

*Rivers Edge  
Community Development District*

*January 21, 2026*

## *AGENDA*

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

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January 14, 2026

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, January 21, 2026, at 11:00 a.m. at the Rivertown Amenity Center, 156 Landing Street, St. Johns, Florida 32259.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments Related to Agenda Items (Limited to 3 minutes per person)
- III. Approval of the Consent Agenda
  - A. Minutes of the November 19, 2025 Board of Supervisors and Audit Committee Meetings
  - B. Financial Statements as of November 30, 2025
  - C. Check Register
- IV. Staff Reports
  - A. Landscape Maintenance - Report
  - B. District Engineer
  - C. District Counsel
  - D. District Manager
  - E. General Manager – Monthly Amenity, Field Operations and Pond Reports
- V. Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2025 Audit
- VI. Discussion of the Rivers Edge Club Policies and Procedures

- VII. Consideration of Resolution 2026-02, Setting a Public Hearing to Adopt Rental Rates
- VIII. Consideration of Resolution 2026-03, Instructing the St. Johns County Supervisor of Elections to Conduct the District's 2026 General Election
- IX. Discussion of Preliminary Draft of Landscape RFP
- X. Discussion of License Agreement Renewals
- XI. Consideration of Cost Share Request for Palm Tree Boot Trimming
- XII. Discussion of the HalloCrawl Event
- XIII. Other Business
- XIV. Supervisor Requests
- XV. Audience Comments
- XVI. Next Scheduled Meeting – February 18, 2026 at 11:00 a.m., at the RiverHouse
- XVII. Adjournment

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



### *THIRD ORDER OF BUSINESS*

*A.*

**MINUTES OF AUDIT COMMITTEE MEETING  
RIVERS EDGE  
COMMUNITY DEVELOPMENT DISTRICT**

The Rivers Edge Community Development District audit committee met Wednesday, **November 19, 2025** at 11:01 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present were:

Mac McIntyre  
Frederick Baron  
Robert Cameron  
Christopher White  
Corbin deNagy  
Laurne Gentry  
Mary Grace Henley

*The following is a summary of the discussions and actions taken at the November 19, 2025 audit committee meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the audit committee meeting to order at 11:01 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Review and Ranking of Audit Proposals**

Mr. deNagy stated typically we will rank the two proposers and whoever has the highest number of points would get the contract. The proposed fee for Berger Toombs was \$5,250 for the first two years and goes up to \$5,400, then \$5,650. Grau & Associates was a little higher, but price can't be the only determination.

The board discussed the evaluation criteria for each category and came to the following consensus: category 1 Berger Toombs 16, Grau & Associates 18, category 2, Berger Toombs 18, Grau & Associates 19, category 3 Berger Toombs 18 Grau & Associates 20, category 4, Berger Toombs 15, Grau & Associates 20 and category 5 Berger Toombs 20 and Grau & Associates 18 for a total for Berger Toombs 87 and Grau & Associates 95.

|   |
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| On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor Grau & Associates was ranked no. 1 with 95 points and Berger Tomb was ranked no. 2 with 87 points. |
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**THIRD ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

The audit committee meeting adjourned at 11:18 a.m.



**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, **November 19, 2025** at 11:18 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

|                   |            |
|-------------------|------------|
| Mac McIntyre      | Chairman   |
| Frederick Baron   | Supervisor |
| Robert Cameron    | Supervisor |
| Christopher White | Supervisor |

Also present were:

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

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 11:18 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Minutes of the October 15, 2025 Meeting**
- B. Financial Statements as of September 30, 2025**
- C. Check Register**

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

**Staff Reports**

- A. Landscape Maintenance - Report**

Mr. Santos reviewed the Yellowstone landscape update for November 2025, copy of which was included in the agenda package.

- B. District Engineer – Consideration of Proposal for Preparation of a Public Facilities Report**

Mr. deNagy stated chapter 189.08 requires special districts to have a public facilities report and have it redone every seven years. Your last public facilities report, which is posted on the website was dated July 2018, which is why you are seeing the proposal in your agenda package.

Mr. Mason stated I have a couple people out looking at all the control structures and the outfalls as part of the public facilities report. As an update for the connection with Greenbriar, we are going to close out on that and it has to be platted so I can see that connection open up mid-December or early January.

Mr. Cameron asked are you looking at the inlets in the street for the stormwater?

Mr. Mason stated yes we are looking at the inlets, the roads, control structures and taking pictures of anything we see. We are trying to get them all done by next week and try to get the reports issues the first part of December.

|  |
|--|
| On MOTION by Mr. McIntyre seconded by Mr. White with all in favor the proposal from Prime AE Group to prepare the public facilities report in the lump sum amount of \$7,500 was approved. |
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**C. District Counsel**

Ms. Gentry stated I will remind you again of the ethics training requirements. If you haven't completed those already you have a little bit of time. If you need me to send the links to your email I will be happy to do that.

Just a preview of an item that district II will be working on, we were notified that Mattamy is going to be pursuing a boundary amendment to shrink the size of district II and take out some land that is not yet ready to be developed. We don't have a lot of details; they have engaged outside counsel for that, just recognizing that our firm represents all three districts and everybody is likely to have questions so we don't have conflicts with this. The district II board will be discussing that at their meeting today and if they see fit, approving a funding agreement to make sure that the district doesn't incur any expenses involved in processing that request. Once that is approved Corbin and I can look into answers to some of the questions that we anticipate all three boards will have about this.

**D. District Manager**

Mr. deNagy stated I did want to make the board aware that St. Johns County did refund some money to the district in the amount of \$44,059.32. The tax collector took in more than they spent as part of the 2% uniform tax collection method we take advantage of. There were additional funds and they returned those to the district. \$26,794.75 went to your general fund.

It didn't make it in the agenda package and I apologize but in front of you we have an invoice from Yellowstone, invoice 928152 dated June 3, 2025. In anticipation of the fiscal year closeout Jason reached out to Yellowstone and asked them to do an audit and make sure they had all their invoices in. Through that process we got a number of invoices that were either outstanding or not been received. We have since cleaned up some of those other items, which had not been received and had to cancel and reissue some checks. We did have one invoice that was beyond the 120-day threshold and according to your policy we have to come to the board for approval. I attached to this a notification that any vendor that comes to the district they acknowledge that if you come after 120 days the board can deny this. They did sign this in 2024 and this is for discussion, if you would like to approve this we can pay this bill if not we can kick it to the next agenda and have it as an actual agenda item.



On MOTION by Mr. Baron seconded by Mr. white with all in favor the aged invoice 928152 from Yellowstone was approved.

Mr. Cameron asked in the future if we approve it could we take a percentage off?

Ms. Gentry stated there is nothing in the procedures that would allow for taking a fine or something like that. I know there have been discussions with Yellowstone's back office and hopefully they understand now the importance of getting these in timely.

Mr. McIntyre stated we have been dealing with this for a little bit and there comes a point that we have to stand on our word. We appreciate everything they do; however, this is one in a string of late invoices. In 2025 we need to hold a firmer footing with these types of things.

Mr. Baron stated go back to your staff and tell them that in 2026 if it is late expect it to be denied. Be sure your accounting people are watching.

Mr. Canady stated we understand what you are saying. We have a new billing system in our branch now and things are getting better.

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

Mr. Losco stated the monthly operations report was included in the agenda package. In relation to the water for district 1 the total water usage for the district was down 16.08% for the 64 meters currently in place. We did detect approximately 13 meters with material variances of which were corroborated by a main line break and maintenance and repair of approximately 12 sprinkler heads that are now repaired. I want to thank Malcolm Santos with Yellowstone Landscape; he was on top of these repairs and he keeps our community beautiful.

Ms. Fatuch gave an overview of the upcoming holiday events and discussed the use of space and club policy that will be put on the next agenda

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

#### **Acceptance of Audit Committee's Recommendation**

On MOTION by Mr. McIntyre seconded by Mr. White with all in favor the Recommendation of the Audit Committee ranking of Grau & Associates no. 1 with 95 points and Berger Toombs no. 2 with 87 points was accepted.

**SIXTH ORDER OF BUSINESS****Consideration of Amendment to Tri-Party  
Interlocal and Cost Share Agreement**

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the amendment to the tri-party interlocal and cost share agreement was approved.

**SEVENTH ORDER OF BUSINESS****Consideration of Cost Share Requests****A. Pool Deck Furniture**

On MOTION by Mr. Baron seconded by Mr. White with all in favor the cost share request for the pool deck furniture in the amount of \$8,721.68 was approved.

**B. Welcome Center Fountain Replacement**

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the water fountain at the welcome center will be eliminated.

**C. Sternwheel Park Benches**

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor the cost share request for the Sternwheel Park benches from Southern Recreation in the amount of \$4,213.85 was approved.

**D. Maintenance Vehicle Replacement**

Mr. Losco stated the last item is consideration of the maintenance vehicle replacement. This is a budgeted item for fiscal year 2026 in the amount of \$165,000. After reviewing the growth of the service area in the upcoming years it was calculated that we could possibly use two vehicles, which would be sufficient for the coverage in the community. We also looked at we have an area under development with possibly 3,000 homes. We are working with five maintenance personnel with Vesta Property including two janitorial employees. Many of these employees are using their personal vehicles to reach multiple locations on a daily basis to make sure the community is serviced properly.

After discussion of uses of various vehicles, purchase of higher or lower cost vehicles, amending the contract, one vehicle versus two vehicles, Vesta owned, CDD owned, the board took the following action.

On MOTION by Mr. Baron seconded by Mr. Cameron with all in favor vehicle 1 (\$28,000) was approved.

On MOTION by Mr. Cameron seconded by Mr. McIntyre with three in favor and Mr. Baron opposed vehicle 2 in the amount of \$34,000 was approved subject to approval by districts II and III.

Ms. Kilinski stated if districts II and II do not approve the purchase of the vehicle, we will put that back on the agenda and have proposals for amended contract language for mileage and proposals for amended contract language for Vesta to provide the vehicle themselves.

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2026-01 Amending the Fiscal Year 2025 Budget**

On MOTION by Mr. Baron seconded by Mr. White with all in favor Resolution 2026-01 Amending the Fiscal Year 2025 Budget was approved.

#### **NINTH ORDER OF BUSINESS**

#### **Update on the Splash Pad Maintenance Agreement with Mattamy**

Ms. Kilinski stated there is no action needed from the board, just an update that Mattamy did agree to the splash maintenance agreement and we will be coordinating signatures on that.

#### **TENTH ORDER OF BUSINESS**

#### **Other Business**

There being no comments, the next item followed.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Supervisors' Requests**

Mr. White stated things to revisit next year on the Hallow Crawl event, communication for the organizers. There were also hosts who had insurance policies for their event stops that were dated but they declined to sign the agreement and when we followed up they already had insurance

in hand so it was like they were sandbagging the situation. It is concerning for me when we are looking to have a partnership. There was an altercation that broke out at the end of the evening, not on CDD property and involved two homeowner groups. I heard from numerous neighbors that wristbands were not being validated at the stops both on CDD property and not on CDD property. I suggest we continue to hold our position on CDD property usage or look at a major change in the partnership that has been going on for the past couple of years.

Mr. McIntyre stated this was going to be an item on the agenda next month about Hallow Crawl moving forward. Based on what you have said and other observations I have a list of things that extenuates the menace it has become and will continue with about 70% of the participants being non-residents.

#### **TWELFTH ORDER OF BUSINESS**

#### **Audience Comments**

There being no comments, the next item followed.

#### **THIRTEENTH ORDER OF BUSINESS**

#### **Next Scheduled Meeting – December 17, 2025 at 11:00 a.m. at the RiverTown Amenity Center**

Mr. deNagy stated the next meeting will be held December 17, 2025 at 11:00 a.m. in the same location. I do like to ask the board if you want to hold this meeting.

Mr. McIntyre asked is there anything critical that needs attention?

Mr. deNagy stated not that I'm aware of right now. We can leave it on the schedule for now and as we get closer to the timeline and if it is a light agenda we can cancel.

#### **FOURTEENTH ORDER OF BUSINESS**

#### **Adjournment**

On MOTION by Mr. Baron seconded by Mr. McIntyre with all in favor the meeting adjourned at 12:36 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***November 30, 2025***



**Rivers Edge**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 2025**

|   | General<br>Fund   | Debt Service<br>Fund | Capital Reserve<br>Fund | Totals<br>Governmental Funds |
|---|-------------------|----------------------|-------------------------|------------------------------|
| <b>Assets:</b>                              |                   |                      |                         |                              |
| <b>Cash:</b>                                |                   |                      |                         |                              |
| Operating Account                           | \$ 175,269        | \$ -                 | \$ 317,431              | \$ 492,700                   |
| Assessments Receivable                      | 241,604           | 141,280              | -                       | 382,884                      |
| Due from Rivers Edge II                     | 52,661            | -                    | -                       | 52,661                       |
| Due from Rivers Edge III                    | 18,224            | -                    | -                       | 18,224                       |
| Due from Mattamy - Utilities                | 24,851            | -                    | -                       | 24,851                       |
| <b>Investments:</b>                         |                   |                      |                         |                              |
| State Board of Administration (SBA)         | 7,997             | -                    | 880,538                 | 888,535                      |
| US Bank Custody Account                     | 360,435           | -                    | -                       | 360,435                      |
| <b>Series 2016</b>                          |                   |                      |                         |                              |
| Reserve                                     | -                 | 250,114              | -                       | 250,114                      |
| Revenue                                     | -                 | 178,087              | -                       | 178,087                      |
| <b>Series 2018</b>                          |                   |                      |                         |                              |
| Reserve                                     | -                 | 115,839              | -                       | 115,839                      |
| Revenue                                     | -                 | 85,841               | -                       | 85,841                       |
| <b>Series 2018A-1/2018A-2</b>               |                   |                      |                         |                              |
| Revenue                                     | -                 | 60,241               | -                       | 60,241                       |
| Excess Revenue                              | -                 | 3                    | -                       | 3                            |
| Reserve 2018A-1                             | -                 | 68,919               | -                       | 68,919                       |
| Reserve 2018A-2                             | -                 | 84,188               | -                       | 84,188                       |
| Prepaid Expenses                            | 367               | -                    | -                       | 367                          |
| Deposits                                    | 7,241             | -                    | -                       | 7,241                        |
| <b>Total Assets</b>                         | <b>\$ 888,649</b> | <b>\$ 984,511</b>    | <b>\$ 1,197,969</b>     | <b>\$ 3,071,128</b>          |
| <b>Liabilities:</b>                         |                   |                      |                         |                              |
| Accounts Payable                            | \$ 289,289        | \$ -                 | \$ -                    | \$ 289,289                   |
| Accrued Expenses                            | 30,750            | -                    | -                       | 30,750                       |
| Fica Payable                                | 122               | -                    | -                       | 122                          |
| <b>Total Liabilities</b>                    | <b>\$ 320,162</b> | <b>\$ -</b>          | <b>\$ -</b>             | <b>\$ 320,162</b>            |
| <b>Fund Balance:</b>                        |                   |                      |                         |                              |
| Nonspendable:                               |                   |                      |                         |                              |
| Prepaid Items                               | \$ 367            | \$ -                 | \$ -                    | \$ 367                       |
| Deposits                                    | 7,241             | -                    | -                       | 7,241                        |
| Restricted for:                             |                   |                      |                         |                              |
| Debt Service                                | -                 | 984,511              | -                       | 984,511                      |
| Assigned for:                               |                   |                      |                         |                              |
| Capital Reserve Fund                        | -                 | -                    | 1,197,969               | 1,197,969                    |
| Unassigned                                  | 560,879           | -                    | -                       | 560,879                      |
| <b>Total Fund Balances</b>                  | <b>\$ 568,487</b> | <b>\$ 984,511</b>    | <b>\$ 1,197,969</b>     | <b>\$ 2,750,967</b>          |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 888,649</b> | <b>\$ 984,511</b>    | <b>\$ 1,197,969</b>     | <b>\$ 3,071,128</b>          |

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

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

|  | Adopted | Prorated Budget | Actual        |          |          |
|--|---------|-----------------|---------------|----------|----------|
|  | Budget  | Thru 11/30/25   | Thru 11/30/25 | Variance | Progress |

**Revenues:**

|                                       |                     |                   |                   |                 |  |
|---------------------------------------|---------------------|-------------------|-------------------|-----------------|--|
| Special Assessments - Tax Roll        | \$ 2,748,249        | \$ 428,680        | \$ 428,680        | \$ -            |  |
| Misc Income/Interest                  | 28,000              | 4,667             | 3,106             | (1,561)         |  |
| Rental Revenue                        | 20,000              | 3,333             | 2,834             | (499)           |  |
| Cost Share Landscaping Rivers Edge II | 313,604             | 52,267            | 52,267            | (0)             |  |
| Cost Share Amenity Rivers Edge II     | 2,365               | 394               | 394               | (0)             |  |
| Cost Share Amenity Rivers Edge III    | 109,345             | 18,224            | 18,224            | (0)             |  |
| Community Garden                      | 1,500               | 250               | -                 | (250)           |  |
| Tennis Revenue                        | 1,000               | 167               | -                 | (167)           |  |
| Special Events                        | 20,000              | 3,333             | 7,284             | 3,951           |  |
| <b>Total Revenues</b>                 | <b>\$ 3,244,063</b> | <b>\$ 511,316</b> | <b>\$ 512,789</b> | <b>\$ 1,473</b> |  |

**Expenditures:**

**General & Administrative:**

|   |                   |                  |                  |                  |      |
|---|-------------------|------------------|------------------|------------------|------|
| Supervisor Fees                           | \$ 12,000         | \$ 2,000         | \$ 800           | \$ 1,200         | 7%   |
| FICA Expense                              | 918               | 153              | 61               | 92               | 7%   |
| District Engineer                         | 25,000            | 4,167            | 443              | 3,723            | 2%   |
| District Counsel                          | 60,000            | 10,000           | 4,917            | 5,083            | 8%   |
| District Management                       | 56,040            | 9,340            | 9,340            | (0)              | 17%  |
| Assessment Roll Administration            | 5,899             | 5,899            | 5,899            | -                | 100% |
| Dissemination Agent                       | 7,197             | 1,199            | 1,500            | (300)            | 21%  |
| Information Technology                    | 3,407             | 568              | 568              | (0)              | 17%  |
| Website Maintenance                       | 1,755             | 292              | 293              | (0)              | 17%  |
| Annual Audit                              | 5,300             | 883              | -                | 883              | 0%   |
| Trustee Fees                              | 12,500            | 11,982           | 11,982           | -                | 96%  |
| Arbitrage                                 | 1,800             | 300              | -                | 300              | 0%   |
| Telephone                                 | 500               | 83               | 30               | 53               | 6%   |
| Postage                                   | 2,500             | 417              | 642              | (225)            | 26%  |
| Printing & Binding                        | 2,000             | 333              | 64               | 269              | 3%   |
| Insurance                                 | 12,165            | 10,918           | 10,918           | -                | 90%  |
| Legal Advertising                         | 2,500             | 417              | -                | 417              | 0%   |
| Other Current Charges                     | 200               | 33               | -                | 33               | 0%   |
| Office Supplies                           | 50                | 8                | 3                | 6                | 5%   |
| Dues, Licenses & Subscriptions            | 175               | 175              | 175              | -                | 100% |
| <b>Total General &amp; Administrative</b> | <b>\$ 211,905</b> | <b>\$ 59,168</b> | <b>\$ 47,634</b> | <b>\$ 11,534</b> |      |



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

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

|  | Adopted             | Prorated Budget   | Actual            |                    |          |
|--|---------------------|-------------------|-------------------|--------------------|----------|
|  | Budget              | Thru 11/30/25     | Thru 11/30/25     | Variance           | Progress |
| <b><i>Operations &amp; Maintenance</i></b>         |                     |                   |                   |                    |          |
| <b>Ground Maintenance</b>                          |                     |                   |                   |                    |          |
| Field Operations Management (Vesta)                | \$ 41,230           | \$ 6,872          | \$ 6,872          | \$ 0               | 17%      |
| Landscape Maintenance                              | 1,099,201           | 183,200           | 183,199           | 1                  | 17%      |
| Landscape Contingency                              | 107,000             | 17,833            | 13,680            | 4,153              | 13%      |
| Irrigation Repairs and Maintenance                 | 65,000              | 10,833            | 23,764            | (12,930)           | 37%      |
| Lake Maintenance                                   | 62,000              | 10,333            | 9,900             | 433                | 16%      |
| Irrigation Water Use                               | 260,000             | 43,333            | 49,233            | (5,900)            | 19%      |
| Electric   | 208,300             | 34,717            | 39,479            | (4,763)            | 19%      |
| Street Lighting & Signage Repairs and Replacements | 45,000              | 7,500             | 18,410            | (10,910)           | 41%      |
| Street and Drainage Maintenance                    | 5,000               | 833               | -                 | 833                | 0%       |
| Repairs and Maintenance                            | 50,000              | 8,333             | 16,265            | (7,932)            | 33%      |
| <b>Subtotal Ground Maintenance</b>                 | <b>\$ 1,942,731</b> | <b>\$ 323,789</b> | <b>\$ 360,802</b> | <b>\$ (37,014)</b> |          |
| <b>Amenity Center - River House</b>                |                     |                   |                   |                    |          |
| General Manager (Vesta)                            | \$ 48,911           | \$ 8,152          | \$ 8,451          | \$ (299)           | 17%      |
| Amenity Manager (Vesta)                            | 59,064              | 9,844             | 9,844             | (0)                | 17%      |
| Maintenance Service (Vesta)                        | 109,188             | 18,198            | 18,198            | (0)                | 17%      |
| Lifestyle Director (Vesta)                         | 45,342              | 7,557             | 7,557             | 0                  | 17%      |
| Lifeguards (Vesta)                                 | 47,256              | -                 | -                 | -                  | 0%       |
| Guest Services (Vesta)                             | 53,228              | 8,871             | 8,871             | 0                  | 17%      |
| Security Monitoring                                | 2,400               | 400               | 417               | (17)               | 17%      |
| Security Guards                                    | 103,840             | 17,307            | 19,419            | (2,112)            | 19%      |
| Telephone & Internet                               | 25,000              | 4,167             | 1,699             | 2,467              | 7%       |
| Insurance  | 109,782             | 103,605           | 103,605           | -                  | 94%      |
| Fitness Equipment Lease                            | 27,921              | -                 | -                 | -                  | 0%       |
| Janitorial Services & Supplies (Vesta)             | 34,748              | 5,791             | 5,791             | (0)                | 17%      |
| Pressure Washing                                   | 5,000               | 833               | 350               | 483                | 7%       |
| Pool Chemicals (Poolsure)                          | 26,095              | 4,349             | 3,224             | 1,125              | 12%      |
| Natural Gas  | 590                 | 98                | 90                | 8                  | 15%      |
| Electric   | 39,720              | 6,620             | 4,476             | 2,144              | 11%      |
| Water & Sewer                                      | 50,000              | 8,333             | 9,068             | (735)              | 18%      |
| Repair & Replacements                              | 99,043              | 16,507            | 22,386            | (5,879)            | 23%      |
| Refuse   | 60,800              | 10,133            | 3,637             | 6,496              | 6%       |
| Pest Control                                       | 11,000              | 1,833             | 1,222             | 611                | 11%      |
| Fire Alarm System Maintenance                      | 2,000               | 333               | 175               | 158                | 9%       |
| Access Cards                                       | 6,500               | 1,083             | -                 | 1,083              | 0%       |
| License & Permits                                  | 1,800               | 300               | -                 | 300                | 0%       |
| Other Current                                      | 8,000               | 1,333             | 813               | 520                | 10%      |
| Special Events                                     | 50,000              | 8,333             | 15,739            | (7,406)            | 31%      |
| Holiday Decorations                                | 30,000              | 5,000             | 13,398            | (8,398)            | 45%      |
| Office Supplies & Postage                          | 3,500               | 583               | 451               | 132                | 13%      |
| Community Garden                                   | 500                 | 83                | -                 | 83                 | 0%       |
| <b>Subtotal Amenity Center - River House</b>       | <b>\$ 1,061,228</b> | <b>\$ 249,650</b> | <b>\$ 258,884</b> | <b>\$ (9,234)</b>  |          |
| <b>Total Operations &amp; Maintenance</b>          | <b>\$ 3,003,959</b> | <b>\$ 573,438</b> | <b>\$ 619,686</b> | <b>\$ (46,248)</b> |          |

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

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

|  | Adopted             | Prorated Budget     | Actual              |                    |            |
|--|---------------------|---------------------|---------------------|--------------------|------------|
|  | Budget              | Thru 11/30/25       | Thru 11/30/25       | Variance           | Progress   |
| <b>Reserves</b>  |                     |                     |                     |                    |            |
| General Reserve - Grounds Maintenance                    | \$ 75,000           | \$ -                | \$ -                | \$ -               |            |
| General Reserve - Amenity Center                         | 75,000              | -                   | -                   | -                  |            |
| <b>Subtotal Reserves</b>                                 | <b>\$ 150,000</b>   | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>        |            |
| <b>Total Expenditures</b>                                | <b>\$ 3,365,863</b> | <b>\$ 632,606</b>   | <b>\$ 667,320</b>   | <b>\$ (34,714)</b> | <b>20%</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (121,800)</b> | <b>\$ (121,290)</b> | <b>\$ (154,531)</b> | <b>\$ 36,187</b>   |            |
| <b><i>Other Financing Sources/(Uses):</i></b>            |                     |                     |                     |                    |            |
| Transfer In/(Out)  | \$ -                | \$ -                | \$ -                | \$ -               |            |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>        |            |
| <b>Net Change in Fund Balance</b>                        | <b>\$ (121,800)</b> | <b>\$ (121,290)</b> | <b>\$ (154,531)</b> | <b>\$ 36,187</b>   |            |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 121,800</b>   |                     | <b>\$ 723,018</b>   |                    |            |
| <b>Fund Balance - Ending</b>                             | <b>\$ (0)</b>       |                     | <b>\$ 568,487</b>   |                    |            |

