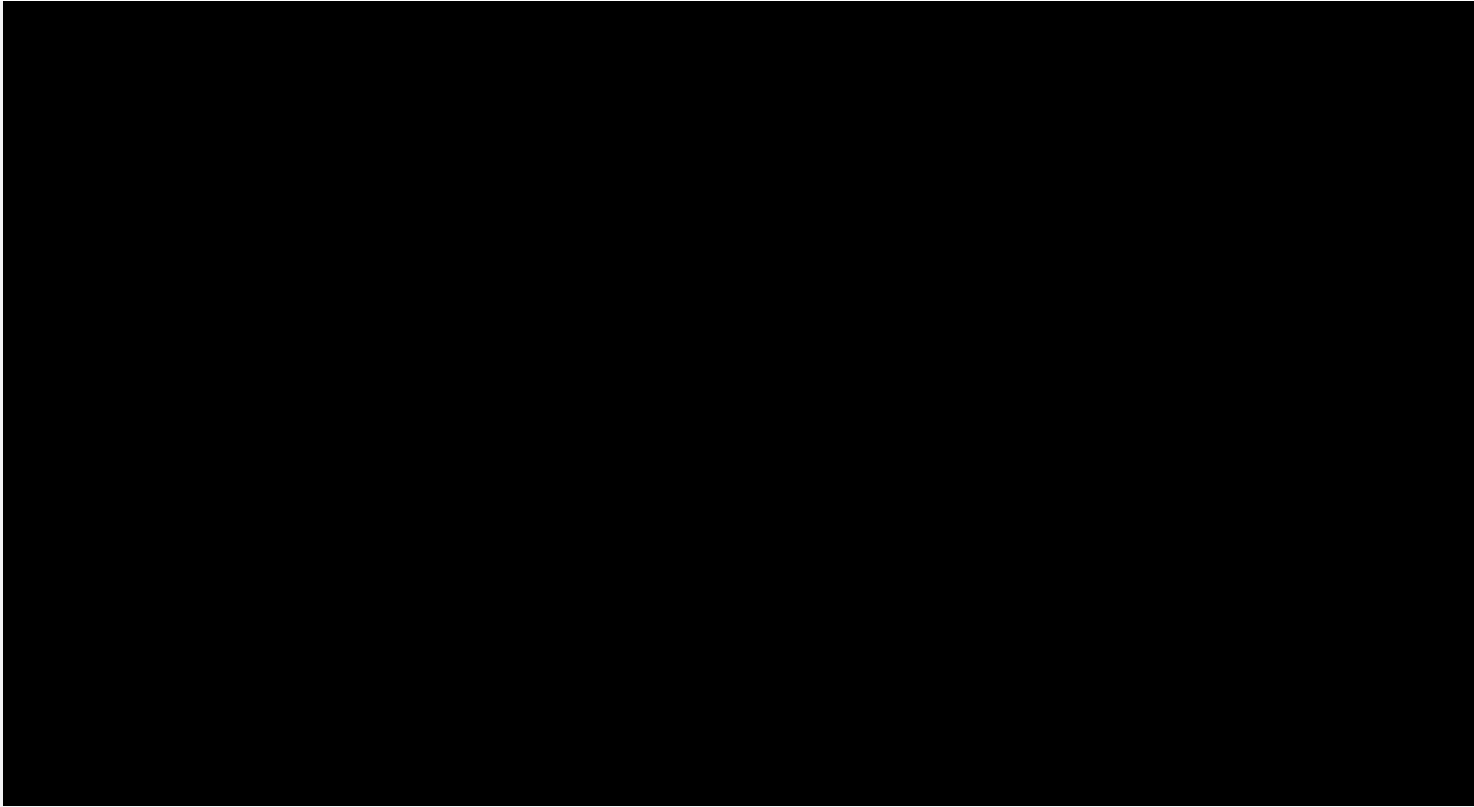
Lifetime Customer Service



At Beaver Toyota of St. Augustine, we're dedicated to providing **lifetime customer service** that goes above and beyond. Our team focuses on **building lasting relationships** by making sure every customer feels valued and supported throughout their car ownership journey. With our commitment and personalized care, we strive to set the standard for exceptional service.

For more information on the Lifetime Warranty, visit our site or please call

Beaver Toyota St. Augustine at (904) 863-8494.



More Reasons to Buy from Beaver Toyota

See image below for [average costs](#) of repairs.