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

[illegible]

**Expenditures:**

**General & Administrative:**

[illegible]

### Operations & Maintenance

## Ground Maintenance

[illegible]

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

[illegible]

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

|  | Adopted           | Prorated Budget     | Actual              |                   |
|--|-------------------|---------------------|---------------------|-------------------|
|  | Budget            | Thru 11/30/25       | Thru 11/30/25       | Variance          |
| <b>Revenues:</b>   |                   |                     |                     |                   |
| Special Assessments - Tax Roll                           | \$ 709,452        | \$ 110,655          | \$ 110,655          | \$ -              |
| Interest Income  | 5,000             | 833                 | 4,124               | 3,291             |
| <b>Total Revenues</b>                                    | <b>\$ 714,452</b> | <b>\$ 111,488</b>   | <b>\$ 114,779</b>   | <b>\$ 3,291</b>   |
| <b>Expenditures:</b>                                     |                   |                     |                     |                   |
| Interest - 11/1  | \$ 233,655        | \$ 233,523          | \$ 233,523          | \$ -              |
| Principal Prepayment - 11/1                              | -                 | -                   | 5,000               | (5,000)           |
| Interest - 5/1   | 233,523           | -                   | -                   | -                 |
| Principal - 5/1  | 240,000           | -                   | -                   | -                 |
| <b>Total Expenditures</b>                                | <b>\$ 707,178</b> | <b>\$ 233,523</b>   | <b>\$ 238,523</b>   | <b>\$ (5,000)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 7,274</b>   | <b>\$ (122,034)</b> | <b>\$ (123,743)</b> | <b>\$ 8,291</b>   |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                     |                     |                   |
| Transfer In/(Out)  | \$ -              | \$ -                | \$ -                | \$ -              |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>       |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 7,274</b>   | <b>\$ (122,034)</b> | <b>\$ (123,743)</b> | <b>\$ 8,291</b>   |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 357,500</b> |                     | <b>\$ 614,309</b>   |                   |
| <b>Fund Balance - Ending</b>                             | <b>\$ 364,774</b> |                     | <b>\$ 490,566</b>   |                   |

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

|  | Adopted           | Prorated Budget    | Actual             |                   |
|--|-------------------|--------------------|--------------------|-------------------|
|  | Budget            | Thru 11/30/25      | Thru 11/30/25      | Variance          |
| <b>Revenues:</b>   |                   |                    |                    |                   |
| Special Assessments - Tax Roll                           | \$ 458,917        | \$ 70,760          | \$ 70,760          | \$ -              |
| Interest Income  | 5,000             | 833                | 2,266              | 1,432             |
| <b>Total Revenues</b>                                    | <b>\$ 463,917</b> | <b>\$ 71,593</b>   | <b>\$ 73,026</b>   | <b>\$ 1,432</b>   |
| <b>Expenditures:</b>                                     |                   |                    |                    |                   |
| Interest - 11/1  | \$ 164,653        | \$ 164,653         | \$ 164,653         | \$ -              |
| Principal Prepayment - 11/1                              | -                 | -                  | 5,000              | (5,000)           |
| Interest - 5/1   | 164,653           | -                  | -                  | -                 |
| Principal - 5/1  | 135,000           | -                  | -                  | -                 |
| <b>Total Expenditures</b>                                | <b>\$ 464,305</b> | <b>\$ 164,653</b>  | <b>\$ 169,653</b>  | <b>\$ (5,000)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (388)</b>   | <b>\$ (93,059)</b> | <b>\$ (96,627)</b> | <b>\$ 6,432</b>   |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                    |                    |                   |
| Transfer In/(Out)  | \$ -              | \$ -               | \$ -               | \$ -              |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>       |
| <b>Net Change in Fund Balance</b>                        | <b>\$ (388)</b>   | <b>\$ (93,059)</b> | <b>\$ (96,627)</b> | <b>\$ 6,432</b>   |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 214,750</b> |                    | <b>\$ 338,187</b>  |                   |
| <b>Fund Balance - Ending</b>                             | <b>\$ 214,362</b> |                    | <b>\$ 241,560</b>  |                   |

**Rivers Edge**  
**Community Development District**  
**Debt Service Fund Series 2018 A-1/A-2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

|  | Adopted           | Prorated Budget    | Actual             |                   |
|--|-------------------|--------------------|--------------------|-------------------|
|  | Budget            | Thru 11/30/25      | Thru 11/30/25      | Variance          |
| <b>Revenues:</b>   |                   |                    |                    |                   |
| Special Assessments - Tax Roll                           | \$ 444,246        | \$ 69,260          | \$ 69,260          | \$ -              |
| Interest Income  | 5,000             | 833                | 1,824              | 991               |
| <b>Total Revenues</b>                                    | <b>\$ 449,246</b> | <b>\$ 70,093</b>   | <b>\$ 71,084</b>   | <b>\$ 991</b>     |
| <b>Expenditures:</b>                                     |                   |                    |                    |                   |
| <b>Series 2018A-1</b>                                    |                   |                    |                    |                   |
| Interest - 11/1  | \$ 47,752         | \$ 47,752          | \$ 47,752          | \$ -              |
| Principal Prepayment - 11/1                              | -                 | -                  | 5,000              | (5,000)           |
| Interest - 5/1   | 47,752            | -                  | -                  | -                 |
| Principal - 5/1  | 170,000           | -                  | -                  | -                 |
| <b>Series 2018A-2</b>                                    |                   |                    |                    |                   |
| Interest - 11/1  | 38,984            | 38,984             | 38,984             | -                 |
| Interest - 5/1   | 38,984            | -                  | -                  | -                 |
| Principal - 5/1  | 90,000            | -                  | -                  | -                 |
| <b>Total Expenditures</b>                                | <b>\$ 433,473</b> | <b>\$ 86,736</b>   | <b>\$ 91,736</b>   | <b>\$ (5,000)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 15,773</b>  | <b>\$ (16,643)</b> | <b>\$ (20,653)</b> | <b>\$ 5,991</b>   |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                    |                    |                   |
| Transfer In/(Out)  | \$ -              | \$ -               | \$ -               | \$ -              |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>       |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 15,773</b>  | <b>\$ (16,643)</b> | <b>\$ (20,653)</b> | <b>\$ 5,991</b>   |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 110,095</b> |                    | <b>\$ 273,037</b>  |                   |
| <b>Fund Balance - Ending</b>                             | <b>\$ 125,868</b> |                    | <b>\$ 252,385</b>  |                   |

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

|  | Adopted<br>Budget   | Prorated Budget<br>Thru 11/30/25 | Actual<br>Thru 11/30/25 | Variance        |
|--|---------------------|----------------------------------|-------------------------|-----------------|
| <b>Revenues</b>  |                     |                                  |                         |                 |
| Interest   | \$ 10,000           | \$ 1,667                         | \$ 6,739                | \$ 5,072        |
| General Reserve - Grounds Maintenance                    | 75,000              | -                                | -                       | -               |
| General Reserve - Amenity Center                         | 75,000              | -                                | -                       | -               |
| <b>Total Revenues</b>                                    | <b>\$ 160,000</b>   | <b>\$ 1,667</b>                  | <b>\$ 6,739</b>         | <b>\$ 5,072</b> |
| <b>Expenditures:</b>                                     |                     |                                  |                         |                 |
| RiverHouse Access Control System (C/S)                   | \$ 5,325            | \$ 5,325                         | \$ 20,700               | \$ (15,375)     |
| RiverHouse Painting (C/S)                                | 32,191              | 32,191                           | 49,492                  | (17,301)        |
| RiverHouse Furniture (C/S)                               | 28,400              | 4,733                            | -                       | 4,733           |
| RiverHouse A/C Unit Replacement (C/S)                    | 39,050              | 6,508                            | -                       | 6,508           |
| RiverHouse Tennis Court Fencing (C/S)                    | 28,400              | 4,733                            | -                       | 4,733           |
| RiverHouse Pool Pump Sand Filtration (C/S)               | 44,375              | 7,396                            | -                       | 7,396           |
| Permanent Holiday Lighting (C/S)                         | 27,690              | 4,615                            | -                       | 4,615           |
| Playground Equipment (C/S)                               | 7,100               | 1,183                            | -                       | 1,183           |
| Pocket Parks Equipment Repair/Replacement (C/S)          | 15,744              | 2,624                            | -                       | 2,624           |
| Maintenance Golf Cart (C/S)                              | 3,550               | 592                              | -                       | 592             |
| Maintenance Work Truck (C/S)                             | 23,075              | 3,846                            | -                       | 3,846           |
| Repair and Replacements                                  | 10,000              | 1,667                            | -                       | 1,667           |
| Other Current Charges                                    | 1,000               | 167                              | 41                      | 126             |
| <b>Total Expenditures</b>                                | <b>\$ 265,900</b>   | <b>\$ 75,580</b>                 | <b>\$ 70,233</b>        | <b>\$ 5,347</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (105,900)</b> |                                  | <b>\$ (63,493)</b>      |                 |
| <b>Other Financing Sources/(Uses)</b>                    |                     |                                  |                         |                 |
| Transfer In/(Out)  | \$ -                | \$ -                             | \$ -                    | \$ -            |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ -</b>         | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b>     |
| <b>Net Change in Fund Balance</b>                        | <b>\$ (105,900)</b> |                                  | <b>\$ (63,493)</b>      |                 |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 1,357,361</b> |                                  | <b>\$ 1,261,463</b>     |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ 1,251,461</b> |                                  | <b>\$ 1,197,969</b>     |                 |



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

| Series 2016, Capital Improvement Revenue Bonds and Refunding Bonds |  |                  |
|--|--|------------------|
| Interest Rate:   | 4.5% - 5.3%                            |                  |
| Maturity Date:   | 5/1/2046                               |                  |
| Reserve Fund Definition  | 30% of Maximum Annual Debt at Issuance |                  |
| Reserve Fund Requirement   | \$                                     | 250,114          |
| Reserve Fund Balance   |  | 250,114          |
| 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)          |
| Less: November 1, 2025 (Optional)                                  |  | (5,000)          |
| <b>Current Bonds Outstanding</b>                                   | <b>\$</b>                              | <b>8,910,000</b> |

| Series 2018, Capital Improvement Revenue Bonds |  |                  |
|--|--|------------------|
| Interest Rate:                                 | 4.1% - 5.3%                            |                  |
| Maturity Date:                                 | 5/1/2049                               |                  |
| Reserve Fund Definition                        | 25% of Maximum Annual Debt at Issuance |                  |
| Reserve Fund Requirement                       | \$                                     | 115,839          |
| Reserve Fund Balance                           |  | 115,839          |
| 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)         |
| Less: November 1, 2025 (Optional)              |  | (5,000)          |
| <b>Current Bonds Outstanding</b>               | <b>\$</b>                              | <b>6,250,000</b> |

| Series 2018A-1, Capital Improvement Revenue Refunding Bonds |  |                  |
|---|--|------------------|
| Interest Rate:  | 2.9%-3.75%                             |                  |
| Maturity Date:  | 5/1/2038                               |                  |
| Reserve Fund Definition                                     | 25% of Maximum Annual Debt at Issuance |                  |
| Reserve Fund Requirement                                    | \$                                     | 68,919           |
| Reserve Fund Balance  |  | 68,919           |
| Bonds outstanding - 9/30/2018                               | \$                                     | 3,940,000        |
| Less: May 1, 2019 (Mandatory)                               |  | (150,000)        |
| Less: May 1, 2019 (Optional)                                |  | (65,000)         |
| Less: November 1, 2019 (Optional)                           |  | (25,000)         |
| Less: May 1, 2020 (Mandatory)                               |  | (150,000)        |
| Less: May 1, 2020 (Optional)                                |  | (10,000)         |
| Less: November 1, 2020 (Optional)                           |  | (15,000)         |
| Less: May 1, 2021 (Mandatory)                               |  | (150,000)        |
| Less: May 1, 2021 (Optional)                                |  | (10,000)         |
| Less: November 1, 2021 (Optional)                           |  | (5,000)          |
| Less: May 1, 2022 (Mandatory)                               |  | (155,000)        |
| Less: May 1, 2022 (Optional)                                |  | (5,000)          |
| Less: May 1, 2023 (Mandatory)                               |  | (155,000)        |
| Less: May 1, 2023 (Optional)                                |  | (5,000)          |
| Less: May 1, 2024 (Mandatory)                               |  | (160,000)        |
| Less: November 1, 2024 (Optional)                           |  | (5,000)          |
| Less: May 1, 2025 (Mandatory)                               |  | (165,000)        |
| Less: November 1, 2025 (Optional)                           |  | (5,000)          |
| <b>Current Bonds Outstanding</b>                            | <b>\$</b>                              | <b>2,705,000</b> |

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

| Series 2018A-2, Capital Improvement Revenue Refunding Bonds |  |                   |
|---|--|-------------------|
| Interest Rate:  | 4.375%-5%                              |                   |
| Maturity Date:  | 5/1/2038                               |                   |
| Reserve Fund Definition                                     | 50% of Maximum Annual Debt at Issuance |                   |
| Reserve Fund Requirement                                    | \$                                     | 84,188            |
| Reserve Fund Balance  |  | 84,188            |
| Bonds outstanding - 9/30/2018                               | \$                                     | 2,335,000         |
| Less: May 1, 2019 (Mandatory)                               |  | (75,000)          |
| Less: May 1, 2019 (Optional)                                |  | (40,000)          |
| Less: November 1, 2019 (Optional)                           |  | (20,000)          |
| Less: May 1, 2020 (Mandatory)                               |  | (75,000)          |
| Less: May 1, 2020 (Optional)                                |  | (10,000)          |
| Less: November 1, 2020 (Optional)                           |  | (10,000)          |
| Less: May 1, 2021 (Mandatory)                               |  | (75,000)          |
| Less: May 1, 2021 (Optional)                                |  | (5,000)           |
| Less: May 1, 2022 (Mandatory)                               |  | (80,000)          |
| Less: May 1, 2022 (Optional)                                |  | (5,000)           |
| Less: May 1, 2023 (Mandatory)                               |  | (85,000)          |
| Less: May 1, 2023 (Optional)                                |  | (10,000)          |
| Less: November 1, 2023 (Optional)                           |  | (5,000)           |
| Less: May 1, 2024 (Mandatory)                               |  | (85,000)          |
| Less: May 1, 2024 (Optional)                                |  | (5,000)           |
| Less: November 1, 2024 (Optional)                           |  | (5,000)           |
| Less: May 1, 2025 (Mandatory)                               |  | (90,000)          |
| Less: May 1, 2025 (Optional)                                |  | (60,000)          |
| <b>Current Bonds Outstanding</b>                            | <b>\$</b>                              | <b>1,595,000</b>  |
| <b>Total Bonds Outstanding</b>                              | <b>\$</b>                              | <b>19,460,000</b> |

## RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT SUMMARY OF FISCAL YEAR 2026 ASSESSMENTS

|                      |         | ASSESSED                                |                                     |                                     |              |                       |
|----------------------|---------|---|-------------------------------------|-------------------------------------|--------------|-----------------------|
| ASSESSED TO          | # UNITS | SERIES 2018A1-2<br>DEBT INVOICED<br>NET | SERIES 2016<br>DEBT INVOICED<br>NET | SERIES 2018<br>DEBT<br>INVOICED NET | O&M          | TOTAL TAX<br>ROLL NET |
| NET REVENUE TAX ROLL | 1,518   | 444,019.54                              | 709,404.74                          | 453,637.90                          | 2,748,247.46 | 4,355,309.64          |

|                         |            | RECEIVED                |                     |                     |            |                   |
|-------------------------|------------|-------------------------|---------------------|---------------------|------------|-------------------|
| ST JOHNS COUNTY         | DATE       | SERIES 2018A1-2<br>DEBT | SERIES 2016<br>DEBT | SERIES 2018<br>DEBT | O&M        | TOTAL<br>RECEIVED |
| 1                       | 11/3/2025  | 1,903.04                | 3,040.46            | 1,944.26            | 11,778.79  | 18,666.55         |
| 2                       | 11/18/2025 | 12,410.61               | 19,828.28           | 12,679.44           | 76,815.12  | 121,733.45        |
| 3                       | 11/21/2025 | 15,911.18               | 25,421.10           | 16,255.85           | 98,481.84  | 156,069.97        |
| 4                       | 12/16/2025 | 18,149.51               | 28,997.26           | 18,542.66           | 112,335.92 | 178,025.35        |
| 5                       | 12/23/2025 | 20,885.18               | 33,368.00           | 21,337.59           | 129,268.26 | 204,859.03        |
|                         |            | -                       | -                   | -                   | -          |                   |
|                         |            | -                       | -                   | -                   | -          |                   |
|                         |            | -                       | -                   | -                   | -          |                   |
|                         |            | -                       | -                   | -                   | -          |                   |
|                         |            | -                       | -                   | -                   | -          |                   |
|                         |            | -                       | -                   | -                   | -          |                   |
|                         |            | -                       | -                   | -                   | -          |                   |
|                         |            | -                       | -                   | -                   | -          |                   |
|                         |            | -                       | -                   | -                   | -          |                   |
|                         |            | -                       | -                   | -                   | -          |                   |
|                         |            | -                       | -                   | -                   | -          |                   |
| TOTAL TAX ROLL RECEIPTS |            | 69,259.52               | 110,655.10          | 70,759.80           | 428,679.93 | 679,354.35        |

|                   |            |            |            |              |              |
|-------------------|------------|------------|------------|--------------|--------------|
| BALANCE DUE       | 374,760.02 | 598,749.64 | 382,878.10 | 2,319,567.53 | 3,675,955.29 |
| PERCENT COLLECTED | 15.60%     | 15.60%     | 15.60%     | 15.60%       | 15.60%       |

*C.*

# Rivers Edge

## Community Development District

### Check Run Summary 10/01/2025 - 11/30/2025

| Fund                    | Date     | Check No.   | Amount               |
|-------------------------|----------|-------------|----------------------|
| <b>General Fund</b>     |          |             |                      |
| <i>Payroll</i>          | 10/17/25 | 50775-50778 | \$ 738.80            |
| Sub-Total               |          |             | \$ 738.80            |
| <i>Accounts Payable</i> | 10/6/25  | 7246-7263   | \$ 56,625.24         |
|                         | 10/10/25 | 7264-7291   | 124,473.00           |
|                         | 10/24/25 | 7292-7312   | 35,045.75            |
|                         | 10/31/25 | 7313-7319   | 10,292.93            |
|                         | 11/7/25  | 7320-7332   | 43,345.89            |
|                         | 11/12/25 | 7333-7341   | 24,799.93            |
| Sub-Total               |          |             | \$ 294,582.74        |
| <b>Capital Fund</b>     |          |             |                      |
| <i>Accounts Payable</i> | 10/6/25  | 46          | \$ 166,250.00        |
|                         | 10/31/25 | 47          | 49,492.00            |
|                         | 11/7/25  | 48          | 20,700.00            |
| Sub-Total               |          |             | \$ 236,442.00        |
| <b>Total</b>            |          |             | <b>\$ 531,763.54</b> |

PR300R

## PAYROLL CHECK REGISTER

RUN 10/17/25 PAGE 1

| CHECK<br>#         | EMP # | EMPLOYEE NAME     | CHECK<br>AMOUNT | CHECK<br>DATE |
|--------------------|-------|-------------------|-----------------|---------------|
| 50775              | 18    | AHMED M MCINTYRE  | 184.70          | 10/17/2025    |
| 50776              | 21    | FREDERICK T BARON | 184.70          | 10/17/2025    |
| 50777              | 22    | ROBERT L CAMERON  | 184.70          | 10/17/2025    |
| 50778              | 23    | SCOTT MAYNARD     | 184.70          | 10/17/2025    |
| TOTAL FOR REGISTER |       |                   | 738.80          |               |

REDG RIVERS EDGE DLAUGHLIN

## Attendance Sheet

District Name: Rivers Edge CDD

Board Meeting Date: October 15, 2025 Meeting

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

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

Approved for Payment:

  
District Manager Signature

10/15/2025  
Date

**PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN**

AP300R  
\*\*\* CHECK NOS. 007246-007341

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

RUN 1/05/26

PAGE 1

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                      | STATUS | AMOUNT   | ....CHECK....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|----------------------------------|--------|----------|---------------------------|
| 10/06/25      | 00382 | 10/01/25 APC-2092                 | 202510 330-57200-45700                           | WATER COOLER/INSTALLATION        | *      | 2,080.00 |                           |
|               |       |                                   |  | ROBERT CHICOSKI DBA AFFORDABLE   |        |          | 2,080.00 007246           |
| 10/06/25      | 00365 | 10/01/25 203382                   | 202510 320-57200-46800                           | OCT LAKE MAINTENANCE             | *      | 5,430.00 |                           |
|               |       |                                   |  | FLORIDA WATERWAYS INC            |        |          | 5,430.00 007247           |
| 10/06/25      | 00003 | 9/15/25 283                       | 202510 310-51300-31400                           | FY26 ASSESSMENT ROLL CERT        | *      | 5,899.00 |                           |
|               |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES |        |          | 5,899.00 007248           |
| 10/06/25      | 00013 | 9/24/25 28114                     | 202508 310-51300-32500                           | ARBIT SE2018A1&2 FYE 8/31        | *      | 600.00   |                           |
|               |       |                                   |  | GRAU AND ASSOCIATES              |        |          | 600.00 007249             |
| 10/06/25      | 00278 | 9/03/25 427111                    | 202509 330-57200-45700                           | MAINTENANCE SUPPLIES             | *      | 67.94    |                           |
|               |       |                                   |  | HAGAN ACE HARDWARE OF MANDARIN   |        |          | 67.94 007250              |
| 10/06/25      | 00278 | 9/08/25 427139                    | 202509 330-57200-45700                           | MAINTENANCE SUPPLIES             | *      | 19.95    |                           |
|               |       |                                   |  | HAGAN ACE HARDWARE OF MANDARIN   |        |          | 19.95 007251              |
| 10/06/25      | 00278 | 9/19/25 427215                    | 202509 330-57200-45700                           | MAINTENANCE SUPPLIES             | *      | 27.96    |                           |
|               |       |                                   |  | HAGAN ACE HARDWARE OF MANDARIN   |        |          | 27.96 007252              |
| 10/06/25      | 00407 | 9/24/25 275                       | 202509 320-57200-60000                           | REINSTALL PAVERS-GYM AREA        | *      | 900.00   |                           |
|               |       |                                   |  | PAVER DESIGN SCAPES LLC          |        |          | 900.00 007253             |
| 10/06/25      | 00407 | 9/25/25 276                       | 202509 320-57200-60000                           | ROCK INSTALL                     | *      | 2,000.00 |                           |
|               |       |                                   |  | PAVER DESIGN SCAPES LLC          |        |          | 2,000.00 007254           |
| 10/06/25      | 00073 | 10/01/25 13129563                 | 202510 330-57200-45210                           | OCT POOL CHEMICALS               | *      | 1,612.19 |                           |
|               |       |                                   |  | POOLSURE                         |        |          | 1,612.19 007255           |
| 10/06/25      | 00411 | 10/02/25 114                      | 202510 320-57200-46102                           | OCT TREE REMOVAL                 | *      | 1,500.00 |                           |
|               |       |                                   |  | QUILLS TREE SERVICES LLC         |        |          | 1,500.00 007256           |
| 10/06/25      | 00411 | 10/02/25 115                      | 202510 320-57200-46102                           | OCT TREE REMOVAL                 | *      | 1,500.00 |                           |
|               |       |                                   |  | QUILLS TREE SERVICES LLC         |        |          | 1,500.00 007257           |

REDG RIVERS EDGE OKUZMUK



AP300R  
\*\*\* CHECK NOS. 007246-007341

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

RUN 1/05/26

PAGE 2

| CHECK<br>DATE                     | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME               | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT # |
|-----------------------------------|-------|-----------------------------------|--|---------------------------|--------|----------|----------------------------|
| 10/06/25                          | 00058 | 10/01/25 5720                     | 202510 330-57200-34500                           | OCT CLUBHOUSE MONITOR     | *      | 125.72   |                            |
|                                   |       | 10/01/25 5720                     | 202510 330-57200-34500                           | OCT FITNESS CNTR MONITOR  | *      | 35.72    |                            |
|                                   |       | 10/01/25 5720                     | 202510 330-57200-34500                           | OCT PARK MONITOR          | *      | 47.23    |                            |
|                                   |       |                                   |  |                           |        |          | 208.67 007258              |
| SONITROL OF NORTH CENTRAL FLORIDA |       |                                   |  |                           |        |          |                            |
| 10/06/25                          | 00326 | 8/06/25 15474                     | 202508 320-57200-46500                           | RPR DAMAGED YEILD SIGN    | *      | 1,760.00 |                            |
|                                   |       |                                   |  |                           |        |          | 1,760.00 007259            |
| SUNDANCER SIGN GRAPHICS           |       |                                   |  |                           |        |          |                            |
| 10/06/25                          | 00340 | 9/25/25 1150                      | 202509 320-57200-46500                           | CIRCUIT BREAKER/PHOTOCELL | *      | 350.00   |                            |
|                                   |       |                                   |  |                           |        |          | 350.00 007260              |
| TMT ELECTRIC LLC                  |       |                                   |  |                           |        |          |                            |
| 10/06/25                          | 00155 | 10/01/25 428641                   | 202509 330-57200-34000                           | OCT GEN MANAGER SRVCS     | *      | 4,075.93 |                            |
|                                   |       | 10/01/25 428641                   | 202509 320-57200-46001                           | OCT FIELD OPS             | *      | 3,435.82 |                            |
|                                   |       | 10/01/25 428641                   | 202509 330-57200-34001                           | OCT LIFESTYLE SRVCS       | *      | 3,778.47 |                            |
|                                   |       | 10/01/25 428641                   | 202509 330-57200-34400                           | OCT GUEST SRVCS           | *      | 4,435.64 |                            |
|                                   |       | 10/01/25 428641                   | 202509 330-57200-34100                           | OCT MAINTENANCE SRVCS     | *      | 9,099.03 |                            |
|                                   |       | 10/01/25 428641                   | 202509 330-57200-45300                           | OCT JANITORIAL SRVCS      | *      | 2,895.68 |                            |
|                                   |       | 10/01/25 428641                   | 202509 330-57200-34402                           | OCT AMENITY MANAGER       | *      | 4,922.01 |                            |
|                                   |       |                                   |  |                           |        |          | 32,642.58 007261           |
| VESTA PROPERTY SERVICES, INC.     |       |                                   |  |                           |        |          |                            |
| 10/06/25                          | 00389 | 9/19/25 25699052                  | 202509 330-57200-45700                           | JANITORIAL SUPPLIES       | *      | 10.46    |                            |
|                                   |       |                                   |  |                           |        |          | 10.46 007262               |
| W B MASON CO INC                  |       |                                   |  |                           |        |          |                            |
| 10/06/25                          | 00389 | 9/22/25 25700988                  | 202509 330-57200-45700                           | JANITORIAL SUPPLIES       | *      | 16.49    |                            |
|                                   |       |                                   |  |                           |        |          | 16.49 007263               |
| W B MASON CO INC                  |       |                                   |  |                           |        |          |                            |
| 10/10/25                          | 00371 | 10/09/25 10092025                 | 202510 320-57200-49400                           | 12/13 3HR CHRISTMAS EVENT | *      | 1,075.70 |                            |
|                                   |       |                                   |  |                           |        |          | 1,075.70 007264            |
| CELEBRATION JAX                   |       |                                   |  |                           |        |          |                            |
| 10/10/25                          | 00076 | 9/29/25 42448546                  | 202509 330-57200-45700                           | ACTIVE SCRAPER/MAT ONYX   | *      | 125.21   |                            |
|                                   |       |                                   |  |                           |        |          | 125.21 007265              |
| CINTAS FIRE 636525                |       |                                   |  |                           |        |          |                            |
| REDG RIVERS EDGE OKUZMUK          |       |                                   |  |                           |        |          |                            |

AP300R  
\*\*\* CHECK NOS. 007246-007341

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

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| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                        | STATUS | AMOUNT   | ....CHECK....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|------------------------------------|--------|----------|---------------------------|
| 10/10/25      | 00076 | 9/29/25 52943187                  | 202509 330-57200-45700                           | FIRST AID SUPPLIES                 | *      | 53.26    |                           |
|               |       |                                   |  | CINTAS FIRE 636525                 |        |          | 53.26 007266              |
| 10/10/25      | 00103 | 10/05/25 14845635                 | 202510 330-57200-50000                           | 14X 5G SPRING WATER                | *      | 225.83   |                           |
|               |       | 10/05/25 14845635                 | 202510 330-57200-50000                           | H&C BL COOLER UNIV RENTAL          | *      | 7.98     |                           |
|               |       | 10/05/25 14845635                 | 202510 330-57200-50000                           | 14X 5G SPRING WATER                | *      | 216.85   |                           |
|               |       |                                   |  | CRYSTAL SPRINGS                    |        |          | 450.66 007267             |
| 10/10/25      | 00151 | 10/07/25 3932                     | 202510 320-57200-60000                           | CONCRETE-STERNWHEEL PARK           | *      | 2,425.00 |                           |
|               |       |                                   |  | G&G EXCAVATION & CONSTRUCTION INC. |        |          | 2,425.00 007268           |
| 10/10/25      | 00151 | 10/07/25 3933                     | 202510 320-57200-60000                           | CONCRETE WORK                      | *      | 4,150.00 |                           |
|               |       |                                   |  | G&G EXCAVATION & CONSTRUCTION INC. |        |          | 4,150.00 007269           |
| 10/10/25      | 00322 | 9/30/25 7353042                   | 202509 310-51300-48000                           | 9/3 SPECIAL MTG #11558163          | *      | 97.20    |                           |
|               |       | 9/30/25 7353042                   | 202509 310-51300-48000                           | 9/3 RE AUDIT COM#11614726          | *      | 91.76    |                           |
|               |       | 9/30/25 7353042                   | 202509 310-51300-48000                           | 9/29 RFP ANNUAL AUDIT SRV          | *      | 113.52   |                           |
|               |       |                                   |  | GANNETT MEDIA CORP DBA             |        |          | 302.48 007270             |
| 10/10/25      | 00071 | 9/30/25 23475115                  | 202509 330-57200-34510                           | SEC SRVCS 09/15-09/28/25           | *      | 2,566.90 |                           |
|               |       | 9/30/25 23475115                  | 202509 330-57200-34510                           | MILEAGE                            | *      | 325.54   |                           |
|               |       |                                   |  | GIDDENS SECURITY CORPORATION       |        |          | 2,892.44 007271           |
| 10/10/25      | 00003 | 10/01/25 282                      | 202510 310-51300-34000                           | OCT MANAGEMENT FEES                | *      | 4,670.00 |                           |
|               |       | 10/01/25 282                      | 202510 310-51300-35100                           | OCT WEBSITE ADMIN                  | *      | 146.25   |                           |
|               |       | 10/01/25 282                      | 202510 310-51300-35100                           | OCT INFO TECH                      | *      | 283.92   |                           |
|               |       | 10/01/25 282                      | 202510 310-51300-32400                           | OCT DISSEM AGENT SRVCS             | *      | 599.75   |                           |
|               |       | 10/01/25 282                      | 202510 310-51300-51000                           | OFFICE SUPPLIES                    | *      | 1.20     |                           |
|               |       | 10/01/25 282                      | 202510 310-51300-42000                           | POSTAGE                            | *      | 104.79   |                           |

REDG RIVERS EDGE OKUZMUK

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| CHECK<br>DATE  | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                      | STATUS | AMOUNT   | .....CHECK.....<br>AMOUNT # |
|----------------|-------|-----------------------------------|--|----------------------------------|--------|----------|-----------------------------|
|                |       | 10/01/25 282                      | 202510 310-51300-42500                           |                                  | *      | 31.65    |                             |
|                |       | COPIES                            |  |                                  |        |          |                             |
|                |       | 10/01/25 282                      | 202510 310-51300-41000                           |                                  | *      | 5.57     |                             |
|                |       | TELEPHONE                         |  |                                  |        |          |                             |
|                |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES |        |          | 5,843.13 007272             |
| 10/10/25 00278 |       | 8/28/25 427085A                   | 202508 330-57200-45700                           |                                  | *      | 52.96    |                             |
|                |       | MAINTENANCE SUPPLIES              |  |                                  |        |          |                             |
|                |       |                                   |  | HAGAN ACE HARDWARE OF MANDARIN   |        |          | 52.96 007273                |
| 10/10/25 00403 |       | 10/07/25 10172025                 | 202510 320-57200-49400                           |                                  | *      | 4,200.00 |                             |
|                |       | 10/17 3HR CASINO EVENT            |  |                                  |        |          |                             |
|                |       |                                   |  | J KEITH WHEELER                  |        |          | 4,200.00 007274             |
| 10/10/25 00418 |       | 10/08/25 NA74094                  | 202510 320-57200-49400                           |                                  | *      | 2,050.00 |                             |
|                |       | 15" RUBY REINDEER                 |  |                                  |        |          |                             |
|                |       |                                   |  | NOAHS ARK ANIMAL WORKSHOP INC    |        |          | 2,050.00 007275             |
| 10/10/25 00340 |       | 10/02/25 1152                     | 202510 320-57200-46500                           |                                  | *      | 825.00   |                             |
|                |       | LED STREETLIGHT RPLC              |  |                                  |        |          |                             |
|                |       |                                   |  | TMT ELECTRIC LLC                 |        |          | 825.00 007276               |
| 10/10/25 00155 |       | 9/30/25 428868                    | 202509 330-57200-34200                           |                                  | *      | 336.40   |                             |
|                |       | SEP LIFEGUARD HOURS               |  |                                  |        |          |                             |
|                |       |                                   |  | VESTA PROPERTY SERVICES, INC.    |        |          | 336.40 007277               |
| 10/17/25 00155 |       | 9/30/25 428868                    | 202509 330-57200-34200                           |                                  | V      | 336.40-  |                             |
|                |       | SEP LIFEGUARD HOURS               |  |                                  |        |          |                             |
|                |       |                                   |  | VESTA PROPERTY SERVICES, INC.    |        |          | 336.40-007277               |
| 10/10/25 00155 |       | 9/30/25 428901                    | 202509 330-57200-34000                           |                                  | *      | 149.93   |                             |
|                |       | SEP BILLABLE MILEAGE 1/3          |  |                                  |        |          |                             |
|                |       |                                   |  | VESTA PROPERTY SERVICES, INC.    |        |          | 149.93 007278               |
| 10/17/25 00155 |       | 9/30/25 428901                    | 202509 330-57200-34000                           |                                  | V      | 149.93-  |                             |
|                |       | SEP BILLABLE MILEAGE 1/3          |  |                                  |        |          |                             |
|                |       |                                   |  | VESTA PROPERTY SERVICES, INC.    |        |          | 149.93-007278               |
| 10/10/25 00390 |       | 10/06/25 10062025                 | 202510 320-57200-49400                           |                                  | *      | 900.00   |                             |
|                |       | 150 JACK O LANTERNS               |  |                                  |        |          |                             |
|                |       | 10/06/25 10062025                 | 202510 320-57200-49400                           |                                  | *      | 600.00   |                             |
|                |       | 150 ORANGE MINIS                  |  |                                  |        |          |                             |
|                |       |                                   |  | TYLER DAVID                      |        |          | 1,500.00 007279             |
| 10/10/25 00389 |       | 10/07/25 25736983                 | 202510 330-57200-45700                           |                                  | *      | 22.76    |                             |
|                |       | JANITORIAL SUPPLIES               |  |                                  |        |          |                             |
|                |       |                                   |  | W B MASON CO INC                 |        |          | 22.76 007280                |
|                |       |                                   |  |                                  |        |          |                             |
|                |       |                                   |  | REDG RIVERS EDGE OKUZMUK         |        |          |                             |

AP300R  
\*\*\* CHECK NOS. 007246-007341

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

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| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME               | STATUS  | AMOUNT    | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|---------------------------|---------|-----------|----------------------------|
| 10/10/25      | 00389 | 9/24/25 25709257                  | 202509 330-57200-45700                           | JANITORIAL SUPPLIES       | *       | 316.85    |                            |
|               |       |                                   |  | W B MASON CO INC          |         |           | 316.85 007281              |
| 10/10/25      | 00116 | 10/08/25 82625                    | 202510 330-57200-45700                           | WTC 3.0 DTS PRO NET       | *       | 620.97    |                            |
|               |       |                                   |  | WELCH TENNIS COURTS INC   |         |           | 620.97 007282              |
| 10/10/25      | 00255 | 10/07/25 22096                    | 202510 330-57200-45700                           | DISINFECTANT WIPES CASE   | *       | 115.42    |                            |
|               |       |                                   |  | WIPES COM                 |         |           | 115.42 007283              |
| 10/10/25      | 00334 | 10/01/25 1005949                  | 202510 320-57200-46100                           | OCT LANDSCAPE POND MAINT  | *       | 2,914.00  |                            |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE     |         |           | 2,914.00 007284            |
| 11/30/25      | 00334 | 10/01/25 1005949                  | 202510 320-57200-46100                           | OCT LANDSCAPE POND MAINT  | V       | 2,914.00- |                            |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE     |         |           | 2,914.00-007284            |
| 10/10/25      | 00334 | 10/01/25 1005950                  | 202510 320-57200-46100                           | OCT LANDSCAPE MAINTENANCE | *       | 91,599.74 |                            |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE     |         |           | 91,599.74 007285           |
| 10/10/25      | 00334 | 10/07/25 1012977                  | 202510 320-57200-46102                           | FALL FLOWERS/ANNUALS      | *       | 2,000.00  |                            |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE     |         |           | 2,000.00 007286            |
| 10/10/25      | 00334 | 10/07/25 1012978                  | 202510 320-57200-46000                           | SEP IRR 405 OAK SHADOW PL | *       | 224.86    |                            |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE     |         |           | 224.86 007287              |
| 10/10/25      | 00334 | 9/29/25 1001562                   | 202509 320-57200-46000                           | SEP 2105 ORANGE BRANCH    | *       | 448.02    |                            |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE     |         |           | 448.02 007288              |
| 10/10/25      | 00334 | 9/29/25 1001564                   | 202509 320-57200-46000                           | SEP IRRIG 1754 OLIVETTE   | *       | 181.18    |                            |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE     |         |           | 181.18 007289              |
| 10/10/25      | 00334 | 9/29/25 1001565                   | 202509 320-57200-46000                           | SEP IRRIG RPR RIVER HOUSE | *       | 1,047.36  |                            |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE     |         |           | 1,047.36 007290            |
| 10/10/25      | 00334 | 9/30/25 1004121                   | 202509 320-57200-46102                           | RIVERFRONT PARK CLEAN UP  | *       | 1,950.00  |                            |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE     |         |           | 1,950.00 007291            |
|               |       |                                   |  |                           |         |           |                            |
|               |       |                                   |  | REDG RIVERS EDGE          | OKUZMUK |           |                            |

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| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                       | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|-----------------------------------|--------|----------|----------------------------|
| 10/24/25      | 00356 | 10/13/25 101725                   | 202510 320-57200-49400                           | 10/17 3HR DJ SERVICES             | *      | 500.00   |                            |
|               |       |                                   |  | ANDREW B RATLIFF                  |        |          | 500.00 007292              |
| 10/24/25      | 00279 | 10/13/25 373724                   | 202509 310-51300-32200                           | AUDIT FYE 09/30/24                | *      | 4,385.00 |                            |
|               |       |                                   |  | BERGER TOOMBS ELAM GAINES & FRANK |        |          | 4,385.00 007293            |
| 10/24/25      | 00181 | 10/23/25 299-1017                 | 202510 330-57200-45700                           | NO PARKING ON GRASS SIGN          | *      | 141.08   |                            |
|               |       | 10/23/25 299-1017                 | 202510 330-57200-45700                           | RIVER CLUB HOURS SIGN             | *      | 95.24    |                            |
|               |       | 10/23/25 299-1017                 | 202510 330-57200-45700                           | EMERGENCY SHUT OFF SIGN           | *      | 55.92    |                            |
|               |       | 10/23/25 299-1017                 | 202510 330-57200-45700                           | NO SMOKING OR VAPING SIGN         | *      | 184.80   |                            |
|               |       |                                   |  | FAST SIGNS #171701                |        |          | 477.04 007294              |
| 10/24/25      | 00365 | 10/17/25 203436                   | 202510 320-57200-60000                           | KASCO FOUTAIN REINSTALL           | *      | 530.00   |                            |
|               |       |                                   |  | FLORIDA WATERWAYS INC             |        |          | 530.00 007295              |
| 10/24/25      | 00071 | 10/14/25 23475296                 | 202510 330-57200-34510                           | SEC SRVCS 09/29-10/12/25          | *      | 2,572.64 |                            |
|               |       | 10/14/25 23475296                 | 202510 330-57200-34510                           | MILEAGE                           | *      | 311.13   |                            |
|               |       |                                   |  | GIDDENS SECURITY CORPORATION      |        |          | 2,883.77 007296            |
| 10/24/25      | 00013 | 10/14/25 28156                    | 202509 310-51300-32500                           | ARBIT SE2016 FYE 09/30/25         | *      | 600.00   |                            |
|               |       |                                   |  | GRAU AND ASSOCIATES               |        |          | 600.00 007297              |
| 10/24/25      | 00300 | 10/09/25 13399                    | 202509 310-51300-31500                           | SEP GENERAL COUNSEL               | *      | 3,397.82 |                            |
|               |       |                                   |  | KILINKSI VAN WYK PLLC             |        |          | 3,397.82 007298            |
| 10/24/25      | 00401 | 10/21/25 55251                    | 202509 310-51300-31100                           | SEP O & M                         | *      | 647.43   |                            |
|               |       |                                   |  | PRIME AE GROUP INC                |        |          | 647.43 007299              |
| 10/24/25      | 00340 | 10/15/25 1153                     | 202510 330-57200-45700                           | GEOS 360 PLAYGROUND FEAT          | *      | 2,647.00 |                            |
|               |       |                                   |  | TMT ELECTRIC LLC                  |        |          | 2,647.00 007300            |
| 10/24/25      | 00340 | 10/17/25 1154                     | 202510 330-57200-45700                           | 7 WATERFALL LIGHTS                | *      | 7,882.00 |                            |
|               |       |                                   |  | TMT ELECTRIC LLC                  |        |          | 7,882.00 007301            |
|               |       |                                   |  | REDG RIVERS EDGE OKUZMUK          |        |          |                            |

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| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                   | STATUS | AMOUNT   | .....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------|--------|----------|-----------------------------|
| 10/24/25      | 00340 | 10/17/25 1155                     | 202510 330-57200-45700                           | WATER FOUNTAIN-FIT CENTER     | *      | 175.00   |                             |
|               |       |                                   |  | TMT ELECTRIC LLC              |        |          | 175.00 007302               |
| 10/24/25      | 00155 | 9/30/25 428868A                   | 202509 330-57200-34200                           | SEP LIFEGUARD HOURS           | *      | 336.40   |                             |
|               |       |                                   |  | VESTA PROPERTY SERVICES, INC. |        |          | 336.40 007303               |
| 10/24/25      | 00155 | 9/30/25 428901A                   | 202509 330-57200-34000                           | SEP BILLABLE MILEAGE 1/3      | *      | 149.93   |                             |
|               |       |                                   |  | VESTA PROPERTY SERVICES, INC. |        |          | 149.93 007304               |
| 10/24/25      | 00155 | 9/30/25 429033                    | 202509 320-57200-60000                           | THE HOME DEPOT #1324          | *      | 177.74   |                             |
|               |       |                                   |  | VESTA PROPERTY SERVICES, INC. |        |          | 177.74 007305               |
| 10/24/25      | 00389 | 10/08/25 25740543                 | 202510 330-57200-45700                           | JANITORIAL SUPPLIES           | *      | 405.97   |                             |
|               |       |                                   |  | W B MASON CO INC              |        |          | 405.97 007306               |
| 10/24/25      | 00389 | 10/15/25 25754573                 | 202510 330-57200-45700                           | JANITORIAL SUPPLIES           | *      | 104.88   |                             |
|               |       |                                   |  | W B MASON CO INC              |        |          | 104.88 007307               |
| 10/24/25      | 00334 | 10/15/25 1015724                  | 202510 320-57200-46102                           | RPLC SABAL PALMS              | *      | 6,030.00 |                             |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE         |        |          | 6,030.00 007308             |
| 10/24/25      | 00334 | 10/15/25 1015725                  | 202510 320-57200-46000                           | OCT IRRIGATION REPAIRS        | *      | 412.48   |                             |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE         |        |          | 412.48 007309               |
| 10/24/25      | 00334 | 10/15/25 1015726                  | 202510 320-57200-46000                           | MAINLINE-CHIPOLA TRACE        | *      | 794.37   |                             |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE         |        |          | 794.37 007310               |
| 10/24/25      | 00334 | 10/09/25 1013976                  | 202509 320-57200-46000                           | SEP IRR RPR THE HOMESTEAD     | *      | 1,188.92 |                             |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE         |        |          | 1,188.92 007311             |
| 10/24/25      | 00334 | 10/15/25 1015723                  | 202510 320-57200-46102                           | RPLC 2 RED MAPLE              | *      | 1,320.00 |                             |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE         |        |          | 1,320.00 007312             |
| 10/31/25      | 00076 | 10/23/25 52989150                 | 202510 330-57200-45700                           | FIRST AID SUPPLIES            | *      | 58.34    |                             |

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| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                        | STATUS | AMOUNT   | ....CHECK....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|------------------------------------|--------|----------|---------------------------|
|               |       | 10/27/25                          | 42478065 202510 330-57200-45700                  | ACTIVE SCRAPER/MAT ONYX            | *      | 125.21   |                           |
|               |       |                                   |  | CINTAS FIRE 636525                 |        |          | 183.55 007313             |
| 10/31/25      | 00173 | 10/23/25                          | 20 202510 310-51300-32400                        |                                    | *      | 100.00   |                           |
|               |       |                                   | AMORT SE2016 11/1                                |                                    |        |          |                           |
|               |       | 10/23/25                          | 20 202510 310-51300-32400                        |                                    | *      | 100.00   |                           |
|               |       |                                   | AMORT SE2018A2 11/1                              |                                    |        |          |                           |
|               |       | 10/23/25                          | 20 202510 310-51300-32400                        |                                    | *      | 100.00   |                           |
|               |       |                                   | AMORT SE2018 11/1                                |                                    |        |          |                           |
|               |       |                                   |  | DISCLOSURE SERVICES LLC            |        |          | 300.00 007314             |
| 10/31/25      | 00151 | 10/27/25                          | 3940 202510 320-57200-60000                      | PLACE ASPHALT MILLINGS             | *      | 4,550.00 |                           |
|               |       |                                   |  | G&G EXCAVATION & CONSTRUCTION INC. |        |          | 4,550.00 007315           |
| 10/31/25      | 00260 | 10/21/25                          | 8044-3 202510 330-57200-45700                    | PAINT                              | *      | 53.55    |                           |
|               |       |                                   |  | THE SHERWIN-WILLIAMS CO            |        |          | 53.55 007316              |
| 10/31/25      | 00340 | 10/24/25                          | 1156 202510 330-57200-45700                      | STREETLIGHT-CAR ACCIDENT           | *      | 150.00   |                           |
|               |       |                                   |  | TMT ELECTRIC LLC                   |        |          | 150.00 007317             |
| 10/31/25      | 00156 | 10/23/25                          | 62125278 202510 330-57200-45900                  | OCT PEST CONTROL                   | *      | 225.16   |                           |
|               |       | 10/23/25                          | 62125289 202510 330-57200-45900                  | OCT FLEA/TICK SERVICES             | *      | 385.98   |                           |
|               |       |                                   |  | TURNER PEST CONTROL                |        |          | 611.14 007318             |
| 10/31/25      | 00014 | 10/24/25                          | 7945847 202510 310-51300-32300                   | FY26 TRUST FEE SE2018A1A2          | *      | 4,125.00 |                           |
|               |       | 10/24/25                          | 7945847 202510 310-51300-32300                   | INCIDENTAL EXPENSES                | *      | 319.69   |                           |
|               |       |                                   |  | U.S. BANK                          |        |          | 4,444.69 007319           |
| 11/07/25      | 00365 | 11/01/25                          | 203520 202511 320-57200-46800                    | NOV LAKE MAINTENANCE               | *      | 4,470.00 |                           |
|               |       |                                   |  | FLORIDA WATERWAYS INC              |        |          | 4,470.00 007320           |
| 11/07/25      | 00071 | 10/29/25                          | 23475366 202510 330-57200-34510                  | SEC SRVCS 10/13-10/26/25           | *      | 2,538.19 |                           |
|               |       | 10/29/25                          | 23475366 202510 330-57200-34510                  | MILEAGE                            | *      | 323.57   |                           |
|               |       |                                   |  | GIDDENS SECURITY CORPORATION       |        |          | 2,861.76 007321           |
|               |       |                                   |  | REDG RIVERS EDGE OKUZMUK           |        |          |                           |

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| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                       | STATUS | AMOUNT   | ....CHECK....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|-----------------------------------|--------|----------|---------------------------|
| 11/07/25      | 00278 | 10/02/25 427280                   | 202510 330-57200-45700                           | MAINTENANCE SUPPLIES              | *      | 375.83   |                           |
|               |       |                                   |  | HAGAN ACE HARDWARE OF MANDARIN    |        |          | 375.83 007322             |
| 11/07/25      | 00278 | 10/17/25 427384                   | 202510 330-57200-45700                           | MAINTENANCE SUPPLIES              | *      | 80.97    |                           |
|               |       |                                   |  | HAGAN ACE HARDWARE OF MANDARIN    |        |          | 80.97 007323              |
| 11/07/25      | 00278 | 10/24/25 427428                   | 202510 330-57200-45700                           | MAINTENANCE SUPPLIES              | *      | 39.98    |                           |
|               |       |                                   |  | HAGAN ACE HARDWARE OF MANDARIN    |        |          | 39.98 007324              |
| 11/07/25      | 00278 | 10/24/25 427429                   | 202510 330-57200-45700                           | MAINTENANCE SUPPLIES              | *      | 40.76    |                           |
|               |       |                                   |  | HAGAN ACE HARDWARE OF MANDARIN    |        |          | 40.76 007325              |
| 11/07/25      | 00073 | 11/01/25 13129563                 | 202511 330-57200-45210                           | NOV POOL CHEMICALS                | *      | 1,612.19 |                           |
|               |       |                                   |  | POOLSURE                          |        |          | 1,612.19 007326           |
| 11/07/25      | 00058 | 11/01/25 5783                     | 202511 320-57200-34500                           | NOV CLUBHOUSE MONITOR             | *      | 125.72   |                           |
|               |       | 11/01/25 5783                     | 202511 320-57200-34500                           | NOV FITNESS CNTR MONITOR          | *      | 35.72    |                           |
|               |       | 11/01/25 5783                     | 202511 320-57200-34500                           | NOV PARK MONITOR                  | *      | 47.23    |                           |
|               |       |                                   |  | SONITROL OF NORTH CENTRAL FLORIDA |        |          | 208.67 007327             |
| 11/07/25      | 00155 | 10/31/25 429299                   | 202510 330-57200-34000                           | OCT BILLABLE MILEAGE 1/3          | *      | 174.74   |                           |
|               |       |                                   |  | VESTA PROPERTY SERVICES, INC.     |        |          | 174.74 007328             |
| 11/07/25      | 00155 | 11/01/25 429110                   | 202511 330-57200-34000                           | NOV GEN MANAGER SRVCS             | *      | 4,075.93 |                           |
|               |       | 11/01/25 429110                   | 202511 320-57200-46001                           | NOV FIELD OPS                     | *      | 3,435.82 |                           |
|               |       | 11/01/25 429110                   | 202511 330-57200-34001                           | NOV LIFESTYLE SRVCS               | *      | 3,778.47 |                           |
|               |       | 11/01/25 429110                   | 202511 330-57200-34400                           | NOV GUEST SRVCS                   | *      | 4,435.64 |                           |
|               |       | 11/01/25 429110                   | 202511 330-57200-34100                           | NOV MAINTENANCE SRVCS             | *      | 9,099.03 |                           |
|               |       | 11/01/25 429110                   | 202511 330-57200-45300                           | NOV JANITORIAL SRVCS              | *      | 2,895.68 |                           |
|               |       | 11/01/25 429110                   | 202511 330-57200-34402                           | NOV AMENITY MANAGER               | *      | 4,922.01 |                           |
|               |       |                                   |  | VESTA PROPERTY SERVICES, INC.     |        |          | 32,642.58 007329          |
|               |       |                                   |  | REDG RIVERS EDGE OKUZMUK          |        |          |                           |