Service Type	Average Cost
Oil Change	\$100
Axle repair	\$250-\$1,300
Axle replacement	\$500-\$2,500
Engine replacement	\$5,000-\$10,000+
Transfer case replacement	\$2,000-\$8,000
Transmission replacement	\$3,000-\$9,000+

*Lifetime warranty and oil changes excluded from commercial, fleet and associate purchases.

NINTH ORDER OF BUSINESS

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2025 BUDGET; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) previously adopted a final budget (“**Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”); and

WHEREAS, the Board desires to amend the Fiscal Year 2025 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2025; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2025 Budget within sixty (60) days following the end of Fiscal Year 2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2025 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for Rivers Edge Community Development District for the Fiscal Year Ending September 30, 2025, as amended and adopted by the Board of Supervisors effective November 19, 2025.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$3,800,649
DEBT SERVICE FUND – SERIES 2016	\$1,042,042
DEBT SERVICE FUND – SERIES 2018	\$665,258
DEBT SERVICE FUND – SERIES 2018 A1 & A2	\$601,397
CAPITAL RESERVE FUND	\$550,592
TOTAL ALL FUNDS	\$6,659,938

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 19th day of November 2025.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2025 Budget

EXHIBIT A
Amended Fiscal Year 2025 Budget

Rivers Edge
Community Development District
FY 2025 Budget Amendment

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

Description	Adopted FY 25 Budget	Increase/ (Decrease)	Amended FY 25 Budget	Actual 9/30/25
Revenues				
Special Assessments - Tax Roll	\$ 2,498,348	\$ 41,292	\$ 2,539,641	\$ 2,539,641
Misc Income/Interest	30,000	23,568	53,568	53,568
Rental Revenue	30,000	(11,889)	18,111	18,111
Cost Share Landscaping Rivers Edge II	801,623	-	801,623	801,623
Cost Share Landscaping Rivers Edge III	103,480	-	103,480	103,480
Cost Share Amenity Rivers Edge II	88,478	-	88,478	88,478
Cost Share Amenity Rivers Edge III	155,848	-	155,848	155,848
Community Garden	1,500	275	1,775	1,775
Tennis Revenue	1,000	(647)	353	353
Special Events	15,000	22,773	37,773	37,773
Total Revenues	\$ 3,725,277	\$ 75,372	\$ 3,800,649	\$ 3,800,649
Expenditures				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,600	\$ 15,600	\$ 15,600
FICA Expense	918	275	1,193	1,193
District Engineer	25,000	-	25,000	11,745
District Counsel	55,000	-	55,000	35,584
District Management	56,040	-	56,040	56,040
Assessment Roll Administration	5,618	-	5,618	5,618
Dissemination Agent	6,854	900	7,754	7,754
Information Technology	3,244	-	3,244	3,244
Website Maintenance	1,671	-	1,671	1,671
Annual Audit	5,200	(815)	4,385	4,385
Trustee Fees	12,500	-	12,500	12,408
Arbitrage	1,800	1,200	3,000	3,000
Telephone	500	-	500	232
Postage	1,500	1,421	2,921	2,921
Printing & Binding	3,000	-	3,000	1,688
Insurance	11,126	(826)	10,300	10,300
Legal Advertising	2,500	-	2,500	1,219
Other Current Charges	500	-	500	20
Office Supplies	100	-	100	15
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	\$ 205,246	\$ 5,756	\$ 211,002	\$ 174,811
<u>Operations & Maintenance</u>				
Ground Maintenance				
Field Operations Management (Vesta)	\$ 39,438	\$ -	\$ 39,438	\$ 39,438
Landscape Maintenance	1,347,729	(270,085)	1,077,644	1,077,644
Landscape Contingency	61,200	200,000	261,200	228,164
Irrigation Repairs and Maintenance	45,000	80,000	125,000	111,527
Lake Maintenance	56,340	10,000	66,340	64,935
Irrigation Water Use	245,000	8,106	253,107	253,107
Electric	158,000	61,796	219,796	219,796
Street Lighting & Signage Repairs and Replacements	20,000	45,000	65,000	58,548
Street and Drainage Maintenance	5,000	-	5,000	-
Repairs and Maintenance	18,530	75,000	93,530	61,183
Total Ground Maintenance	\$ 1,996,237	\$ 209,818	\$ 1,952,949	\$ 2,114,342