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| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                         | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|----------|----------------------------|
| 11/07/25      | 00174 | 10/31/25 1265062                  | 202510 330-57200-46010                           | QURTLY SPRINKLER INSPECT            | *      | 175.00   |                            |
|               |       |                                   |  | WAYNE AUTOMATIC FIRE SPRINKLERS,INC |        |          | 175.00 007330              |
| 11/07/25      | 00389 | 10/24/25 25776472                 | 202510 330-57200-45700                           | JANITORIAL SUPPLIES                 | *      | 432.57   |                            |
|               |       |                                   |  | W B MASON CO INC                    |        |          | 432.57 007331              |
| 11/07/25      | 00255 | 10/29/25 22357                    | 202510 330-57200-45700                           | DISINFECTANT WIPES CASE             | *      | 230.84   |                            |
|               |       |                                   |  | WIPES COM                           |        |          | 230.84 007332              |
| 11/12/25      | 00103 | 10/15/25 14845635                 | 202510 330-57200-50000                           | OCT LAST PAYMENT CONTRACT           | *      | 458.65   |                            |
|               |       | 10/15/25 14845635                 | 202510 330-57200-50000                           | REFUND DEPOSIT                      | *      | 96.00-   |                            |
|               |       |                                   |  | CRYSTAL SPRINGS                     |        |          | 362.65 007333              |
| 11/12/25      | 00261 | 10/10/25 1854                     | 202510 320-57200-49400                           | 12/5 1.5HRS 2 N POLE ELVE           | *      | 300.00   |                            |
|               |       |                                   |  | GIRLY-GIRL PARTEA'S INC             |        |          | 300.00 007334              |
| 11/12/25      | 00003 | 11/01/25 284                      | 202511 310-51300-34000                           | NOV MANAGEMENT FEES                 | *      | 4,670.00 |                            |
|               |       | 11/01/25 284                      | 202511 310-51300-35100                           | NOV WEBSITE ADMIN                   | *      | 146.25   |                            |
|               |       | 11/01/25 284                      | 202511 310-51300-35100                           | NOV INFO TECH                       | *      | 283.92   |                            |
|               |       | 11/01/25 284                      | 202511 310-51300-32400                           | NOV DISSEM AGENT SRVCS              | *      | 599.75   |                            |
|               |       | 11/01/25 284                      | 202511 310-51300-51000                           | OFFICE SUPPLIES                     | *      | 1.38     |                            |
|               |       | 11/01/25 284                      | 202511 310-51300-42000                           | POSTAGE                             | *      | 160.48   |                            |
|               |       | 11/01/25 284                      | 202511 310-51300-42500                           | COPIES                              | *      | 32.70    |                            |
|               |       | 11/01/25 284                      | 202511 310-51300-41000                           | TELEPHONE                           | *      | 24.67    |                            |
|               |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES    |        |          | 5,919.15 007335            |
| 11/12/25      | 00340 | 11/07/25 1158                     | 202511 320-57200-46500                           | 2 STREETLIGHTS ROUNDABOUT           | *      | 1,650.00 |                            |
|               |       |                                   |  | TMT ELECTRIC LLC                    |        |          | 1,650.00 007336            |
| 11/12/25      | 00340 | 11/07/25 1159                     | 202511 320-57200-46500                           | STREETLIGHT KENDALL CROSS           | *      | 1,520.00 |                            |
|               |       |                                   |  | TMT ELECTRIC LLC                    |        |          | 1,520.00 007337            |

REDG RIVERS EDGE OKUZMUK

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| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME               | STATUS | AMOUNT     | ....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|--|---------------------------|--------|------------|----------------------------|
| 11/12/25           | 00340 | 11/07/25 1160                     | 202511 320-57200-46500                           | LIGHTS VISITOR CNTR RPLC  | *      | 675.00     |                            |
|                    |       |                                   |  | TMT ELECTRIC LLC          |        |            | 675.00 007338              |
| 11/12/25           | 00340 | 11/07/25 1161                     | 202511 320-57200-46500                           | STREETLIGHT PAW PARK      | *      | 250.00     |                            |
|                    |       |                                   |  | TMT ELECTRIC LLC          |        |            | 250.00 007339              |
| 11/12/25           | 00340 | 11/07/25 1162                     | 202511 320-57200-46500                           | STREETLIGHT RPL LED DRIVE | *      | 725.00     |                            |
|                    |       |                                   |  | TMT ELECTRIC LLC          |        |            | 725.00 007340              |
| 11/12/25           | 00419 | 10/30/25 413                      | 202510 320-57200-49410                           | DEP HOLIDAY LIGHTS        | *      | 13,398.13  |                            |
|                    |       |                                   |  | SUN POWER LAWN CARE LLC   |        |            | 13,398.13 007341           |
| TOTAL FOR BANK A   |       |                                   |  |                           |        | 294,582.74 |                            |
| TOTAL FOR REGISTER |       |                                   |  |                           |        | 294,582.74 |                            |

REDG RIVERS EDGE OKUZMUK

## INVOICE

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

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

**Bill to**

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

**Ship to**

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

**Invoice details**

Sales Rep: Robby, Darrell

Invoice no.: APC-20920  
Terms: Net 30  
Invoice date: 10/01/2025  
Due date: 10/31/2025

| #  | Description  | Qty | Rate        | Amount      |
|----|--|-----|-------------|-------------|
| 1. | Water cooler and installation  | 1   | \$5,200.00  | \$5,200.00  |
| 2. | Previously billed.   | 1   | -\$3,120.00 | -\$3,120.00 |
| 3. | Work Description: Estimate to provide and install a Elkay LZS8WSLK ezH2O Bottle Filling Station & Single ADA Cooler Filtered Refrigerated Light Gray at fitness center. We will remove pavers to install. Vesta to have others reinstall paver base and pavers. We will run water lines and a 2" drain line with studor vent and tie into bathroom sink drain. | 1   | \$0.00      | \$0.00      |
|    | PO 0923VPS140  |     |             |             |
| 4. | Work Resolution: got to the job took everything out got all set up. Robbie talked to a guy named Kevin and we are not able to do it today.   | 1   | \$0.00      | \$0.00      |

**Total** **\$2,080.00**

**Ways to pay**

VISA BANK

[View and pay](#)



Approved RECDD  
Submitted to AP 10.1.2025  
By Kevin McKendree

*Kevin McKendree*

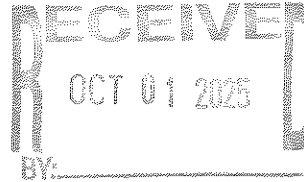
C/S

# Invoice

**Florida Waterways, Inc.**

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

Date: 10/01/2025  
Invoice No.: 203382  
Due Date: 10/31/2025



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

| Qty   | Item                      | Description   | Unit Price | Total      |
|---|---------------------------|---|------------|------------|
| 1   | Recurring Monthly Service | Aquatic Weed and Algae Control  | \$4,470.00 | \$4,470.00 |
| 1   |                           | Treatment for Midge Control<br>Bti (AQUABACxt) 8 Treatments - \$960/acres<br>Pond Z ( 8± acres) | \$960.00   | \$960.00   |
| Approved RECDD<br>Submitted to AP 10.1.2025<br>By Kevin McKendree<br><i>Kevin McKendree</i> |                           |   |            |            |

Total \$5,430.00

Balance Due \$5,430.00

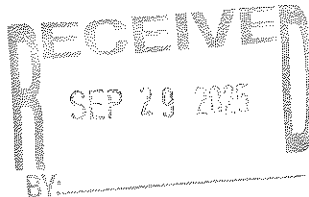
If you have any questions about this invoice, please contact  
Melissa Schwartz at [melissa@floridapond.com](mailto:melissa@floridapond.com) or 904.801.LAKE (5253), Ext. 2

Thank You For Your Business!

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

**Invoice #:** 283  
**Invoice Date:** 9/15/25  
**Due Date:** 9/15/25  
**Case:**  
**P.O. Number:**

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



| Description                             | Hours/Qty | Rate     | Amount            |
|---|-----------|----------|-------------------|
| Assessment Roll Certification - FY 2026 |           | 5,899.00 | 5,899.00          |
| <b>Total</b>                            |           |          | <b>\$5,899.00</b> |
| <b>Payments/Credits</b>                 |           |          | <b>\$0.00</b>     |
| <b>Balance Due</b>                      |           |          | <b>\$5,899.00</b> |

## Grau and Associates

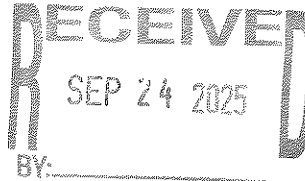
1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28114  
Date 09/24/2025



---

**SERVICE****AMOUNT**

**Project: Arbitrage - Series 2018A-1/A-2 FYE 8/31/25**  
**Arbitrage Services**  
Arbitrage

\$ 600.00

**Subtotal:** 600.00

Total 600.00

Current Amount Due \$ 600.00

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

Payment due upon receipt.

C/5

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

PAGE NO: 1

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

CUSTOMER NO: 365050 JOB NO: 000 PURCHASE ORDER: 090325 REFERENCE: PO # 090325 TERMS: NET 15TH CLERK: DLN3 DATE / TIME: 9/3/25 8:30

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

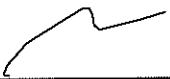
REWARD NO:19820227380

**INVOICE: 427111/3**

| SHIPPED | ORDERED | UM | SKU     | DESCRIPTION              | SUGG  | UNITS | PRICE /PER | EXTENSION          |
|---------|---------|----|---------|--------------------------|-------|-------|------------|--------------------|
| 4       | 4       | EA | 5203575 | HOOK LADDER SCREWIN BULK | 7.99  | 4     | 7.99 /EA   | 31.96 N            |
| 1       | 1       | EA | 1014531 | WATERPROOF SEALNT 10.1OZ | 12.99 | 1     | 12.99 /EA  | 12.99 N            |
| 1       | 1       | EA | 11763   | HYDRAULIC CMNT 10LB      | 22.99 | 1     | 22.99 /EA  | 22.99 N            |
|         |         |    |         |                          |       |       |            | TAXABLE 0.00       |
|         |         |    |         |                          |       |       |            | NON-TAXABLE 67.94  |
|         |         |    |         |                          |       |       |            | SUB-TOTAL 67.94    |
|         |         |    |         |                          |       |       |            | TAX AMOUNT 0.00    |
|         |         |    |         |                          |       |       |            | TOTAL AMOUNT 67.94 |

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

67.94

X   
Received By

(MCKENDREE, KEVIN)

**REMITTANCE**CLOSING DATE : 9/30/25  
DUE DATE: 10/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

\$67.94

NEW BAL: 168.81

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) 773-0011CLOSING DATE: 9/30/25  
DUE DATE : 10/15/25  
ACCT: 365050RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 4102

| Date    | Ref     | ST | C | Description        | Debit | Credit | Amount |
|---------|---------|----|---|--------------------|-------|--------|--------|
| 8/28/25 | 427085  | 3  | I | PO # 082825        | 52.96 |        | 52.96  |
| 9/ 3/25 | 427111  | 3  | I | PO # 090325        | 67.94 |        | 67.94  |
| 9/ 8/25 | 427139  | 3  | I | PO # 09082025      | 19.95 |        | 19.95  |
| 9/19/25 | 427215  | 3  | I | PO # 09/19/25      | 27.96 |        | 27.96  |
| PAYMENT | SUMMARY |    |   | CHECK 7158 9/ 3/25 |       | 566.45 |        |
|         |         |    |   | CHECK 7159 9/ 3/25 |       | 39.50  |        |
|         |         |    |   | CHECK 7160 9/ 3/25 |       | 45.89  |        |
|         |         |    |   | CHECK 7161 9/ 3/25 |       | 50.97  |        |
|         |         |    |   | CHECK 7162 9/ 3/25 |       | 86.31  |        |
|         |         |    |   | CHECK 7163 9/ 3/25 |       | 5.91   |        |
|         |         |    |   | CHECK 7180 9/11/25 |       | 98.93  |        |
|         |         |    |   | CHECK 7181 9/12/25 |       | 69.89  |        |

FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.

| CURRENT | 1-30 DAYS | 31-60 DAYS | 61-90 DAYS | OVER 90 DAYS | NEW BAL: 168.81 |
|---------|-----------|------------|------------|--------------|-----------------|
| 115.85  | 52.96     | 0.00       | 0.00       | 0.00         |                 |

TERMS: NET 15TH

Approved RECDD  
Submitted to AP 10.2.2025  
By Kevin McKendree

Kevin McKendree

365050

A - Adjustment  
B - Balance ForwardTransaction Codes  
C - Credit  
F - Finance ChargeI - Invoice  
P - PaymentRECEIVED  
OCT 02 2025  
BY: \_\_\_\_\_

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



PAGE NO: 1

**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     | 09082025        | PO # 09082025 | NET 15TH | AJD3   | 9/8/25 8:47  |

TERMINAL: 604

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

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

REWARD NO:19820227380

**INVOICE: 427139/3**

| SHIPPED | ORDERED | UM | SKU     | DESCRIPTION  | SUGG | UNITS | PRICE /PER | EXTENSION                 |
|---------|---------|----|---------|--|------|-------|------------|---------------------------|
| 1       | 1       | EA | 4017313 | CORED HEX PLUG 3/8" MPT  | 3.99 | 1     | 3.99 /EA   | 3.99 N                    |
| 2       | 2       | EA | 4017310 | CORED HEX PLUG 1/4" MPT  | 2.99 | 2     | 2.99 /EA   | 5.98 N                    |
| 2       | 2       | EA | 1373695 | Sprypnt Sat Blk 12ozAce<br>Return Value \$ 4.990<br>Buy2+SprypntGet\$1offCan | 5.99 | 2     | 4.99 /EA   | 9.98 SN                   |
|         |         |    |         |  |      |       |            | TAXABLE 0.00              |
|         |         |    |         |  |      |       |            | NON-TAXABLE 19.95         |
|         |         |    |         |  |      |       |            | SUB-TOTAL 19.95           |
|         |         |    |         |  |      |       |            | TAX AMOUNT 0.00           |
|         |         |    |         |  |      |       |            | <b>TOTAL AMOUNT 19.95</b> |

(MCKENDREE KEVIN)

**REMITTANCE**CLOSING DATE : 9/30/25  
DUE DATE: 10/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

\$19.95

NEW BAL: 168.81

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) 773-0011CLOSING DATE: 9/30/25  
DUE DATE : 10/15/25  
ACCT: 365050RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 4102

| Date    | Ref     | ST | C | Description        | Debit | Credit | Amount |
|---------|---------|----|---|--------------------|-------|--------|--------|
| 8/28/25 | 427085  | 3  | I | PO # 082825        | 52.96 |        | 52.96  |
| 9/3/25  | 427111  | 3  | I | PO # 090325        | 67.94 |        | 67.94  |
| 9/8/25  | 427139  | 3  | I | PO # 09082025      | 19.95 |        | 19.95  |
| 9/19/25 | 427215  | 3  | I | PO # 09/19/25      | 27.96 |        | 27.96  |
| PAYMENT | SUMMARY |    |   | CHECK 7158 9/3/25  |       | 566.45 |        |
|         |         |    |   | CHECK 7159 9/3/25  |       | 39.50  |        |
|         |         |    |   | CHECK 7160 9/3/25  |       | 45.89  |        |
|         |         |    |   | CHECK 7161 9/3/25  |       | 50.97  |        |
|         |         |    |   | CHECK 7162 9/3/25  |       | 86.31  |        |
|         |         |    |   | CHECK 7163 9/3/25  |       | 5.91   |        |
|         |         |    |   | CHECK 7180 9/11/25 |       | 98.93  |        |
|         |         |    |   | CHECK 7181 9/12/25 |       | 69.89  |        |

FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.

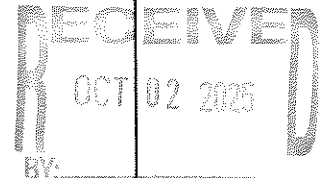
| CURRENT | 1-30 DAYS | 31-60 DAYS | 61-90 DAYS | OVER 90 DAYS | NEW BAL: 168.81 |
|---------|-----------|------------|------------|--------------|-----------------|
| 115.85  | 52.96     | 0.00       | 0.00       | 0.00         |                 |

TERMS: NET 15TH

Approved RECDD  
Submitted to AP 10.2.2025  
By Kevin McKendree

Kevin McKendree

365050

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

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

C/S

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

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962  
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050 JOB NO: 000 PURCHASE ORDER: 09/19/25 REFERENCE: PO # 09/19/25 TERMS: NET 15TH CLERK: DRP3 DATE / TIME: 9/19/25 8:30

TERMINAL: 601

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

SHIP TO:

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

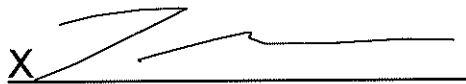
REWARD NO:19820227380

**INVOICE: 427215/3**

| SHIPPED | ORDERED | UM | SKU     | DESCRIPTION              | SUGG  | UNITS | PRICE /PER | EXTENSION                 |
|---------|---------|----|---------|--------------------------|-------|-------|------------|---------------------------|
| 1       | 1       | EA | 12685   | PAINT.5PT SATN BLACK R-O | 9.99  | 1     | 9.99 /EA   | 9.99 N                    |
| 1       | 1       | EA | 1812437 | GOO GONE PROPWR GEL24OZ  | 12.99 | 1     | 12.99 /EA  | 12.99 N                   |
| 1       | 1       | EA | 3007275 | WALLPLATE 1G MID BLNK WH | 1.39  | 1     | 1.39 /EA   | 1.39 N                    |
| 1       | 1       | EA | 3272085 | BOX SGL GNG PVC OW 14CU" | 3.59  | 1     | 3.59 /EA   | 3.59 N                    |
|         |         |    |         |                          |       |       |            | TAXABLE 0.00              |
|         |         |    |         |                          |       |       |            | NON-TAXABLE 27.96         |
|         |         |    |         |                          |       |       |            | SUB-TOTAL 27.96           |
|         |         |    |         |                          |       |       |            | TAX AMOUNT 0.00           |
|         |         |    |         |                          |       |       |            | <b>TOTAL AMOUNT 27.96</b> |

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

27.96

X   
Received By

(MCKENDREE, KEVIN)

**REMITTANCE**CLOSING DATE : 9/30/25  
DUE DATE: 10/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

\$27.96

NEW BAL: 168.81

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) 773-0011CLOSING DATE: 9/30/25  
DUE DATE : 10/15/25  
ACCT: 365050RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 4102

| Date    | Ref     | ST | C | Description        | Debit | Credit | Amount |
|---------|---------|----|---|--------------------|-------|--------|--------|
| 8/28/25 | 427085  | 3  | I | PO # 082825        | 52.96 |        | 52.96  |
| 9/ 3/25 | 427111  | 3  | I | PO # 090325        | 67.94 |        | 67.94  |
| 9/ 8/25 | 427139  | 3  | I | PO # 09082025      | 19.95 |        | 19.95  |
| 9/19/25 | 427215  | 3  | I | PO # 09/19/25      | 27.96 |        | 27.96  |
| PAYMENT | SUMMARY |    |   | CHECK 7158 9/ 3/25 |       | 566.45 |        |
|         |         |    |   | CHECK 7159 9/ 3/25 |       | 39.50  |        |
|         |         |    |   | CHECK 7160 9/ 3/25 |       | 45.89  |        |
|         |         |    |   | CHECK 7161 9/ 3/25 |       | 50.97  |        |
|         |         |    |   | CHECK 7162 9/ 3/25 |       | 86.31  |        |
|         |         |    |   | CHECK 7163 9/ 3/25 |       | 5.91   |        |
|         |         |    |   | CHECK 7180 9/11/25 |       | 98.93  |        |
|         |         |    |   | CHECK 7181 9/12/25 |       | 69.89  |        |

**FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.**

| CURRENT | 1-30 DAYS | 31-60 DAYS | 61-90 DAYS | OVER 90 DAYS | NEW BAL: 168.81 |
|---------|-----------|------------|------------|--------------|-----------------|
| 115.85  | 52.96     | 0.00       | 0.00       | 0.00         |                 |

TERMS: NET 15TH

Approved RECDD  
Submitted to AP 10.2.2025  
By Kevin McKendree*Kevin McKendree*

365050

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

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

C/S

## INVOICE

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

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



Rivers Edge CDD

**Bill to**  
475 West Town Place suite 114  
St. Augustine  
Florida  
32092  
United States

**Ship to**  
475 West Town Place suite 114  
St. Augustine  
Florida  
32092  
United States

### Invoice details

Invoice no.: 275  
Terms: Net 30  
Invoice date: 09/24/2025  
Due date: 10/24/2025

| #  | Product or service | Description   | Qty | Rate     | Amount   |
|----|--------------------|---|-----|----------|----------|
| 1. | Paver installation | Reinstall Pavers at RiverHouse near gym area from plumbing repair | 1   | \$900.00 | \$900.00 |

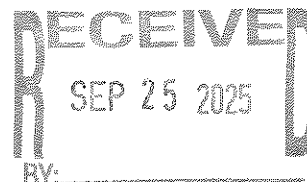
**Total** **\$900.00**

### Ways to pay

VISA BANK venmo

[View and pay](#)

Approved RECDD  
Submitted to AP 9.25.2025  
By Kevin McKendree  
*Kevin McKendree*



C/S

## INVOICE

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

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



Rivers Edge CDD

**Bill to**

475 West Town Place suite 114  
St. Augustine  
Florida  
32092  
United States

**Ship to**

475 West Town Place suite 114  
St. Augustine  
Florida  
32092  
United States

**Invoice details**

Invoice no.: 276  
Terms: Net 30  
Invoice date: 09/25/2025  
Due date: 10/25/2025

| #  | Product or service | Description   | Qty | Rate       | Amount     |
|----|--------------------|---|-----|------------|------------|
| 1. | Rock install       | rock Install Between Cabot and<br>Cloverbrook to keep debris out of drain | 1   | \$2,000.00 | \$2,000.00 |

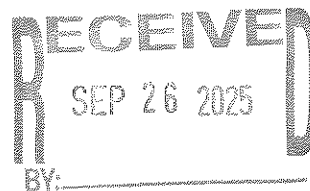
Total **\$2,000.00**

**Ways to pay**

VISA BANK Venmo

[View and pay](#)

Approved RECDD  
Submitted to AP 9.26.2025  
By Kevin McKendree  
*Kevin McKendree*



C/S



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

# Invoice

Date  
Invoice#

10/1/2025  
131295632018

|          |            |
|----------|------------|
| Terms    | Net 20     |
| Due Date | 10/21/2025 |
| PO #     |            |

## Bill To

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

## Ship To

Rivers Edge CDD  
140 Landing Street  
Saint Johns FL 32259

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

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

Approved RECDD  
Submitted to AP 9.17.2025  
By Kevin McKendree  
*Kevin McKendree*

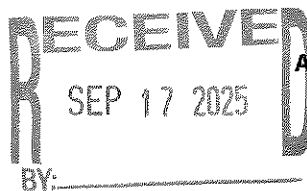
**Subtotal** \$1,612.19

**Tax** \$0.00

**Total** \$1,612.19

**Amount Paid/Credit Applied** \$0.00

**Balance Due** \$1,612.19



[Click Here to Pay Now](#)



131295632018

CL5



## Quill's Tree Services, LLC

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

### RECIPIENT:

#### Vesta Property Services

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

### Invoice #114

|              |                   |
|--------------|-------------------|
| Issued       | Oct 02, 2025      |
| Due          | Oct 17, 2025      |
| <b>Total</b> | <b>\$1,500.00</b> |

### For Services Rendered

| Product/Service           | Description  | Qty. | Unit Price | Total    |
|---------------------------|--|------|------------|----------|
| Free Assessment           | Our experts will come to assess your needs and discuss solutions   | 1    | \$0.00     | \$0.00   |
| Customer Responsibilities | <ul style="list-style-type: none"><li>• Ensure Accessibility: All trees scheduled for trimming or removal must be accessible by Quill's Tree Services equipment and personnel. An area equivalent to or greater than the height of the tree being serviced must be cleared of all vehicles and movable objects to prevent potential damage from falling debris.</li><li>• Subterranean Fixtures Mapping: Prior to commencing any work, ensure that all subterranean fixtures (such as pipes, cables, etc.) are marked on a map and provided to Quill's Tree Services. This is particularly crucial if stump grinding services are requested, as it ensures the safety of underground utilities.</li><li>• Authorized Representative on Site: An authorized representative with the authority to sign on behalf of the property owner must be present to sign off on completed work while the crew is still on site. This helps ensure that all parties are in agreement before the crew departs.</li></ul> | 1    | \$0.00     | \$0.00   |
| <b>Oct 01, 2025</b>       |  |      |            |          |
| Tree Removal              | Remove two tall pine trees located near the water slide to prevent future damage to the slide. 60' Lift is required.   | 2    | \$450.00   | \$900.00 |
| <b>Oct 04, 2025</b>       |  |      |            |          |
| Stump Grinding            | Surface grind two pine stumps that are located inside the river house.   | 2    | \$150.00   | \$300.00 |
| <b>Oct 01, 2025</b>       |  |      |            |          |



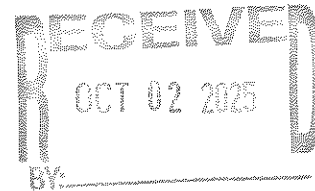


## Quill's Tree Services, LLC

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

| Product/Service | Description   | Qty. | Unit Price | Total    |
|-----------------|---|------|------------|----------|
| Haul Debris     | We will ensure the removal of organic debris from the job site (excluding any chips resulting from stump grinding, if applicable).<br><br>**Debris will be cleared from the job site within 24 hours of project completion.** | 1    | \$300.00   | \$300.00 |

Approved RECDD 1  
Submitted to AP 10.2.2025  
By Kevin McKendree  
*Kevin McKendree*



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

**Total** **\$1,500.00**

C/S



## Quill's Tree Services, LLC

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

### RECIPIENT:

#### Vesta Property Services

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

### Invoice #115

|              |                   |
|--------------|-------------------|
| Issued       | Oct 02, 2025      |
| Due          | Oct 17, 2025      |
| <b>Total</b> | <b>\$1,500.00</b> |

### For Services Rendered

| Product/Service           | Description  | Qty. | Unit Price | Total    |
|---------------------------|--|------|------------|----------|
| Free Assessment           | Our experts will come to assess your needs and discuss solutions   | 1    | \$0.00     | \$0.00   |
| Customer Responsibilities | <ul style="list-style-type: none"> <li>• Ensure Accessibility: All trees scheduled for trimming or removal must be accessible by Quill's Tree Services equipment and personnel. An area equivalent to or greater than the height of the tree being serviced must be cleared of all vehicles and movable objects to prevent potential damage from falling debris.</li> <li>• Subterranean Fixtures Mapping: Prior to commencing any work, ensure that all subterranean fixtures (such as pipes, cables, etc.) are marked on a map and provided to Quill's Tree Services. This is particularly crucial if stump grinding services are requested, as it ensures the safety of underground utilities.</li> <li>• Authorized Representative on Site: An authorized representative with the authority to sign on behalf of the property owner must be present to sign off on completed work while the crew is still on site. This helps ensure that all parties are in agreement before the crew departs.</li> </ul> | 1    | \$0.00     | \$0.00   |
| <b>Oct 01, 2025</b>       |  |      |            |          |
| Tree Removal              | Remove a total of three dead or hazardous pines trees. Two trees are located in the river house parking lot and the third tree is located on the horseshoe on landing street near the lake. Flush cut all trees low to the ground in preparation for stump grinding.   | 3    | \$300.00   | \$900.00 |
| <b>Oct 04, 2025</b>       |  |      |            |          |
| Stump Grinding            | Surface grind three pine tree stumps. Two are located in the river house parking lot and the other is on landing street near the lake.   | 3    | \$100.00   | \$300.00 |
| <b>Oct 01, 2025</b>       |  |      |            |          |

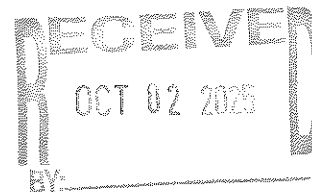


## Quill's Tree Services, LLC

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

| Product/Service | Description   | Qty. | Unit Price | Total    |
|-----------------|---|------|------------|----------|
| Haul Debris     | We will ensure the removal of organic debris from the job site (excluding any chips resulting from stump grinding, if applicable).<br><br>**Debris will be cleared from the job site within 24 hours of project completion.** | 1    | \$300.00   | \$300.00 |

Approved RECDD  
Submitted to AP 10.2.2025  
By Kevin McKendree  
*Kevin McKendree*



Vesta requests two separate invoices. One for inside of the river house and one for the work that was completed outside of the river house.

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

**Total** **\$1,500.00**

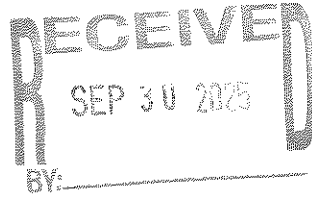
C/S

Invoice #5720

 SONITROL OF NORTH CENTRAL FLORIDA



 **RIVERTOWN**



Access Code



\*05S0Z02X4XS9\*



Due Date: Oct 1st 2025

Balance (USD): \$208.67

**SELECT YOUR PAYMENT METHOD:**

Pay with card



Return Policy:

MERCHANT DISCRETION

C/S



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

# INVOICE

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

**SHIP TO**  
Rivers Edge CDD

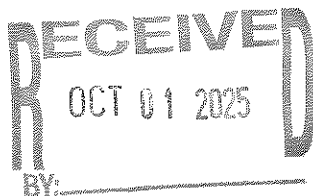
**INVOICE #** 15474  
**DATE** 08/06/2025  
**DUE DATE** 09/05/2025  
**TERMS** Net 30

| ACTIVITY   | QTY | RATE   | AMOUNT |
|--|-----|--------|--------|
| <b>Repair/Refurbish</b><br>Repair Damaged Yield Sign   | 1   | 395.00 | 395.00 |
| *Sign in shop<br>*Remount to damaged post in Roundabout<br>* Rivertown Main + Orange Branch                          |     |        |        |
| <b>Repair/Refurbish</b><br>Repair Damaged Speed Limit Sign   | 1   | 495.00 | 495.00 |
| *Sign in shop<br>*Weld Bolt on Bracket to existing frame<br>*Install Bolt on Sign Mount<br>* Fiddlewood + Narrowleaf |     |        |        |
| <b>Repair/Refurbish</b><br>Repair Damaged DNE Sign   | 1   | 495.00 | 495.00 |
| *Sign in Shop<br>* Repair Frame<br>*Mount to post  |     |        |        |
| <b>Install - Sign</b><br>Installation of Street Sign per specs   | 3   | 125.00 | 375.00 |

SUBTOTAL 1,760.00  
TAX 0.00  
TOTAL 1,760.00  
BALANCE DUE **\$1,760.00**

Approved RECDD  
Submitted to AP 10.1.2025  
By Kevin McKendree

*Kevin McKendree*

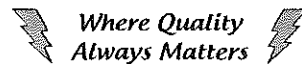


C/S

**TMT Electric, LLC**

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

**TMT ELECTRIC**



**904-789-0193**

*Veteran Owned*

**INVOICE**

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

INVOICE 1150  
DATE 09/25/2025  
TERMS Net 30  
DUE DATE 10/25/2025

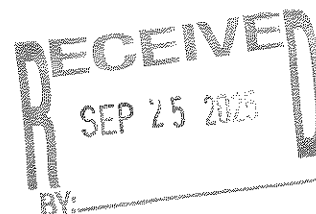
| DATE | ACTIVITY | DESCRIPTION  | QTY | RATE   | AMOUNT |
|------|----------|--|-----|--------|--------|
|      | Services | Streetlights on Sternwheel Drive and<br>Rambling Water run not working.<br>Replaced bad circuit breaker and<br>photocell. Verified correct operation<br>upon completion. |     | 350.00 | 350.00 |

Please make check payable to TMT Electric LLC

|             |                 |
|-------------|-----------------|
| SUBTOTAL    | 350.00          |
| TAX         | 0.00            |
| TOTAL       | 350.00          |
| BALANCE DUE | <b>\$350.00</b> |

Approved RECDD  
Submitted to AP 9.25.2025  
By Kevin McKendree

*Kevin McKendree*





C/S

**Invoice**

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

**Invoice #** 428641  
**Date** 10/01/2025  
  
**Terms** Net 30  
**Due Date** 10/31/2025  
**Memo** Rivers Edge CDDI

**Bill To**

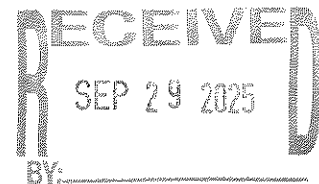
Rivers Edge C.D.D.  
c/o GMS, LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

| Description              | Quantity | Rate     | Amount   |
|--------------------------|----------|----------|----------|
| General manager services | 1        | 4,075.93 | 4,075.93 |
| Field Ops                | 1        | 3,435.82 | 3,435.82 |
| Lifestyle services       | 1        | 3,778.47 | 3,778.47 |
| Guest services           | 1        | 4,435.64 | 4,435.64 |
| Maintenance services     | 1        | 9,099.03 | 9,099.03 |
| Janitorial services      | 1        | 2,895.68 | 2,895.68 |
| Amenity Manager          | 1        | 4,922.01 | 4,922.01 |

Thank you for your business.

**Total** 32,642.58*Corbin deNagy*

9/29/2025





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

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

C/S  
(Page 1)

PM(P)

|                 |            |
|-----------------|------------|
| Invoice Number  | 256990529  |
| Customer Number | C3178876   |
| Invoice Date    | 09/19/2025 |
| Due Date        | 10/19/2025 |
| Order Date      | 09/18/2025 |
| Order Number    | S156062440 |
| Order Method    | WEB        |

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

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

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

## Important Messages

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

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

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

| ITEM NUMBER | DESCRIPTION                   | QTY | U/M | UNIT PRICE | EXT PRICE |
|-------------|-------------------------------|-----|-----|------------|-----------|
| MAS00972    | DOORSTOP,BIG FOOT,2PK,GY,6/CT | 1   | PK  | 10.46      | 10.46     |

SUBTOTAL: 10.46  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 10.46  
Total Due: 10.46

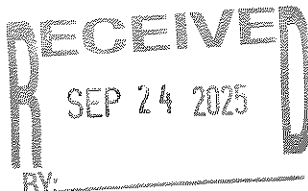
To ensure proper credit, please detach and return below portion with your payment



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 09-24-25  
By Richard Losco  
*Richard Losco*



| Remittance Section |            |
|--------------------|------------|
| Customer Number    | C3178876   |
| Invoice Number     | 256990529  |
| Invoice Date       | 09/19/2025 |
| Terms              | Net 30     |
| Total Due          | 10.46      |

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

C31788762569905292569905290000000010463



C15



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  | 257009886  |
| Customer Number | C3178876   |
| Invoice Date    | 09/22/2025 |
| Due Date        | 10/22/2025 |
| Order Date      | 09/18/2025 |
| Order Number    | S156062440 |
| Order Method    | WEB        |

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

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

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

## Important Messages

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

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

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

| ITEM NUMBER | DESCRIPTION                    | QTY | U/M | UNIT PRICE | EXT PRICE |
|-------------|--------------------------------|-----|-----|------------|-----------|
| MAS00969    | DOORSTOP, GIANT FOOT, BR, 6/CT | 1   | PK  | 16.49      | 16.49     |

SUBTOTAL: 16.49  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 16.49  
Total Due: 16.49

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

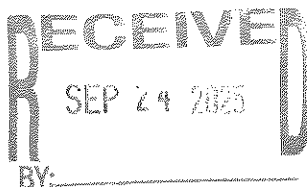


W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

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

Approved RECDD 1  
Submitted to A/P 09-24-25  
By Richard Losco

*Richard Losco*



| Remittance Section |            |
|--------------------|------------|
| Customer Number    | C3178876   |
| Invoice Number     | 257009886  |
| Invoice Date       | 09/22/2025 |
| Terms              | Net 30     |
| Total Due          | 16.49      |

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

C31788762570098862570098860000000016490



**Celebration Party Rental**

5700 Grace Lane

**Important Information - Please Read Below!**

JACKSONVILLE, Florida 32205

904-260-9792

[www.celebrationpartyrental.net](http://www.celebrationpartyrental.net)



12/13/2025 11:00am, 12/13/2025 02:00pm

Rivers Edge Community Development District

Rivers Edge CDD

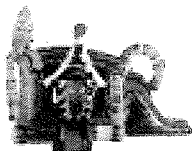
475 West Town PL #114

St. Augustine, FL 32092

Approved CDD I  
Submitted to AP on 10.9.25  
by Kimberly Fatuch

*Kimberly Fatuch*

Sat, Dec 13 11:00 am → 2:00 pm



Sugar Rush - Candy Land  
Combo

\$369.90 x 1 = \$369.90



PENGUINS

\$580.90 x 1 = \$580.90



GENERATOR

\$124.90 x 1 = \$124.90

SubTotal \$1,075.70

Total Due \$1,075.70

C/S



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

PAY YOUR BILL WITH MYCINTAS  
WWW.CINTAS.COM/MYACCOUNT  
MANAGE | SHOP | PAY

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 #** 4244854692  
**INVOICE DATE** 09/29/2025  
**SERVICE TICKET #** 4244854692  
**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 :

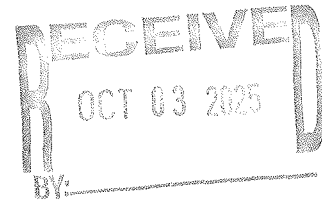
Cust. Name: RIVERS EDGE CDD  
John C 10:26 AM 09/29/25  
SoldTo# 0021060308 SO# 4244854692  
Invoice Total Payment on Account  
\$125.21 \$0.00

UTS

MT

Approved RECDD 1  
Submitted to A/P 10-03-25  
By Richard Losco

Richard Losco



C15



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

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

# Invoice

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

Invoice # 5294318708  
Invoice Date 09/29/2025  
Credit Terms NET 30 DAYS  
Customer # 10528780  
Store# RIVERS EDGE COMMUNITY DEV DISTRICT  
Cintas Route LOC #0292 ROUTE 0009  
Order # 7058501183  
Payer # 10596960

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

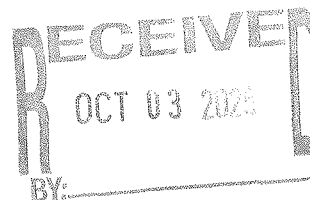
| Material #                      | Description                          | Quantity | Unit Price | Ext Price      | Tax |
|---------------------------------|--------------------------------------|----------|------------|----------------|-----|
| <b>Unit</b> 000000000004761083  | <b>Unit Description:</b> 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         |     |
| 50030                           | ANTISEPTIC WIPES SMALL               | 1 BAG    | \$8.93     | \$8.93         |     |
| 50430                           | ALCOHOL SWABS SMALL                  | 1 BAG    | \$8.93     | \$8.93         |     |
| 55555                           | HARD SURFACE DISINFEC SVC            | 1 EA     | \$10.45    | \$10.45        |     |
| <b>Unit Subtotal:</b>           |                                      |          |            | <b>\$28.31</b> |     |
| <b>Unit</b> 0000000000999900999 | <b>Unit Description:</b> Other       |          |            |                |     |
| 400                             | SERVICE CHARGE                       | 1 EA     | \$24.95    | \$24.95        |     |
| <b>Unit Subtotal:</b>           |                                      |          |            | <b>\$24.95</b> |     |
| <b>Invoice Sub-total</b>        |                                      |          |            | <b>\$53.26</b> |     |
| <b>Tax</b>                      |                                      |          |            | <b>\$0.00</b>  |     |
| <b>Invoice Total</b>            |                                      |          |            | <b>\$53.26</b> |     |

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

**Note**

Approved RECDD 1  
Submitted to A/P 10-03-25  
By Richard Losco

*Richard Losco*



*cnab*

## Upcoming Delivery Dates

Delivery Calendars are available for each of  
your Ship-To Locations by accessing your self-  
service account online at [selfserve.water.com](http://selfserve.water.com).


**Crystal**  
SPRINGS

Bottled Water \* Filtration \* Coffee

Whether you're getting students back to school or want  
to prepare for the weather, hydration is a must. With  
Primo Brands delivery you can easily stock up with case  
packs for class and the unexpected. Add a case pack or  
two to your next delivery - be ready, just in case.

Customer Account#:662311414845635

## RIVERTOWN FITNESS CENTER

See Account Summary Details

Invoice Date:

10-05-25

Invoice #:

14845635 100525

Purchase Order #:

See Details Below

| Date | Transaction # | Details                                 | Qty. | Each | Amount        |
|------|---------------|---|------|------|---------------|
|      |               | <b>Previous Balance</b>                 |      |      | <b>458.65</b> |
|      |               | Payment                                 |      |      | 0.00          |
|      |               | Remaining Balance                       |      |      | 458.65        |
|      |               | Products and Other Charges              |      |      |               |
|      |               | Ship To Reference # 15261387            |      |      | 442.68        |
|      |               | <b>Total Products and Other Charges</b> |      |      | <b>442.68</b> |
|      |               | Rental                                  |      |      |               |
|      |               | Ship To Reference # 15261387            |      |      | 7.98          |
|      |               | <b>Total Rental</b>                     |      |      | <b>7.98</b>   |

Summary continued on next page...

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

 Previous Balance  
**\$458.65**

 Payment  
**\$0.00**

 Total New Charges  
**\$450.66**

 Pay This Amount  
**\$909.31**

Write the complete account number on your check. Detach remittance and mail with payment in the enclosed envelope. To pay online go to [www.water.com](http://www.water.com)


**Crystal**  
SPRINGS

 200 Eagles Landing Blvd  
 Lakeland, FL 33810

Customer Account#:

662311414845635

Due By:

Upon Receipt

Late Fees May Apply After:

10-28-25

Total Amount Due:

\$909.31

Check here and see reverse for  
address and phone corrections.



RIVERTOWN FITNESS CENTER

Rivers Edge Community Development District 1

475 W TOWN PL

STE 114

ST AUGUSTINE, FL 32092

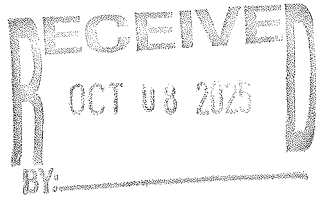
Mail Remittance With Payment To:



CRYSTAL SPRINGS

PO BOX 660579

DALLAS, TX 75266-0579

| Date | Détails   | Qty. | Each | Amount |
|------|---|------|------|--------|
|      | Deposits  |      |      |        |
|      | Ship To Reference # 15261387  |      |      | 0.00   |
|      | Total Deposits  |      |      | 0.00   |
|      | Total New Charges:  |      |      | 450.66 |
|      | Approved RECDD 1<br>Submitted to A/P 10-08-25<br>By Richard Losco<br><i>Richard Losco</i> |      |      |        |
|      |         |      |      |        |

| Date     | Détails   | Qty. | Each  | Amount        |
|----------|---|------|-------|---------------|
|          | Ship-To Reference #15261387<br>JASON DAVIDSON<br>RIVERTOWN FITNESS CENTER<br>140 LANDING ST<br>FRUIT COVE, FL 32259 |      |       |               |
| 09-09-25 | T252526970020   |      |       |               |
|          | CRYSTAL SPRINGS 5G SPRING WATER   | 14   | 14.49 | 202.86        |
|          | CUP PLASTIC FLAT 7 OZ CLEAR 50 CT   | 2    | 4.49  | 8.98          |
|          | 5.0 GALLON BOTTLE DEPOSIT   | 14   | 6.00  | 84.00         |
|          | 5.0 GALLON BOTTLE RETURN  | -14  | 6.00  | -84.00        |
|          | DELIVERY FEE  | 1    | 13.99 | 13.99         |
|          | Sales Tax   |      |       | 0.00          |
|          | <b>Total</b>  |      |       | <b>225.83</b> |
|          | Rec'd By:   |      |       |               |
|          | R2525821545799  |      |       |               |
|          | BOTTOM LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL   | 1    | 7.98  | 7.98          |
|          | Sales Tax   |      |       | 0.00          |
|          | <b>Total</b>  |      |       | <b>7.98</b>   |
|          | Rec'd By:   |      |       |               |
| 09-23-25 | T252666970027   |      |       |               |
|          | CRYSTAL SPRINGS 5G SPRING WATER   | 14   | 14.49 | 202.86        |
|          | 5.0 GALLON BOTTLE RETURN  | -14  | 6.00  | -84.00        |
|          | 5.0 GALLON BOTTLE DEPOSIT   | 14   | 6.00  | 84.00         |
|          | DELIVERY FEE  | 1    | 13.99 | 13.99         |
|          | Sales Tax   |      |       | 0.00          |
|          | <b>Total</b>  |      |       | <b>216.85</b> |
|          | Rec'd By:   |      |       |               |
|          | <b>Total for Location</b>   |      |       | <b>450.66</b> |

## Page 4 of 4



G & G Excavation & Construction, Inc.

# Invoice

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

| Date      | Invoice # |
|-----------|-----------|
| 10/7/2025 | 3932      |

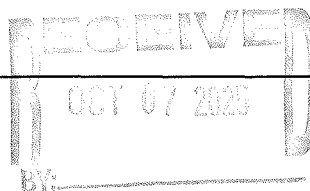
| Bill To  |
|--|
| Rivers Edge CDD<br>475 West Town Place Suite 114<br>St. Augustine, Florida 32092 |

| Job                                  |
|--------------------------------------|
| Rivertown<br>Sternwheel Park<br>CDD1 |

| Job # | Terms |
|-------|-------|
|       |       |

| Item  | Description   | Amount   |
|-------|---|----------|
| Quote | <p>G &amp; G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following:</p> <p>Job: Sternwheel Park CDD1</p> <p>Reference: Concrete Work</p> <p>Scope of Work: 10/2 -10/3</p> <ol style="list-style-type: none"> <li>1. Demo concrete bench pad and haul off</li> <li>2. Form and pour new concrete bench pad</li> <li>3. Clean up</li> </ol> <p>Total cost for the above work</p> | 2,425.00 |

Thank you for your business!



**Total** \$2,425.00

**Payments/Credits** \$0.00

**Balance Due** \$2,425.00

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

Approved RECDD  
Submitted to AP 10.7.2025  
By Kevin McKendree  
*Kevin McKendree*

G &amp; G Excavation &amp; Construction, Inc.

**Invoice**


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

| Date      | Invoice # |
|-----------|-----------|
| 10/7/2025 | 3933      |

| Bill To  |
|--|
| Rivers Edge CDD<br>475 West Town Place Suite 114<br>St. Augustine, Florida 32092 |

| Job   |
|---|
| Rivertown<br>1749 Orange Branch Trail<br>CDD1 |

| Job # | Terms |
|-------|-------|
|       |       |

| Item                         | Description   | Amount   |
|------------------------------|---|--|
| Quote                        | <p>G &amp; G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following:</p> <p>Job: 1749 Orange Branch Trail CDD1</p> <p>Reference: Concrete Work</p> <p>Scope of Work: 10/1 - 10/2</p> <ol style="list-style-type: none"> <li>1. Demo concrete sidewalk and haul off</li> <li>2. Remove roots</li> <li>3. Form, grade, and pour new concrete sidewalk</li> <li>4. Saw cut and clean up</li> </ol> <p>Total cost for the above work</p> <p style="text-align: center;"> <br/>           Approved RECDD<br/>           Submitted to AP 10.8.2025<br/>           By Kevin McKendree<br/> <i>Kevin McKendree</i> </p> | 4,150.00   |
| Thank you for your business! |   | <b>Total</b> \$4,150.00<br><b>Payments/Credits</b> \$0.00<br><b>Balance Due</b> \$4,150.00 |

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



Florida

GANNETT

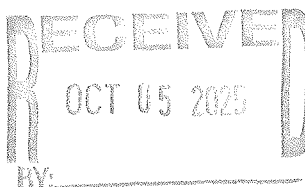
|                                 |  |                                   |                      |
|---------------------------------|--|-----------------------------------|----------------------|
| ACCOUNT NAME<br>Rivers Edge Cdd |  | ACCOUNT #<br>764134               | INV DATE<br>09/30/25 |
| INVOICE #<br>0007353042         | INVOICE PERIOD<br>Sep 1- Sep 30, 2025        | CURRENT INVOICE TOTAL<br>\$302.48 |                      |
| PREPAY<br>(Memo Info)<br>\$0.00 | UNAPPLIED<br>(included in amt due)<br>\$0.00 | TOTAL CASH AMT DUE*<br>\$302.48   |                      |

|   |  |
|---|--|
| BILLING ACCOUNT NAME AND ADDRESS<br><br>Rivers Edge Cdd<br>475 W Town Place, Ste 114<br>Saint Augustine, FL 32092   | PAYMENT DUE DATE: OCTOBER 31, 2025<br><br>Legal Entity: Gannett Media Corp.<br>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.<br>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 <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a> . |  |

| Date    | Description         | Amount    |
|---------|---------------------|-----------|
| 9/1/25  | Balance Forward     | \$322.59  |
| 9/22/25 | PAYMENT - THANK YOU | -\$322.59 |

## Package Advertising:

| Start-End Date | Order Number | Product                 | Description                 | PO Number            | Package Cost |
|----------------|--------------|-------------------------|-----------------------------|----------------------|--------------|
| 9/3/25         | 11558163     | SAG St Augustine Record | Special Meeting             | Special Meeting      | \$97.20      |
| 9/3/25         | 11614726     | SAG St Augustine Record | Rivers Edge Audit Committee |                      | \$91.76      |
| 9/29/25        | 11694335     | SAG St Augustine Record | RFP Annual Audit Srv        | RFP Annual Audit Srv | \$113.52     |



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             | \$302.48 |
| Service Fee 3.99%                 | \$12.07  |
| *Cash/Check/ACH Discount          | -\$12.07 |
| *Payment Amount by Cash/Check/ACH | \$302.48 |
| Payment Amount by Credit Card     | \$314.55 |

## PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

|  |                            |                            |                            |   |                              |                                       |
|--|----------------------------|----------------------------|----------------------------|---|------------------------------|---------------------------------------|
| ACCOUNT NAME<br>Rivers Edge Cdd  |                            | ACCOUNT NUMBER<br>764134   |                            | INVOICE NUMBER<br>0007353042  |                              | AMOUNT PAID<br>\$302.48               |
| CURRENT DUE<br>\$302.48  | 30 DAYS PAST DUE<br>\$0.00 | 60 DAYS PAST DUE<br>\$0.00 | 90 DAYS PAST DUE<br>\$0.00 | 120+ DAYS PAST DUE<br>\$0.00  | UNAPPLIED PAYMENTS<br>\$0.00 | TOTAL CASH AMT DUE*<br>\$302.48       |
| REMITTANCE ADDRESS (Include Account# & Invoice# on check)<br><br>Gannett Florida LocaliQ<br>PO Box 631244<br>Cincinnati, OH 45263-1244 |                            |                            |                            | TO PAY BY PHONE PLEASE CALL:<br>1-877-736-7612  |                              | TOTAL CREDIT CARD AMT DUE<br>\$314.55 |
|  |                            |                            |                            | To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a> |                              |                                       |

00007641340000000000000073530420003024867176

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

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

STATE OF WISCONSIN, COUNTY OF BROWN

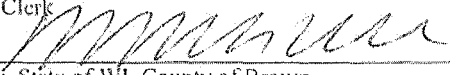
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

09/03/2025

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 09/03/2025

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

8.25.26

My commission expires

|                   |                 |              |
|-------------------|-----------------|--------------|
| Publication Cost: | \$97.20         |              |
| Tax Amount:       | \$0.00          |              |
| Payment Cost:     | \$97.20         |              |
| Order No:         | 11558163        | # of Copies: |
| Customer No:      | 764134          | 1            |
| PO #:             | Special Meeting |              |

**THIS IS NOT AN INVOICE!**

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

### **NOTICE OF SPECIAL JOINT MEETING OF THE BOARDS OF SUPERVISORS OF**

**RIVERS EDGE CDD, RIVERS EDGE II  
CDD, AND RIVERS EDGE III CDD**

A special joint meeting of the Boards of Supervisors of the Rivers Edge Community Development District, Rivers Edge II Community Development District, and Rivers Edge III Community Development District (together, the "Districts") will be held on Wednesday, September 17, 2025, at 10:00 a.m. at the River House Amenity Center, 156 Landing St., Saint Johns, FL, immediately preceding the regular meeting of the Rivers Edge Community Development District. The purpose of the special meeting is to discuss cost-sharing under the interlocal agreement among the three Districts, and conduct any and all business coming before the Districts' Boards of Supervisors (together, "Boards"). A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager, Governmental Management Services, LLC, at (904) 940-5850 or 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("District Manager's Office").