Rivers Edge
Community Development District
FY 2025 Budget Amendment

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

Description	Adopted FY 25 Budget	Increase/ (Decrease)	Amended FY 25 Budget	Actual 9/30/25
Amenity Center - River House				
General Manager (Vesta)	\$ 46,793	\$ 1,497	\$ 48,290	\$ 48,290
Amenity Manager (Vesta)	29,632	-	29,632	29,632
Maintenance Service (Vesta)	105,417	-	105,417	105,417
Lifestyle Director (Vesta)	43,328	-	43,328	43,328
Lifeguards (Vesta)	43,563	1,523	45,086	45,086
Facility Attendant (Vesta)	73,150	-	73,150	73,150
Security Monitoring	3,500	5,000	8,500	2,504
Security Guards	100,000	8,000	108,000	102,990
Telephone & Internet	38,000	(21,042)	16,958	16,958
Insurance	106,238	(6,496)	99,742	99,742
Fitness Equipment Lease	27,921	-	27,921	27,921
Janitorial Services & Supplies (Vesta)	32,875	-	32,875	32,875
Pressure Washing	20,000	-	20,000	-
Pool Chemicals (Poolsure)	20,420	10,000	30,420	25,372
Natural Gas	410	116	526	526
Electric	37,000	1,764	38,764	38,764
Water & Sewer	45,000	9,686	54,686	54,686
Repair and Replacements	110,000	80,000	190,000	162,125
Refuse	50,000	(10,871)	39,129	39,129
Pest Control	12,000	(2,500)	9,500	7,118
Fire Alarm System Maintenance	2,000	2,539	4,539	4,539
Access Cards	3,250	-	3,250	3,250
License & Permits	1,800	-	1,800	1,780
Other Current	8,000	1,202	9,202	9,202
Special Events	50,000	13,285	63,285	63,285
Holiday Decorations	20,150	45,825	65,975	65,975
Office Supplies & Postage	3,500	894	4,394	4,394
Community Garden	500	8,500	9,000	9,000
Total Amenity Center	\$ 1,034,447	\$ 148,921	\$ 1,183,368	\$ 1,117,037
Reserves				
General Reserve - Grounds Maintenance	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
General Reserve - Amenity Center	180,000	-	180,000	180,000
Additional Reserves	231,000	-	231,000	231,000
Total Amenity Center	\$ 511,000	\$ -	\$ 511,000	\$ 511,000
Total Expenditures	\$ 3,746,930	\$ 364,495	\$ 3,858,318	\$ 3,917,191
Excess Revenues (Expenditures)	\$ (21,653)	\$ (289,123)	\$ (57,670)	\$ (116,542)
Fund Balance - Beginning	\$ 21,653	\$ 289,123	\$ 57,670	\$ 839,354
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ 722,812

Rivers Edge
Community Development District
FY 2025 Budget Amendment

Statement of Revenues, Expenditures, and Changes in Fund Balance
Capital Reserve Fund

Description	Adopted FY 25 Budget	Increase/ (Decrease)	Amended FY 25 Budget	Actual 9/30/25
Revenues				
Interest	\$ 10,000	\$ 29,592	\$ 39,592	\$ 39,592
General Reserve - Grounds Maintenance	100,000	-	100,000	100,000
General Reserve - Amenity Center	180,000	-	180,000	180,000
Additional Reserves	231,000	-	231,000	231,000
Total Revenues	\$ 521,000	\$ 29,592	\$ 550,592	\$ 550,592
Expenditures				
Repair and Replacements	\$ 100,000	\$ -	\$ 100,000	\$ 63,953
Capital Outlay	150,000	252,920	402,920	402,920
Other Current Charges	1,000	-	1,000	109
Total General & Administrative Expenditures	\$ 251,000	\$ 252,920	\$ 503,920	\$ 466,982
Excess Revenues (Expenditures)	\$ 270,000	\$ (223,327)	\$ 46,673	\$ 83,610
Fund Balance - Beginning	\$ 1,202,089			\$ 1,177,852
Fund Balance - Ending	\$ 1,472,089			\$ 1,261,463

TENTH 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 ninety (90) 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, L.L.C., 475 WEST TOWN PLACE, SUITE 114, ST AUGUSTINE, FL 32092; PHONE [\(850\)727-5310](tel:8507275310), AND E-MAIL 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