The meeting will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meeting may be continued without additional notice to a date, time, and place specified on the record at the meeting.

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a 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.

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

Corbin deNagy  
District Manager

# LOCALIQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Govt 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:

09/03/2025

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 09/03/2025

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$91.76

Tax Amount: \$0.00

Payment Cost: \$91.76

Order No: 11614726

Customer No: 764134

PO #:

# of Copies:

1

**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 AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

Notice is hereby given that an Audit Committee meeting of the Rivers Edge Community Development District will be held on **Wednesday, September 17, 2025 at 11:00 a.m.** at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida to select auditor selection evaluation criteria. Immediately following adjournment of the Audit Committee meeting, a regular meeting of the Board of Supervisors ("Board") will be held where the Board may consider any business that may properly come before it. An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or [edenagy@gmsnf.com](mailto:edenagy@gmsnf.com) ("District Manager's Office") and will also be available on the District's website, [www.RiversEdgeCDD.com](http://www.RiversEdgeCDD.com).

The Meetings are open to the public and will be conducted in accordance with the provisions 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 such Meeting.

Any person requiring special accommodations at the Meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings 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.

Corbin deNagy  
District Manager  
Pub: 09/31/25 #11614726

# LOCALIQ<sup>®</sup>

## 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 Govt Bids & Proposals, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 09/29/2025

SAG staugustine.com 09/29/2025

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 09/29/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

|                   |                      |              |
|-------------------|----------------------|--------------|
| Publication Cost: | \$113.52             |              |
| Tax Amount:       | \$0.00               |              |
| Payment Cost:     | \$113.52             |              |
| Order No:         | 11694335             | # of Copies: |
| Customer No:      | 764134               | 1            |
| PO #:             | RFP Annual Audit Srv |              |

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 REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Rivers Edge Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with the option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County, Florida, and has an annual operating budget of approximately \$3,746,930, and debt payments associated with Series 2018A-1 and A-2 bonds, Series 2016 bonds, and Series 2018 capital improvement bonds. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025 be completed no later than June 15, 2026.

Each auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager's Office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via email at [chagggs@gmsnf.com](mailto:chagggs@gmsnf.com), and by telephone at (904) 940-5850. Any protest regarding the Proposal Documents must be filed in writing at the offices of the District Manager, within seventy-two (72) hours after the Proposal Documents are first made available.

Proposers must submit an electronic copy of their proposal to the District's Recording Secretary, Courtney Hogge, at [chagggs@gmsnf.com](mailto:chagggs@gmsnf.com). Proposals must be received by Wednesday, October 22, 2025, at 5:00 p.m. Proposals received after this time will not be eligible for consideration. The District has the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities, as it deems appropriate, if it determines in its discretion it is in the District's best interest to do so. Please direct all questions regarding this Notice to the District's Recording Secretary.

Rivers Edge Community  
Development District  
Corbin deNagy, District Manager  
Pub: 09/29/25 #11694335

C/S



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

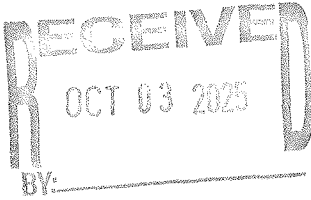
|                    |          |
|--------------------|----------|
| <b>INVOICE NO.</b> | 23475115 |
| <b>DATE</b>        | 09/30/25 |

**CUSTOMER**

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

**SERVICE LOCATION**

Rivertown  
39 Riverwalk Blvd  
Saint Johns, FL 32259-8621

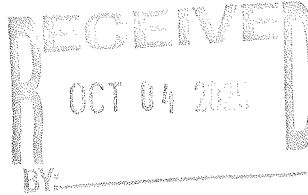
|   |                             |   |                 |               |
|---|-----------------------------|---|-----------------|---------------|
| <b>TERMS:</b><br>Upon Receipt   | <b>CUSTOMER NO.</b><br>1946 | <b>JOB NO.</b><br>1946  | <b>P.O. NO.</b> |               |
| <b>Description</b>  | <b>Quantity</b>             | <b>Unit of Measure</b>  | <b>Price</b>    | <b>Amount</b> |
| Security Service 09/15/2025-09/28/2025  | 111.75                      | Hours   | 22.97           | 2,566.90      |
| Security Officer  | 497.00                      | Per   | 0.655           | 325.54        |
| Mileage   |                             |   |                 |               |
|                      |                             | <p>Approved RECDD 1<br/>Submitted to A/P 10-03-25<br/>By Richard Losco<br/><i>Richard Losco</i></p> |                 |               |
| Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205 |                             |   |                 |               |
| <b>Sub-Total</b>  |                             |   | 2,892.44        |               |
| <b>Sales Tax</b>  |                             |   |                 |               |
| <b>TOTAL(\$)</b>  |                             |   | \$2,892.44      |               |

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

# Invoice

**Invoice #:** 282  
**Invoice Date:** 10/1/25  
**Due Date:** 10/1/25  
**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 - October 2025              |           | 4,670.00 | 4,670.00          |
| Website Administration - October 2025       |           | 146.25   | 146.25            |
| Information Technology - October 2025       |           | 283.92   | 283.92            |
| Dissemination Agent Services - October 2025 |           | 599.75   | 599.75            |
| Office Supplies                             |           | 1.20     | 1.20              |
| Postage                                     |           | 104.79   | 104.79            |
| Copies                                      |           | 31.65    | 31.65             |
| Telephone                                   |           | 5.57     | 5.57              |
| <b>Total</b>                                |           |          | <b>\$5,843.13</b> |
| <b>Payments/Credits</b>                     |           |          | <b>\$0.00</b>     |
| <b>Balance Due</b>                          |           |          | <b>\$5,843.13</b> |



C/S

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

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962  
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050  
JOB NO: 000  
PURCHASE ORDER: 082825

REFERENCE:  
PO # 082825

TERMS:  
NET 15TH

CLERK:  
DLN3

DATE / TIME:  
8/28/25 10:12

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

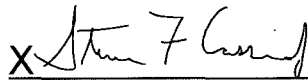
REWARD NO:19820227380

**INVOICE: 427085/3**

| SHIPPED | ORDERED | UM | SKU     | DESCRIPTION                    | SUGG  | UNITS | PRICE /PER | EXTENSION                 |
|---------|---------|----|---------|--------------------------------|-------|-------|------------|---------------------------|
| 1       | 1       | EA | H116126 | SELF DRLN MTL SCRW HEX 12-24X1 | 12.99 | 1     | 12.99 /EA  | 12.99 N                   |
| 1       | 1       | EA | H116123 | SELF DRL SRW HEX 10-16X1 Pk    | 12.99 | 1     | 12.99 /EA  | 12.99 N                   |
| 1       | 1       | EA | 1595628 | WD-40 EZ-REACH 14.4OZ          | 16.99 | 1     | 16.99 /EA  | 16.99 N                   |
| 1       | 1       | EA | 7134984 | MENDRHOSE 5/8X3/4 MLEACE       | 9.99  | 1     | 9.99 /EA   | 9.99 N                    |
|         |         |    |         |                                |       |       |            | TAXABLE 0.00              |
|         |         |    |         |                                |       |       |            | NON-TAXABLE 52.96         |
|         |         |    |         |                                |       |       |            | SUB-TOTAL 52.96           |
|         |         |    |         |                                |       |       |            | TAX AMOUNT 0.00           |
|         |         |    |         |                                |       |       |            | <b>TOTAL AMOUNT 52.96</b> |

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

52.96

X 

Received By

(CASSIDY, STEVE)

**REMITTANCE**

CLOSING DATE : 9/30/25  
DUE DATE: 10/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

\$52.96

NEW BAL: 168.81

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: 9/30/25  
DUE DATE : 10/15/25  
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 |
|---------|---------|----|---|--------------------|-------|--------|--------|
| 8/28/25 | 427085  | 3  | I | PO # 082825        | 52.96 |        | 52.96  |
| 9/ 3/25 | 427111  | 3  | I | PO # 090325        | 67.94 |        | 67.94  |
| 9/ 8/25 | 427139  | 3  | I | PO # 09082025      | 19.95 |        | 19.95  |
| 9/19/25 | 427215  | 3  | I | PO # 09/19/25      | 27.96 |        | 27.96  |
| PAYMENT | SUMMARY |    |   | CHECK 7158 9/ 3/25 |       | 566.45 |        |
|         |         |    |   | CHECK 7159 9/ 3/25 |       | 39.50  |        |
|         |         |    |   | CHECK 7160 9/ 3/25 |       | 45.89  |        |
|         |         |    |   | CHECK 7161 9/ 3/25 |       | 50.97  |        |
|         |         |    |   | CHECK 7162 9/ 3/25 |       | 86.31  |        |
|         |         |    |   | CHECK 7163 9/ 3/25 |       | 5.91   |        |
|         |         |    |   | CHECK 7180 9/11/25 |       | 98.93  |        |
|         |         |    |   | CHECK 7181 9/12/25 |       | 69.89  |        |

FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.

| CURRENT | 1-30 DAYS | 31-60 DAYS | 61-90 DAYS | OVER 90 DAYS | NEW BAL: 168.81 |
|---------|-----------|------------|------------|--------------|-----------------|
| 115.85  | 52.96     | 0.00       | 0.00       | 0.00         |                 |

TERMS: NET 15TH

Approved RECDD  
Submitted to AP 10.2.2025  
By Kevin McKendree

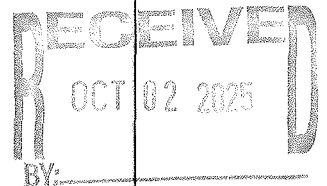
Kevin McKendree

365050

A - Adjustment  
B - Balance Forward


Transaction Codes  
C - Credit  
F - Finance Charge

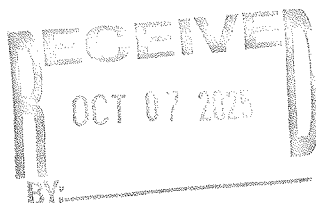
I - Invoice  
P - Payment



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

C/S

|  |   |   |             |                          |                 |                 |
|--|---|---|-------------|--------------------------|-----------------|-----------------|
|   |   | The Jacksonville Party Company<br>115 Industrial Loop N. Orange<br>Park, FL 32073   |             | <b>Invoice</b>           |                 |                 |
|  |   |   |             | Date: October 17th, 2025 |                 |                 |
|  |   |   |             | Invoice No.: 10172025.04 |                 |                 |
| <b>Name / Address</b><br>Attn: Kim Fatuch<br>River's Edge CDD 1<br>475 West Town Place<br>Suite 114<br>St. Augustine, FL 32092 |   | <b>Additional Details:</b> All items will be set up at a minimum of 30 mins. prior to the start time of 6p, with gaming through 9p. Delivery will be the Riverhouse at Rivertown. There will be a 3% processing fee for credit card payments. |             |                          |                 |                 |
| <b>Description</b>   |   | <b>Quantity</b>   | <b>Rate</b> | <b>Discount</b>          | <b>Subtotal</b> | <b>Extended</b> |
| 1  | Blackjack Table(Dealer & Supplies; 3hrs.) | 6   | \$300.00    |                          | \$300.00        | \$1,800.00      |
| 2  | Roulette Table(Dealer & Supplies; 3hrs.)  | 2   | \$400.00    |                          | \$400.00        | \$800.00        |
| 3  | Craps Table(Dealer & Supplies; 3hrs.)     | 1   | \$500.00    |                          | \$500.00        | \$500.00        |
| 4  | Pai-Gow Table(Dealer & Supplies; 3hrs.)   | 1   | \$350.00    |                          | \$350.00        | \$350.00        |
| 5  | Delivery, Setup, Take Down, Removal       | 1   | \$300.00    |                          | \$300.00        | \$300.00        |
| 6  | Dealer make-up/Table Décor                | 1   | \$450.00    |                          | \$450.00        | \$450.00        |
| 7  |   |   |             |                          |                 |                 |
| 8  |   |   |             |                          |                 |                 |
| 9  |   |   |             |                          |                 |                 |
| 10   |   |   |             |                          |                 |                 |
| 11   |   |   |             |                          |                 |                 |
| 12   |   |   |             |                          |                 |                 |
| 13   |   |   |             |                          |                 |                 |
| 14   |   |   |             |                          |                 |                 |
| 15   |   |   |             |                          |                 |                 |
| 16   |   |   |             |                          |                 |                 |
| 17   |   |   |             |                          |                 |                 |
| 18   |   |   |             |                          |                 |                 |
| 19   |   |   |             |                          |                 |                 |
| 20   |   |   |             |                          |                 |                 |
| <b>Signature &amp; Date</b><br><i>Kimberly Fatuch</i> 6.4.25   |   | <b>Subtotal</b>   |             |                          |                 | \$4,200.00      |
|  |   | <b>7.50%</b>  |             |                          |                 | \$315.00        |
|  |   | <b>Total</b>  |             |                          |                 | \$4,515.00      |



Approved CDD I  
 Submitted to AP on 10.7.25  
 by Kimberly Fatuch

*Kimberly Fatuch*

C/S

Noah's Ark Animal Workshop  
4731 136th Street  
Crestwood, IL 60418  
+18664846624  
noahsarkheadquarters@gmail.com  
www.noahsarkworkshop.com



# INVOICE

**BILL TO**  
KIM Fatuch  
475 West Town PL  
Suite 114  
St. Augustine, FL 32092  
St. Augustine, FL 32092  
United States

**SHIP TO**  
Kim Fatuch  
140 Landing St  
St. Johns, FL 32259

**INVOICE #** NA74094  
**DATE** 10/08/2025  
**DUE DATE** 11/07/2025  
**TERMS** At Time Shipping

| ACTIVITY          | DESCRIPTION   | QTY | RATE | AMOUNT   |
|-------------------|---------------|-----|------|----------|
| 15" Ruby Reindeer | Ruby Reindeer | 200 | 9.80 | 1,960.00 |

|  |             |                   |
|--|-------------|-------------------|
| Contact Noah's Ark Animal Workshop to pay. | SUBTOTAL    | 1,960.00          |
|  | TAX         | 0.00              |
|  | SHIPPING    | 90.00             |
|  | TOTAL       | 2,050.00          |
|  | BALANCE DUE | <b>\$2,050.00</b> |

Approved CDD I  
Submitted to AP on 10.8.25  
by Kimberly Fatuch

*Kimberly Fatuch*



**Important Terms & Conditions:**  
Please open ALL boxes immediately upon receipt to inspect for order accuracy. Claims for damaged or missing items must be reported within 10 days of order receipt. Failure to do so within the time frame will void any claims. Please call 1-866-484-6624 x301 with order issues.

C/S

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

**TMT ELECTRIC**  
 *Where Quality Always Matters* 

**904-789-0193**  
*Veteran Owned*

INVOICE

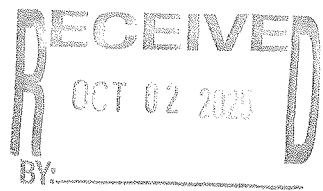
**BILL TO**  
Rivers Edge CDD 1  
475 West Town Place  
Suite 114  
Saint Augustine, Florida  
32092

**INVOICE** 1152  
**DATE** 10/02/2025  
**TERMS** Net 30  
**DUE DATE** 11/01/2025

| DATE | ACTIVITY | DESCRIPTION  | QTY | RATE   | AMOUNT |
|------|----------|--|-----|--------|--------|
|      | Services | Streetlight out at 1648 Orange Branch Trail. Replaced bad LED driver and starter. Cleaned lense. Verified correct operation upon completion. |     | 825.00 | 825.00 |

Please make check payable to TMT Electric LLC.

|             |                 |
|-------------|-----------------|
| SUBTOTAL    | 825.00          |
| TAX         | 0.00            |
| TOTAL       | 825.00          |
| BALANCE DUE | <b>\$825.00</b> |



Approved RECDD  
Submitted to AP 10.2.2025  
By Kevin McKendree  
*Kevin McKendree*

C15

# W.D. CATTLE COMPANY

October 6, 2025

## PUMPKINS

|          |                      | Bill To   |  |
|----------|----------------------|-----------|--|
| Customer | W.D. Cattle Company  | Recipient | Rivers Edge CDD                                  |
| POC      | Tyler David          | Address   | 475 West Town Pl #114<br>St. Augustine, FL 32092 |
| Email    | admin@wdcattleco.com | Phone     | 904-679-5523                                     |
| Phone    | (513)432-7090        |           |  |

| Qty. | Description     | Unit price | Line total        |
|------|-----------------|------------|-------------------|
| 150  | Jack O'Lanterns | \$6.00     | \$900.00          |
| 150  | Orange Minis    | \$4.00     | \$600.00          |
|      |                 |            | <b>\$1,500.00</b> |

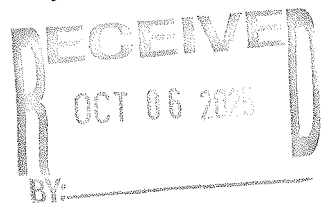
Thank you for your business!

### W.D. Cattle Company

24025 E County Road 1474, Hawthorne, FL 32640 | wdcattleco.com  
p.(513)432-7090 | admin@wdcattleco.com

Approved CDD I  
Submitted to AP on 10.6.25  
by Kimberly Fatuch

*Kimberly Fatuch*



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  | 257369836  |
| Customer Number | C3178876   |
| Invoice Date    | 10/07/2025 |
| Due Date        | 11/06/2025 |
| Order Date      | 10/04/2025 |
| Order Number    | S156492170 |
| Order Method    | WEB        |

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

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

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

**Important Messages**

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

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

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

| ITEM NUMBER | DESCRIPTION                 | QTY | U/M | UNIT PRICE | EXT PRICE |
|-------------|-----------------------------|-----|-----|------------|-----------|
| ABFSC1182   | BOOK,RCPT,SPIRAL,MONEY/RENT | 2   | EA  | 11.38      | 22.76     |

SUBTOTAL: 22.76  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 22.76  
Total Due: 22.76

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



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

Approved RECDD 1  
Submitted to A/P 10-08-25  
By Richard Losco

*Richard Losco*  
**RECEIVED**  
OCT 08 2025  
BY: \_\_\_\_\_

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

| Remittance Section |            |
|--------------------|------------|
| Customer Number    | C3178876   |
| Invoice Number     | 257369836  |
| Invoice Date       | 10/07/2025 |
| Terms              | Net 30     |
| Total Due          | 22.76      |

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

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

C31788762573698362573698360000000022766

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  | 257092577  |
| Customer Number | C3178876   |
| Invoice Date    | 09/24/2025 |
| Due Date        | 10/24/2025 |
| Order Date      | 09/23/2025 |
| Order Number    | S156185075 |
| Order Method    | WEB        |

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

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

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

## Important Messages

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

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

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

| ITEM NUMBER | DESCRIPTION                                 | QTY | U/M | UNIT PRICE | EXT PRICE |
|-------------|---|-----|-----|------------|-----------|
| ALM275      | TISSUE,TOILET,4.4X3.1,2PLY,500SHT,96/CT     | 1   | CT  | 68.79      | 68.79     |
| HERX7658QK  | LINER,38X58,2MIL,REPRO,BK,100/CT,(B3858XXH) | 3   | CT  | 66.99      | 200.97    |
| GPC23304    | TOWEL,MULTIFLD,4000/CT,BN(2040738)          | 1   | CT  | 47.09      | 47.09     |

SUBTOTAL: 316.85  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 316.85  
Total Due: 316.85

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 10-03-25  
By Richard Losco

*Richard Losco*

### Remittance Section

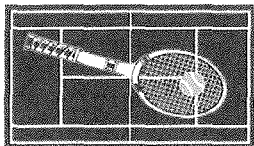
|                 |            |
|-----------------|------------|
| Customer Number | C3178876   |
| Invoice Number  | 257092577  |
| Invoice Date    | 09/24/2025 |
| Terms           | Net 30     |
| Total Due       | 316.85     |

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

C31788762570925772570925770000000316855





C/S

# Invoice

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

| Date      | Invoice # |
|-----------|-----------|
| 10/8/2025 | 82625     |

| Bill To   |
|---|
| Rivers Edge CDD<br>475 West Town Place Suite 114<br>World Golf Village<br>St Augustine FL 32092 |

| Ship To   |
|---|
| RiverTown Amenity Center<br>140 Landing St<br>St Johns FL 32259 |

| Terms             | PO #            | Due Date  |
|-------------------|-----------------|-----------|
| Net 30            | Kevin McKendree | 11/7/2025 |
| Sales Rep         | Ship Via        | Ship Date |
| Kimberly Valencia | FedEx Ground    | 10/8/2025 |

## Notes

In Stock -

| Quantity | Units | Description                                       | Options | Unit Price | Amount |
|----------|-------|---|---------|------------|--------|
| 3        | ea    | WTC 3.0 DTS Professional Net @<br>Custom Pricing. |         | 179.99     | 539.97 |

|                              |                              |          |
|------------------------------|------------------------------|----------|
| Thank you for your business. | Subtotal                     | 539.97   |
|                              | Shipping Cost (FedEx Ground) | 81.00    |
|                              | Total                        | \$620.97 |

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

Approved RECDD  
Submitted to AP 10.9.2025  
By Kevin McKendree

*Kevin McKendree*

**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

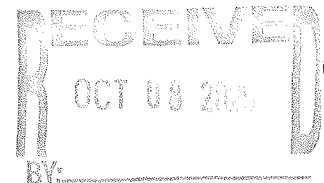
**SHIP DATE** 10/08/2025  
**SHIP VIA** UPS

**INVOICE** 22096  
**DATE** 10/07/2025  
**TERMS** Net 30  
**DUE DATE** 11/06/2025

|   | DESCRIPTION   | QTY | RATE  | AMOUNT          |
|---|---|-----|-------|-----------------|
| Wipes.com<br>Disinfectant Wipes<br>Case | One (1) Case - Four (4) - 800 count rolls of EPA<br>registered disinfecting wipes | 1   | 98.96 | 98.96           |
| Shipping                                | Freight Cost  | 1   | 16.46 | 16.46           |
| Sales Tax                               | Sales Tax   | 1   | 0.00  | 0.00            |
| SUBTOTAL                                |   |     |       | 115.42          |
| TAX                                     |   |     |       | 0.00            |
| TOTAL                                   |   |     |       | 115.42          |
| BALANCE DUE                             |   |     |       | <b>\$115.42</b> |

[Pay Invoice](#)

Approved RECDD 1  
 Submitted to A/P 10-08-25  
 By Richard Losco  
*Richard Losco*



C15



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1005950   | 10/1/2025    |
| 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 31, 2025

**Invoice Amount:** \$91,599.74

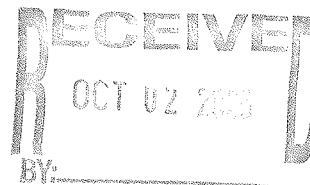
| Description                                | Current Amount |
|--|----------------|
| Monthly Landscape Maintenance October 2025 | \$91,599.74    |

**Invoice Total** **\$91,599.74**

THIS INVOICE IS VALID FOR 180 DAYS FROM DATE OF INVOICE

Approved RECDD I  
Submitted to on 10.2.2025  
by Jason Davidson

*Jason Davidson*



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

C/S



**YELLOWSTONE**  
LANDSCAPE

INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1012977   | 10/7/2025    |
| 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:** November 6, 2025

**Invoice Amount:** \$2,000.00

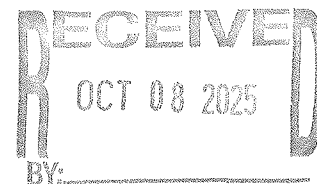
| Description                         | Current Amount |
|-------------------------------------|----------------|
| Rivers Edge CDD I Fall Annuals 2025 |                |
| Annual Installation                 | \$2,000.00     |

**Invoice Total** **\$2,000.00**

INVOICE RECEIVED BY: JASON DAVIDSON

Approved RECDD I  
Submitted to AP on 10.8.2025  
by Jason Davidson

*Jason Davidson*



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



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

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

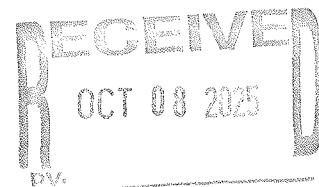
|                  |                     |
|------------------|---------------------|
| <b>INVOICE #</b> | <b>INVOICE DATE</b> |
| 1012978          | 10/7/2025           |
| <b>TERMS</b>     | <b>PO NUMBER</b>    |
| Net 30           |                     |

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Amount:** \$224.86

|                      |                 |
|----------------------|-----------------|
| <b>Invoice Total</b> | <b>\$224.86</b> |
|----------------------|-----------------|

Jason Davidson



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

CLIENT

C/S



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1001562   | 9/29/2025    |
| 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 29, 2025

**Invoice Amount:** \$448.02

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

September irrigation repairs - 2025\*\*\*\*\*2105 Orange Branch\*\*\*\*\*

|                    |          |
|--------------------|----------|
| Irrigation Repairs | \$448.02 |
|--------------------|----------|

**Invoice Total** **\$448.02**

ALL PAYMENTS SHOULD BE MADE TO THE FOLLOWING ADDRESS

Approved RECDD I  
Submitted to AP on 10.2.2025  
by Jason Davidson

*Jason Davidson*



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



## COMPLETED WORK

|         |            |
|---------|------------|
| W. O. # | CDD1       |
| NAME    | RIVER TOWN |
| ADDRESS | 17 BAYA ST |
| DATE    | 9/10/2025  |

| #           |                       |          | EXTENTION |
|-------------|-----------------------|----------|-----------|
| 2           | broken 6" spray head  | \$ 9.06  | \$ 18.12  |
| 1           | broken 12" spray head | \$ 25.00 | \$ 25.00  |
| 2           | rain bird solenoid    | \$ 84.98 | \$ 169.96 |
| 4           | DBY                   | \$ 2.40  | \$ 9.60   |
|             |                       |          | \$ -      |
|             |                       |          | \$ -      |
|             |                       |          | \$ -      |
|             |                       |          | \$ -      |
|             |                       |          | \$ -      |
|             |                       |          | \$ -      |
|             |                       |          | \$ -      |
|             |                       |          | \$ -      |
|             |                       |          | \$ -      |
|             |                       |          | \$ -      |
|             |                       |          | \$ -      |
|             |                       |          | \$ -      |
|             |                       |          | \$ -      |
|             |                       |          | \$ -      |
| PARTS TOTAL |                       |          | \$ 222.68 |

| DATE      | DESCRIPTION | HOURS | RATE     | TOTAL     |
|-----------|-------------|-------|----------|-----------|
| 9/10/2025 |             | 3     | \$ 93.00 | \$ 279.00 |
|           |             |       |          | \$ -      |
|           |             |       |          | \$ -      |
|           |             |       |          | \$ -      |

COMMENTS :ZONE 1 AND 12 WAS NOT WORKING HAD TO LOCATE VALVE  
AND REPLACE BAD SOLENOID

|  |                |           |
|--|----------------|-----------|
|  | MATERIALS      | \$ 222.68 |
|  | LABOR & RENTAL | \$ 186.00 |
|  | TOTAL          | \$ 408.68 |

|                        |                         |        |
|------------------------|-------------------------|--------|
| DATE COMPLETED 9/10/25 | TECHNICIAN Davon albert | CLIENT |
|------------------------|-------------------------|--------|



C/S



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1001564   | 9/29/2025    |
| 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:** October 29, 2025

**Invoice Amount:** \$181.18

| Description  | Current Amount |
|--|----------------|
| September irrigation repairs - 2025*****1754 Olivette***** |                |
| Irrigation Repairs   | \$181.18       |

**Invoice Total** **\$181.18**

PAID BY CHECK 10/02/2025

Approved RECDD I  
Submitted to AP on 10.2.2025  
by Jason Davidson

*Jason Davidson*



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

## COMPLETED WORK

|         |                  |
|---------|------------------|
| W. O. # | CDD1             |
| NAME    | RIVER TOWN       |
| ADDRESS | 1754 olivette st |
| DATE    | 9/15/2025        |

| # |                                  |             | EXTENTION |
|---|----------------------------------|-------------|-----------|
| 3 | broken 6" spray head + nozzles   | \$ 11.61    | \$ 34.83  |
| 2 | broken rotors                    | \$ 22.85    | \$ 45.70  |
| 3 | clog and broken nozzles          | \$ 2.55     | \$ 7.65   |
| 3 | raise rotors for better coverage |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  |             | \$ -      |
|   |                                  | PARTS TOTAL | \$ 88.18  |

| DATE      | DESCRIPTION | HOURS | RATE     | TOTAL    |
|-----------|-------------|-------|----------|----------|
| 9/15/2025 | tech        | 1     | \$ 93.00 | \$ 93.00 |
|           |             |       |          | \$ -     |
|           |             |       |          | \$ -     |
|           |             |       |          | \$ -     |
|           |             |       |          | \$ 93.00 |

COMMENTS :

|  |                |           |
|--|----------------|-----------|
|  | MATERIALS      | \$ 88.18  |
|  | LABOR & RENTAL | \$ 93.00  |
|  |                |           |
|  | TOTAL          | \$ 181.18 |

DATE COMPLETED 9/15/25

TECHNICIAN davon albert

CLIENT

C/S



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1001565   | 9/29/2025    |
| 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 29, 2025

**Invoice Amount:** \$1,047.36

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

September irrigation repairs - 2025\*\*\*\*\*River House\*\*\*\*\*

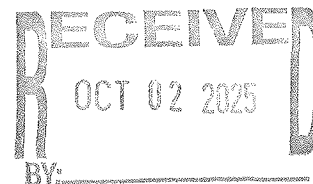
|                    |            |
|--------------------|------------|
| Irrigation Repairs | \$1,047.36 |
|--------------------|------------|

**Invoice Total** **\$1,047.36**

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

Approved RECDD I  
Submitted to AP on 10.2.2025  
by Jason Davidson

*Jason Davidson*



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



# COMPLETED WORK

W. O. # AMENITY CENTER  
 NAME RIVER TOWN  
 ADDRESS RIVER HOUSE  
 DATE 9/17/2025  
 CDD1

| #           |                              |           | EXTENTION |
|-------------|------------------------------|-----------|-----------|
| 4           | DBY                          | \$ 2.40   | \$ 9.60   |
| 6           | NOZZLES                      | \$ 2.55   | \$ 15.30  |
| 1           | BROKEN 12" SPRAYS AN NOZZLES | \$ 27.55  | \$ 27.55  |
| 2           | BROKEN ROTOR                 | \$ 22.85  | \$ 45.70  |
| 2           | BROKEN 1/2 PIPE FITTINGS     | \$ 7.00   | \$ 14.00  |
| 1           | RAIN BIRD SOLENOID           | \$ 84.98  | \$ 84.98  |
| 1           | RAIN BIRD PEB 11/2 VALVE     | \$ 292.23 | \$ 292.23 |
|             |                              |           | \$ -      |
|             |                              |           | \$ -      |
|             |                              |           | \$ -      |
|             |                              |           | \$ -      |
|             |                              |           | \$ -      |
|             |                              |           | \$ -      |
|             |                              |           | \$ -      |
|             |                              |           | \$ -      |
|             |                              |           | \$ -      |
|             |                              |           | \$ -      |
|             |                              |           | \$ -      |
|             |                              |           | \$ -      |
|             |                              |           | \$ -      |
| PARTS TOTAL |                              |           | \$ 489.36 |

| DATE      | DESCRIPTION | HOURS | RATE     | TOTAL     |
|-----------|-------------|-------|----------|-----------|
| 9/17/2025 | TECH        | 6     | \$ 93.00 | \$ 558.00 |
|           |             |       |          | \$ -      |
|           |             |       |          | \$ -      |
|           |             |       |          | \$ -      |
|           |             |       |          | \$ 558.00 |

ZONE 28 AN 31 HAD TO USE THE LOCATER TO LOCATE VALVES  
 ZONE 28 HAD BAD SOLENOID  
 ZONE 31 BAD VALVE

|       |                |             |
|-------|----------------|-------------|
|       | MATERIALS      | \$ 489.36   |
|       | LABOR & RENTAL | \$ 558.00   |
|       |                |             |
| TOTAL |                | \$ 1,047.36 |

DATE COMPLETED 9/17/25      TECHNICIAN DAVON ALBERT      CLIENT

C/S



## INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1004121   | 9/30/2025    |
| 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 30, 2025

**Invoice Amount:** \$1,950.00

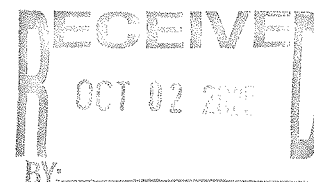
| Description                | Current Amount |
|----------------------------|----------------|
| Riverfront Park Clean up   |                |
| Landscape Enhancement CORE | \$1,950.00     |

**Invoice Total** **\$1,950.00**

INVOICE TOTAL \$1,950.00

Approved RECDD I  
Submitted to AP on 10.2.2025  
by Jason Davidson

*Jason Davidson*



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

**Andrew B. Ratliff DBA**

**Entertain Jax LLC**

2778 Taylor Hill Dr.

Jacksonville, FL 32221

andrewratliff17@yahoo.com

904-923-7194

## **Invoice #101725**

Rivers Edge CDD I

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

Attn: Kimberly A. Fatuch (904) 679-5523

kfatuch@vestapropertyservices.com

---

Event Date: 10/17/2025 Time: 6:00 PM - 9:00 PM

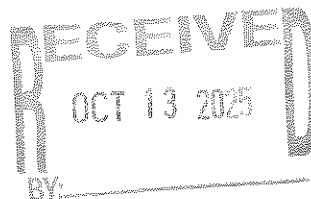
Location: RiverHouse at 160 RiverGlade Run, St. Johns, FL 32259

---

Services to be provided: DJ services including playing party dance music, lighting and emceeing the event.

**Fee for services: \$500**

Payment can be made to Entertain Jax, LLC in the form of cash, check, money order or electronic payment and is due in 15 days after the event date. Thank you for your business!



Approved CDD I  
Submitted to AP on 10.13.25  
by Kimberly Fatuch

*Kimberly Fatuch*



**Berger, Toombs, Elam,  
Gaines & Frank**

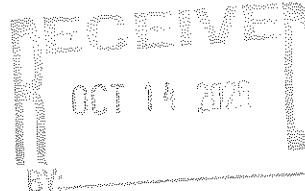
Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120  
FAX: 772/468-9278

*RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT  
475 WEST TOWN PLACE  
SUITE 114  
ST. AUGUSTINE, FL 32092*

*Invoice No. 373724  
Date 10/13/2025  
Client No. 21238*



Services rendered in connection with the audit of the Basic Financial Statements  
as of and for the year ended September 30, 2024.

Total Invoice Amount \$ 4,385.00

You can pay online at: <https://treasurecoastcpas.com> or

**Scan to Pay**

Berger, Toombs, Elam, Gaines, Frank,  
McGuire & Gonano CPAs PL  
Invoice Payment



POWERED BY  
CPACHARGE

We accept major credit cards.  
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

C/S



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

# INVOICE

## 299-101737

fastsigns.com/299

Completed Date: 10/23/2025

Payment Terms: Net 30

**Payment Due Date: 11/22/2025**

Created Date: 10/8/2025

**DESCRIPTION:** No Parking Sign

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

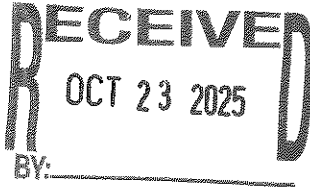
**Pickup At:** FASTSIGNS of Jacksonville - Baymeadows  
8535 Baymeadows Rd  
Ste 7  
Jacksonville, FL 32256  
US

**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   | <b>No Parking on Grass</b>   | 4   | \$35.27    | \$0.00  | \$141.08 |
| 1.1 | HQ OUTPUT TO RIGID MATERIAL - Premium 3M180 Vinyl with 3M8518 UV Laminate Applied to 3Mil Aluminum Composite Material Panels<br>Part Qty: 1<br>Width: 12.00"<br>Height: 9.00"<br>Sides: 1  |     |            |         |          |
| 2   | <b>River Club Hours</b>  | 2   | \$47.62    | \$0.00  | \$95.24  |
| 2.1 | HQ OUTPUT TO RIGID MATERIAL - Premium 3M180 Vinyl with 3M8518 UV Laminate Applied to 3Mil Aluminum Composite Material Panels<br>Part Qty: 1<br>Width: 12.00"<br>Height: 12.00"<br>Sides: 1 |     |            |         |          |
| 3   | <b>Emergency Shut Off</b>  | 2   | \$27.96    | \$0.00  | \$55.92  |
| 3.1 | HQ OUTPUT TO RIGID MATERIAL - Premium 3M180 Vinyl with 3M8518 UV Laminate Applied to 3Mil Aluminum Composite Material Panels<br>Part Qty: 1<br>Width: 6.00"<br>Height: 6.00"<br>Sides: 1   |     |            |         |          |
| 4   | <b>No Smoking or Vaping</b>  | 4   | \$46.20    | \$0.00  | \$184.80 |
| 4.1 | HQ OUTPUT TO RIGID MATERIAL - Premium 3M180 Vinyl with 3M8518 UV Laminate Applied to 3Mil Aluminum Composite Material Panels<br>Part Qty: 1<br>Width: 14.00"<br>Height: 14.00"<br>Sides: 1 |     |            |         |          |





Approved RECDD  
Submitted to AP 10.23.2025  
Submitted by Ken Council

*Ken Council*

|                                    |                 |
|------------------------------------|-----------------|
| <b>Subtotal:</b>                   | <b>\$477.04</b> |
| <b>Taxable Amount:</b>             | <b>\$0.00</b>   |
| <b>Taxes:</b>                      | <b>\$0.00</b>   |
| <b>Grand Total:</b>                | <b>\$477.04</b> |
| <b>Amount Paid:</b>                | <b>\$0.00</b>   |
| <b>BALANCE DUE:</b>                | <b>\$477.04</b> |
| <i>Credit Card Surcharge:</i>      | <i>3.00%</i>    |
| <i>Balance Due with Surcharge:</i> | <i>\$491.35</i> |

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

C/S

# Invoice

**Florida Waterways, Inc.**

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

Date: 10/17/2025  
Invoice No.: 203436  
Due Date: 11/16/2025

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

| Qty  | Item     | Description  | Unit Price | Total    |
|--|----------|--|------------|----------|
| 4  | Labor    | Labor to pull fountain, clean, box & ship, receive and reinstall | \$107.50   | \$430.00 |
| 1  | Shipping | Shipping   | \$100.00   | \$100.00 |
| Approved RECDD<br>Submitted to AP 10.20.2025<br>By Kevin McKendree<br><i>Kevin McKendree</i> |          |  |            |          |
| RECEIVED<br>OCT 20 2025  |          |  |            |          |

Total \$530.00

Balance Due \$530.00

Kasco fountain. Megged bad at motor. Pulled fountain. Labor charge is to diagnose, pull fountain, clean, box and ship, receive back from Kasco who handles the warranty work, and reinstall. Return shipping is covered from Kasco.

Please contact us for more information about payment options.

Thank you for your business.

C/S



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

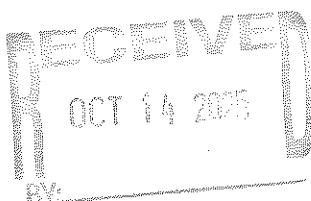
|                    |          |
|--------------------|----------|
| <b>INVOICE NO.</b> | 23475296 |
| <b>DATE</b>        | 10/14/25 |

**CUSTOMER**

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

**SERVICE LOCATION**

Rivertown  
39 Riverwalk Blvd  
Saint Johns, FL 32259-8621

|   |                             |                        |                 |               |
|---|-----------------------------|------------------------|-----------------|---------------|
| <b>TERMS:</b><br>Upon Receipt   | <b>CUSTOMER NO.</b><br>1946 | <b>JOB NO.</b><br>1946 | <b>P.O. NO.</b> |               |
| <b>Description</b>  | <b>Quantity</b>             | <b>Unit of Measure</b> | <b>Price</b>    | <b>Amount</b> |
| Security Service 09/29/2025-10/12/2025  | 112.00                      | Hours                  | 22.97           | 2,572.64      |
| Security Officer  | 475.00                      | Per                    | 0.655           | 311.13        |
| Mileage   |                             |                        |                 |               |
| <div style="display: flex; justify-content: space-between;"> <div>  </div> <div> <p>Approved RECDD 1<br/>Submitted to A/P 10-14-25<br/>By Richard Losco<br/><i>Richard Losco</i></p> </div> </div> |                             |                        |                 |               |
| Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205   |                             |                        |                 |               |
| <b>Sub-Total</b>  |                             |                        | 2,883.77        |               |
| <b>Sales Tax</b>  |                             |                        |                 |               |
| <b>TOTAL(\$)</b>  |                             |                        | \$2,883.77      |               |

# Grau and Associates

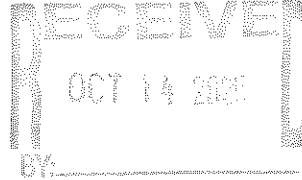
1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28156  
Date 10/14/2025



---

| SERVICE | AMOUNT |
|---------|--------|
|---------|--------|

Project: Arbitrage - Series 2016 FYE 9/30/2025

|                    |                  |
|--------------------|------------------|
| Total              | 600.00           |
| Current Amount Due | \$ <u>600.00</u> |

|          |         |         |          |          |          |
|----------|---------|---------|----------|----------|----------|
| 0 - 30   | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance  |
| 1,200.00 | 0.00    | 0.00    | 0.00     | 0.00     | 1,200.00 |

Payment due upon receipt.



KILINSKI | VAN WYK

## Kilinski | Van Wyk PLLC

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

## INVOICE

Invoice # 13399  
Date: 10/09/2025  
Due On: 11/08/2025

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

### Statement of Account

| Outstanding Balance | New Charges  | Payments Received | Total Amount Outstanding |
|---------------------|--------------|-------------------|--------------------------|
| ( \$0.00            | + \$3,397.82 | ) - ( \$0.00      | ) = <b>\$3,397.82</b>    |

### RECDD-01

Rivers Edge CDD - General Counsel

| Type    | Attorney | Date       | Notes   | Quantity | Rate     | Total    |
|---------|----------|------------|---|----------|----------|----------|
| Service | MGH      | 09/03/2025 | Review draft agenda for upcoming Board meeting and special joint meeting; analyze strategy for joint meeting agenda items and discussion of cost-share. | 0.30     | \$260.00 | \$78.00  |
| Service | AH       | 09/04/2025 | Confer with district staff regarding agenda items.  | 0.30     | \$165.00 | \$49.50  |
| Service | LG       | 09/05/2025 | Review draft agenda; attend agenda planning call.   | 0.70     | \$285.00 | \$199.50 |
| Service | AH       | 09/05/2025 | Confer with district staff regarding adoption of resolutions related to amended rules of procedure; prepare updates to district file regarding same.    | 0.20     | \$165.00 | \$33.00  |
| Service | LG       | 09/08/2025 | Review information regarding Hallo-crawl property usage; update proposed amendment to interlocal agreement.   | 0.50     | \$285.00 | \$142.50 |
| Service | MGH      | 09/09/2025 | Prepare and correspond with District staff regarding addendum to license  | 0.70     | \$260.00 | \$182.00 |

|         |     |            |  |       |          |          |
|---------|-----|------------|--|-------|----------|----------|
|         |     |            | agreement with St. Johns Middle School Athletic Association for continued use of District facilities for football practices.   |       |          |          |
| Service | LG  | 09/09/2025 | Review renewal of athletic license agreement; prepare surplus property resolution.   | 0.40  | \$285.00 | \$114.00 |
| Service | LG  | 09/10/2025 | Confer with Egis and deNagy regarding Hallo-crawl event and joint meeting agenda topics.   | 0.50  | \$285.00 | \$142.50 |
| Service | LG  | 09/11/2025 | Retrieve emails responsive to public records request; provide information to supervisors regarding options for Hallocrawl event.   | 0.50  | \$285.00 | \$142.50 |
| Service | MGH | 09/11/2025 | Analyze and compile potentially responsive records to resident public records request; review Supervisor inquiry regarding pickleball club being advertised; analyze additional correspondence and liability/ insurance information regarding Hallo-Crawl event. | 0.40  | \$260.00 | \$104.00 |
| Service | LG  | 09/15/2025 | Review agenda and prepare for meeting.   | 0.50  | \$285.00 | \$142.50 |
| Service | MGH | 09/16/2025 | Review and analyze agenda packages and materials for Board consideration in preparation for Board meeting and special joint meeting.   | 0.20  | \$260.00 | \$52.00  |
| Expense | KB  | 09/16/2025 | Travel: Meals - LG.  | 1.00  | \$7.73   | \$7.73   |
| Service | MGH | 09/17/2025 | Review and analyze agenda package and materials for Board consideration in preparation for Board meeting; further review status of public records request and responsive records.  | 0.60  | \$260.00 | \$156.00 |
| Service | LG  | 09/17/2025 | Travel to and attend board meeting and joint board meeting.  | 3.10  | \$285.00 | \$883.50 |
| Expense | KB  | 09/17/2025 | Travel: Hotel - LG.  | 1.00  | \$58.07  | \$58.07  |
| Expense | KB  | 09/17/2025 | Travel: Mileage - LG.  | 82.20 | \$0.70   | \$57.54  |
| Service | LG  | 09/18/2025 | Prepare registration waiver for Hallocrawl event; prepare use agreement for Hallocrawl event.  | 0.80  | \$285.00 | \$228.00 |
| Service | MGH | 09/19/2025 | Review and provide comments to Hallo-Crawl event materials, including facility use application form and waiver language.   | 0.30  | \$260.00 | \$78.00  |

|                             |     |            |   |       |          |          |
|-----------------------------|-----|------------|---|-------|----------|----------|
| Service                     | LG  | 09/19/2025 | Prepare amendment to pool contract and final NTP for pool project; prepare JLAC response letter.  | 1.10  | \$285.00 | \$313.50 |
| Expense                     | CP  | 09/22/2025 | Certified Mail: Joint Legislative Auditing Committee<br>The Florida Legislature<br>Claude Pepper Building, Room 876<br>111 West Madison Street<br>Tallahassee, Florida 32399-1400<br>Attn: Kathryn H. DuBose, Coordinator<br>CMR # 9589071052703023454581 | 1.00  | \$10.48  | \$10.48  |
| Service                     | JK  | 09/22/2025 | Research and prepare memorandum regarding Florida open carry law changes and impact to District operations and transmit same.   | 0.20  | \$285.00 | \$57.00  |
| Service                     | LG  | 09/23/2025 | Research legal impact of new open carry firearm decision.   | 0.20  | \$285.00 | \$57.00  |
| Service                     | MGH | 09/25/2025 | Review and provide feedback to draft waiver and registration form for Hallo-Crawl event.  | 0.20  | \$260.00 | \$52.00  |
| Service                     | LG  | 09/26/2025 | Advise regarding Hallo-crawl waivers and paperwork.   | 0.10  | \$285.00 | \$28.50  |
| Service                     | LG  | 09/30/2025 | Finalize Hallocrawl application form.   | 0.10  | \$285.00 | \$28.50  |
| <b>Non-billable entries</b> |     |            |   |       |          |          |
| Service                     | MGH | 09/05/2025 | Prepare for and attend agenda planning call with District staff.  | 0.20  | \$260.00 | \$52.00  |
| Service                     | MGH | 09/10/2025 | Review information related to proposed Hallo-Crawl event stops.   | 0.10  | \$260.00 | \$26.00  |
| Service                     | MGH | 09/17/2025 | Prepare for and attend Board meeting and special joint meeting.   | 1.90  | \$260.00 | \$494.00 |
| Expense                     | KB  | 09/17/2025 | Travel: Mileage - MGH.  | 18.33 | \$0.70   | \$12.83  |

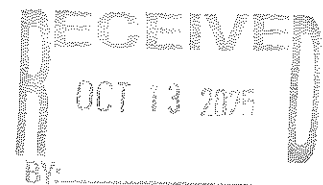
**Total \$3,397.82**

*Corbin deNagy*

10/13/2025

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

Please pay within 30 days.





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

October 21, 2025

Project No: P0113094.60

Invoice No: 55251

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 Sept CDD meeting and joint meeting.

**Professional Services from August 30, 2025 to October 03, 2025**

**Professional Personnel**

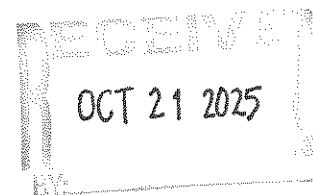
|                    | Hours | Rate   | Amount        |
|--------------------|-------|--------|---------------|
| Vice President     | 2.50  | 250.00 | 625.00        |
| Totals             | 2.50  |        | 625.00        |
| <b>Total Labor</b> |       |        | <b>625.00</b> |

**Reimbursable Expenses**

|  |                   |              |                 |
|--|-------------------|--------------|-----------------|
| Printing - Reimbursable                  |                   | 5.50         |                 |
| Travel - Reimbursable - Mileage          |                   | 8.90         |                 |
| Travel - Reimbursable- Mileage Client OV |                   | 5.10         |                 |
| <b>Total Reimbursables</b>               | <b>1.15 times</b> | <b>19.50</b> | <b>22.43</b>    |
| <b>Total this Invoice</b>                |                   |              | <b>\$647.43</b> |

*Corbin deNagy*

10/21/2025



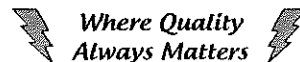


C/S

**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**

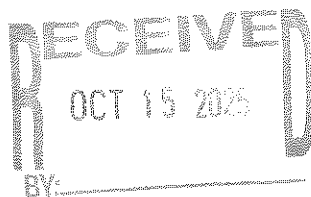
BILL TO  
Rivers Edge CDD 1  
475 West Town Place  
Suite 114  
Saint Augustine, Florida  
32092

INVOICE 1153  
DATE 10/15/2025  
TERMS Net 30  
DUE DATE 11/14/2025

| DATE | ACTIVITY | DESCRIPTION   | QTY | RATE     | AMOUNT   |
|------|----------|---|-----|----------|----------|
|      | Services | Geos 360 playground feature at the Riverhouse not working. Installed new motherboard and stabilized control box. Geos 360 working properly upon completion. |     | 2,647.00 | 2,647.00 |

Please make check payable to TMT Electric LLC.

|             |                   |
|-------------|-------------------|
| SUBTOTAL    | 2,647.00          |
| TAX         | 0.00              |
| TOTAL       | 2,647.00          |
| BALANCE DUE | <b>\$2,647.00</b> |



Approved RECDD  
Submitted to AP 10.15.2025  
By Kevin McKendree

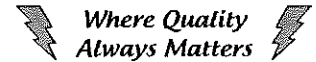
*Kevin McKendree*

C15

**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 1154  
DATE 10/17/2025  
TERMS Net 30  
DUE DATE 11/16/2025

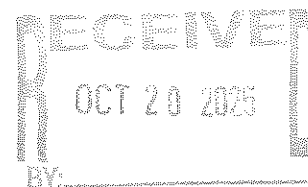
| DATE | ACTIVITY | DESCRIPTION   | QTY | RATE     | AMOUNT   |
|------|----------|---|-----|----------|----------|
|      | Services | Seven waterfall lights not working at Rivertown Main Street entrance and exit. Provided and installed new replacement LED fixtures. All waterfall lights working upon completion. |     | 7,882.00 | 7,882.00 |

Please make check payable to TMT Electric LLC.

|             |                   |
|-------------|-------------------|
| SUBTOTAL    | 7,882.00          |
| TAX         | 0.00              |
| TOTAL       | 7,882.00          |
| BALANCE DUE | <b>\$7,882.00</b> |

Approved RECDD  
Submitted to AP 10.20.2025  
By Kevin McKendree

*Kevin McKendree*

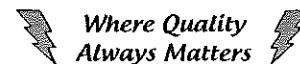


C/S

**TMT Electric, LLC**

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

**TMT ELECTRIC**



**904-789-0193**

*Veteran Owned*

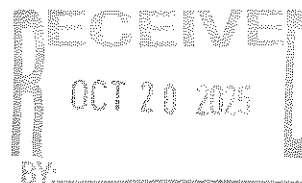
**INVOICE**

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

INVOICE 1155  
DATE 10/17/2025  
TERMS Net 30  
DUE DATE 11/16/2025

| DATE  | ACTIVITY | DESCRIPTION   | QTY | RATE   | AMOUNT          |
|---|----------|---|-----|--------|-----------------|
|   | Services | Water fountain in the fitness center at the Riverhouse is not GFCI protected. Installed new GFCI receptacle. Water fountain working properly upon completion. |     | 175.00 | 175.00          |
| Please make check payable to TMT Electric LLC |          |   |     |        |                 |
| SUBTOTAL                                      |          |   |     |        | 175.00          |
| TAX   |          |   |     |        | 0.00            |
| TOTAL   |          |   |     |        | 175.00          |
| BALANCE DUE                                   |          |   |     |        | <b>\$175.00</b> |

Approved RECDD  
Submitted to AP 10.20.2025  
By Kevin McKendree  
*Kevin McKendree*



C/S

Vesta

**Invoice**

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

Invoice # 428868  
Date 09/30/2025  
  
Terms Net 30  
Due Date 10/30/2025  
Memo Lifeguard Hours

**Bill To**

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

Lifeguard hours Sept.

17.05

19.73

336.40

Thank you for your business.

**Total** 336.40

Have to be reissued due to  
check being ripped. Please  
see last couple pages as  
evidence.  
TP 10/16/25

*Corbin deNagy*

10/3/2025

RECEIVED  
OCT 16 2025  
BY: \_\_\_\_\_

RECEIVED  
OCT 03 2025



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

## Billable Services Invoice

Invoice: 8.26.2025 – 9.25.2025

Date: 9-26-2025

To:

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

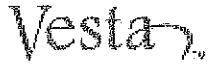
For:

Non-contractual Billable  
Services Lifeguard Hours

| DESCRIPTION  | HOURS | RATE    | AMOUNT   |
|--|-------|---------|----------|
| August 26 <sup>th</sup> – September 25 <sup>th</sup> | 17.05 | \$19.73 | \$336.40 |
| TOTAL  |       |         | \$336.40 |

Thank you for your business!





# Invoice

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

|                  |                        |
|------------------|------------------------|
| <b>Invoice #</b> | 428901                 |
| <b>Date</b>      | 09/30/2025             |
| <b>Terms</b>     | Net 30                 |
| <b>Due Date</b>  | 10/30/2025             |
| <b>Memo</b>      | Billable Mileage split |

## Bill To

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

|                             |   |        |        |
|-----------------------------|---|--------|--------|
| Billable Mileage split in 3 | 1 | 149.93 | 149.93 |
| Ken Council CDD 1 mileage   | 1 | 0.00   | 0.00   |
| <b>Total</b>                |   |        | 149.93 |

Have to be reissued  
due to check being  
ripped. Please see last  
couple pages as  
evidence.

TP 10/16/25

*Corbin deNagy*

10/3/2025

RECEIVED  
OCT 16 2025  
BY: \_\_\_\_\_

RECEIVED  
OCT 13 2025

### Vesta Mileage Report

| <b>Name:</b>                    | <b>Kevin McKendree</b> | <b>Month</b>           | <b>Sep-25</b>           |                       |                             |                           |                 |
|---------------------------------|------------------------|------------------------|-------------------------|-----------------------|-----------------------------|---------------------------|-----------------|
| <b>Date</b>                     | <b>Purpose</b>         | <b>Location (From)</b> | <b>Destination (To)</b> | <b>Billable Miles</b> | <b>Community Billed To:</b> | <b>Non-billable Miles</b> | <b>Mileage</b>  |
| 9/1                             | Daily mileage          | Rivertown              | Rivertown               | 56.9                  | Riversedge CDD              |                           | 56.9            |
| 9/2                             | Daily mileage          | Rivertown              | Rivertown               | 41.3                  | iversedge CDD               |                           | 41.3            |
| 9/3                             | Daily mileage          | Rivertown              | Rivertown               | 21.8                  | iversedge CDD               |                           | 21.8            |
| 9/4                             | Daily mileage          | Rivertown              | Rivertown               | 25.6                  | Riversedge CDD              |                           | 25.6            |
| 9/5                             | Daily mileage          | Rivertown              | Rivertown               | 33                    | iversedge CDD               |                           | 33              |
| 9/8                             | Daily mileage          | Rivertown              | Rivertown               | 16.9                  | iversedge CDD               |                           | 16.9            |
| 9/9                             | Daily mileage          | Rivertown              | Rivertown               | 59.5                  | iversedge CDD               |                           | 59.5            |
| 9/10                            | Daily mileage          | Rivertown              | Rivertown               | 50.3                  | iversedge CDD               |                           | 50.3            |
| 9/11                            | Daily mileage          | Rivertown              | Rivertown               | 36.5                  | iversedge CDD               |                           | 36.5            |
| 9/12                            | Daily mileage          | Rivertown              | Rivertown               | 15.9                  | iversedge CDD               |                           | 15.9            |
| 9/15                            | Daily mileage          | Rivertown              | Rivertown               | 44.5                  | iversedge CDD               |                           | 44.5            |
| 9/16                            | Daily mileage          | Rivertown              | Rivertown               | 48.7                  | iversedge CDD               |                           | 48.7            |
| 9/17                            | Daily mileage          | Rivertown              | Rivertown               | 28.5                  | iversedge CDD               |                           | 28.5            |
| 9/18                            | Daily mileage          | Rivertown              | Rivertown               | 37.8                  | iversedge CDD               |                           | 37.8            |
| 9/19                            | Daily mileage          | Rivertown              | Rivertown               | 25.4                  | iversedge CDD               |                           | 25.4            |
| 9/22                            | Daily mileage          | Rivertown              | Rivertown               | 38.9                  | iversedge CDD               |                           | 38.9            |
| 9/23                            | Daily mileage          | Rivertown              | Rivertown               | 62                    | iversedge CDD               |                           | 62              |
| 9/24                            | Daily mileage          | Rivertown              | Rivertown               | 20.8                  | iversedge CDD               |                           | 20.8            |
| 9/25                            | Daily mileage          | Rivertown              | Rivertown               | 19.5                  | iversedge CDD               |                           | 19.5            |
| 9/26                            | Daily mileage          | Rivertown              | Rivertown               | 29.9                  | iversedge CDD               |                           | 29.9            |
| 9/29                            | Daily mileage          | Rivertown              | Rivertown               | 57.3                  | iversedge CDD               |                           | 57.3            |
| 9/30                            | Daily mileage          | Rivertown              | Rivertown               | 46.8                  | iversedge CDD               |                           | 46.8            |
| <b>Total Mileage</b>            |                        |                        |                         |                       |                             |                           | <b>818</b>      |
| <b>Reimbursement Rate</b>       |                        |                        |                         |                       |                             |                           | <b>\$0.550</b>  |
| <b>Total Reimbursement</b>      |                        |                        |                         |                       |                             |                           | <b>\$449.79</b> |
| <b>Date Submitted in Paycom</b> |                        |                        |                         |                       |                             |                           | <b>10/2/25</b>  |

\$149.93



C/S

**Invoice**

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

**Invoice #** 429033  
**Date** 09/30/2025  
  
**Terms** Net 30  
**Due Date** 10/30/2025  
**Memo**

**Bill To**

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

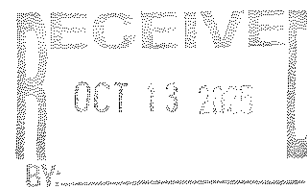
| Description  | Quantity | Rate | Amount |
|--|----------|------|--------|
| Billable Expenses  |          |      |        |
| Kevin McKendree - 2025-09-28 - THE HOME DEPOT #1324 - CDD credit card maxed out. |          |      | 177.74 |
| Total Billable Expenses  |          |      | 177.74 |

**Total** 177.74

Invoice received 10/10/2025

*Corbin deNagy*

10/13/2025







**How does  
get more done.**

230 DURBIN PAVILION DRIVE  
ST. JOHNS, FL 32259 (904)417-4600

1324 00054 47933 09/26/25 12:19 PM  
SALE CASHIER SUSAN

|                                    |        |
|------------------------------------|--------|
| 049727380309 DRYWALL SPONGE <A>    | 5.96N  |
| 033287164905 XTCTP SET <A>         | 11.57N |
| RYB BLK 6X SCREW EXTRACTOR SET 5PC | 12.78N |
| 764666540818 GRF18112M <A>         | 7.50N  |
| GR 15GA 1-1/2" EG STRT FIN BC 1M   | 24.97N |
| 032167000012 PB BLASTER <A>        | 7.26N  |
| BLASTER PB PENETRANT 110Z          | 89.98N |
| 045242821792 1-3/8" BLD <A>        | 17.68N |
| MKE 1-3/8" NITRUS OMT METAL BLADE  |        |
| 077089180402 4" FR&TRAY <A>        |        |
| BEST 4 X 1/4 IN WOVEN MINI KIT 3PC |        |
| 077914056287 BRAD NAILER <A>       |        |
| PC 2" 18GA BRAD NLR                |        |
| 070673881817 1 X 2 X 8 <A>         |        |
| TRIMPLANK 1 X 2 X 8                |        |
| 298.84                             |        |

SUBTOTAL 177.74  
TAX + PIF 0.00

TAX EXEMPT TOTAL \$177.74

XXXXXXXXXXXX9671 VISA USD\$ 177.74

AUTH CODE S06926/2543970 TA

Chip Read VISA CREDIT

AID A00000000031010

**PRO XTRA MEMBER STATEMENT**

PRO XTRA ###-###-1038 SUMMARY  
THIS RECEIPT PO/JOB NAME: u

2025 PRO XTRA SPEND 09/25: \$5,781.11

As of 09/26/2025 your Paint Rewards level is Member; Spend 820.31 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

Get the CREDIT LINE your business needs PLUS earn Pinks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at [homedepot.com/credit](http://homedepot.com/credit)

1324 09/26/25 12:19 PM



1324 54 47933 09/26/2025 2202

**PIF NOTICE**

THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPT COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

**RETURN POLICY DEFINITIONS**

POLICY ID 1 DAYS 90 POLICY EXPIRES ON 12/25/2025

Download



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  | 257405436  |
| Customer Number | C3178876   |
| Invoice Date    | 10/08/2025 |
| Due Date        | 11/07/2025 |
| Order Date      | 10/07/2025 |
| Order Number    | S156554986 |
| Order Method    | WEB        |

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

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

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

## Important Messages

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

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

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

| ITEM NUMBER | DESCRIPTION                                 | QTY | U/M | UNIT PRICE | EXT PRICE |
|-------------|---|-----|-----|------------|-----------|
| HERX7658QK  | LINER,38X58,2MIL,REPRO,BK,100/CT,(B3858XXH) | 4   | CT  | 66.99      | 267.96    |
| GPC23304    | TOWEL,MULTIFLD,4000/CT,BN(2040738)          | 1   | CT  | 47.09      | 47.09     |
| PGC13846    | FEBREEZE PLUG TRF LINEN&SKY 6/2.63OZ        | 4   | EA  | 15.49      | 61.96     |
| GOJ365912EA | SANITIZER,PURELL,ORGL,CLR,12OZ,12/CS        | 4   | EA  | 7.24       | 28.96     |

SUBTOTAL: 405.97  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 405.97  
Total Due: 405.97

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

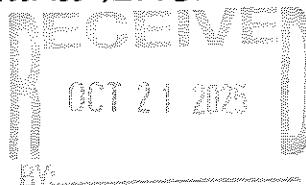


W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

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

Approved RECDD 1  
Submitted to A/P 10-21-25  
By Richard Losco

*Richard Losco*



### Remittance Section

|                 |            |
|-----------------|------------|
| Customer Number | C3178876   |
| Invoice Number  | 257405436  |
| Invoice Date    | 10/08/2025 |
| Terms           | Net 30     |
| Total Due       | 405.97     |

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

C31788762574054362574054360000000405979

C15



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

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

|                 |            |
|-----------------|------------|
| Invoice Number  | 257545736  |
| Customer Number | C3178876   |
| Invoice Date    | 10/15/2025 |
| Due Date        | 11/14/2025 |
| Order Date      | 10/14/2025 |
| Order Number    | S156726695 |
| Order Method    | WEB        |

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

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

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

## Important Messages

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

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

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

| ITEM NUMBER | DESCRIPTION                             | QTY | U/M | UNIT PRICE | EXT PRICE |
|-------------|---|-----|-----|------------|-----------|
| ALM275      | TISSUE,TOILET,4.4X3.1,2PLY,500SHT,96/CT | 1   | CT  | 70.99      | 70.99     |
| MRCP200N    | TOWEL,MFOLD,16PK/250,NTTN, 16PK/CT      | 1   | CT  | 33.89      | 33.89     |

**SUBTOTAL:** 104.88  
**TAX & BOTTLE DEPOSITS TOTAL:** 0.00  
**ORDER TOTAL:** 104.88  
**Total Due:** 104.88

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

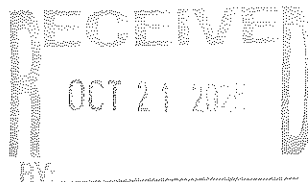


W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

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

Approved RECDD 1  
Submitted to A/P 10-21-25  
By Richard Losco

*Richard Losco*



| Remittance Section |               |
|--------------------|---------------|
| Customer Number    | C3178876      |
| Invoice Number     | 257545736     |
| Invoice Date       | 10/15/2025    |
| Terms              | Net 30        |
| <b>Total Due</b>   | <b>104.88</b> |

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

C31788762575457362575457360000000104888

C/5



# INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1015724   | 10/15/2025   |
| 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:** November 14, 2025

**Invoice Amount:** \$6,030.00

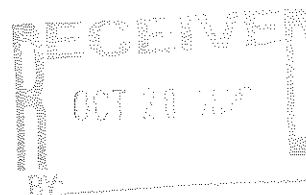
| Description                                       | Current Amount |
|---|----------------|
| Remove and replace Sabal Palms at the Riverhouse. |                |
| Landscape Enhancement CORE                        | \$6,030.00     |

**Invoice Total** **\$6,030.00**

IN / COMMERCIAL / APPROVAL / 10

Approved RECDD I  
Submitted to AP on 10.20.2025  
by Jason Davidson

*Jason Davidson*



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

C15



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1015725   | 10/15/2025   |
| 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:** November 14, 2025

**Invoice Amount:** \$412.48

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

October irrigation repairs-2025

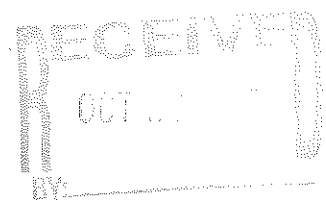
|                    |          |
|--------------------|----------|
| Irrigation Repairs | \$412.48 |
|--------------------|----------|

**Invoice Total** **\$412.48**

THIS INVOICE IS NON-NEGOTIABLE AND NOT A RECEIPT

Approved RECDD I  
Submitted to AP on 10.20.2025  
by Jason Davidson

*Jason Davidson*



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



C/S



**YELLOWSTONE**  
LANDSCAPE

INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1015726   | 10/15/2025   |
| 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:** November 14, 2025

**Invoice Amount:** \$794.37

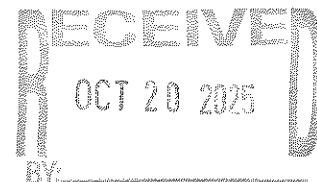
| Description  | Current Amount |
|--|----------------|
| Mainline repair*****Chipola Trace*****<br>Irrigation Repairs | \$794.37       |

**Invoice Total** **\$794.37**

YELLOWSTONE LANDSCAPE

Approved RECDD I  
Submitted to AP on 10.20.2025  
by Jason Davidson

*Jason Davidson*



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





C/S



# INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1013976   | 10/9/2025    |
| 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:** November 8, 2025

**Invoice Amount:** \$1,188.92

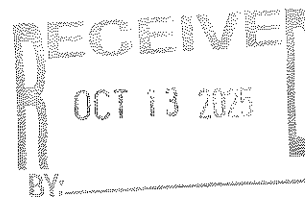
| Description  | Current Amount |
|--|----------------|
| September irrigation repairs - 2025*****The Homestead***** |                |
| Irrigation Repairs   | \$1,188.92     |

**Invoice Total** **\$1,188.92**

IN COMMERCIAL LANDSCAPING

Approved RECDD I  
Submitted to AP on 10.13.2025  
by Jason Davidson

*Jason Davidson*



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



## COMPLETED WORK

W. O. # the homestead cdd1  
 NAME RIVER TOWN  
 ADDRESS 25 RAFTER TAIL LN  
 DATE 10/1/2025

| #           | repairs made after irrigation inspection |           | EXTENTION |
|-------------|--|-----------|-----------|
| 5           | BROKEN 6" SPRAYS + NOZZLES               | \$ 11.61  | \$ 58.05  |
| 5           | BROKEN ROTOR                             | \$ 22.85  | \$ 114.25 |
| 4           | CLOG AND BROKEN NOZZLES                  | \$ 2.55   | \$ 10.20  |
| 2           | BAD SOLENOID                             | \$ 84.98  | \$ 169.96 |
| 1           | BAD DECODER                              | \$ 443.80 | \$ 443.80 |
| 2           | DBR/Y                                    | \$ 5.53   | \$ 11.06  |
| 4           | DBY                                      | \$ 2.40   | \$ 9.60   |
|             |  |           | \$ -      |
|             |  |           | \$ -      |
|             |  |           | \$ -      |
|             |  |           | \$ -      |
|             |  |           | \$ -      |
|             |  |           | \$ -      |
|             |  |           | \$ -      |
|             |  |           | \$ -      |
|             |  |           | \$ -      |
|             |  |           | \$ -      |
|             |  |           | \$ -      |
|             |  |           | \$ -      |
|             |  |           | \$ -      |
|             |  |           | \$ -      |
| PARTS TOTAL |  |           | \$ 816.92 |

| DATE      | DESCRIPTION | HOURS | RATE     | TOTAL     |
|-----------|-------------|-------|----------|-----------|
| 10/1/2025 | TECH        | 4     | \$ 93.00 | \$ 372.00 |
|           |             |       |          | \$ -      |
|           |             |       |          | \$ -      |
|           |             |       |          | \$ -      |
|           |             |       |          | \$ 372.00 |

COMMENTS : ZONE 1 and 17 replace bad solenoid  
 zone 17 also replace bad decoder was 26962 now 24469

|  |                |             |
|--|----------------|-------------|
|  | MATERIALS      | \$ 816.92   |
|  | LABOR & RENTAL | \$ 372.00   |
|  |                |             |
|  | TOTAL          | \$ 1,188.92 |

DATE COMPLETE 10/1/25      TECHNICIAN DAVON ALBERT      CLIENT

C/S



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1015723   | 10/15/2025   |
| 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:** November 14, 2025

**Invoice Amount:** \$1,320.00

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

Remove and replace 2 Red Maple at the Arbors Park

Yellowstone will Remove and replace 2 Red maple and 1 live Oak at the Arbors  
Playpark the one at the first entrance

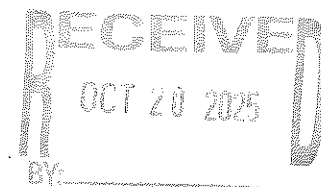
|                            |            |
|----------------------------|------------|
| Landscape Enhancement CORE | \$1,320.00 |
|----------------------------|------------|

**Invoice Total** **\$1,320.00**

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

Approved RECDD I  
Submitted to AP on 10.20.2025  
by Jason Davidson

*Jason Davidson*



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

C/S



## REMIT PAYMENT TO:

CINTAS CORP  
P.O. BOX 630910  
CINCINNATI, OH 45263-0910

## PAY YOUR BILL WITH MYCINTAS

WWW.CINTAS.COM/MYACCOUNT  
MANAGE | SHOP | PAY

## CUSTOMER SVC/BILLING

CINTAS FAX #  
PAYMENT INQUIRY

833-290-0514  
904-741-6116  
866-636-0160

## INVOICE

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

**INVOICE #** 4247806596  
**INVOICE DATE** 10/27/2025  
**SERVICE TICKET #** 4247806596  
**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     |     |

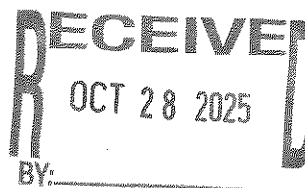
Approved RECDD 1  
Submitted to A/P 10-28-25  
By Richard Losco

*Richard Losco*

Signature :

Cust. Name: RIVERS EDGE CDD  
John C 11:01 AM 10/27/25  
SoldTo# 0021060308 SO# 4247806596  
Invoice Total Payment on Account  
\$125.21 \$0.00

*WTS*  
*ATT*



C/S



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

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

# Invoice

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

Invoice # 5298915011  
Invoice Date 10/23/2025  
Credit Terms NET 30 DAYS  
Customer # 10528780  
Store# RIVERS EDGE COMMUNITY DEV DISTRICT  
Cintas Route LOC #0292 ROUTE 0009  
Order # 7059107525  
Payer # 10596960

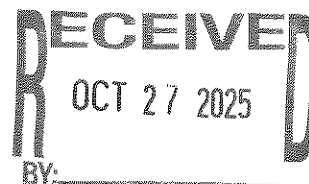
**Bill To** RIVERS EDGE 1  
140 LANDING STREET  
ST JOHNS, FL 32259

| Material #                      | Description                 | Quantity    | Unit Price | Ext Price      | Tax |
|---------------------------------|-----------------------------|-------------|------------|----------------|-----|
| <b>Unit</b> 000000000004761083  | <b>Unit Description:</b>    | Pool Office |            |                |     |
| 110                             | SERVICE ACKNOWLEDGEMENT     | 1 EA        | \$0.00     | \$0.00         |     |
| 120                             | CABINET ORGANIZED           | 1 EA        | \$0.00     | \$0.00         |     |
| 130                             | EXPIRATION DATES CHECKED    | 1 EA        | \$0.00     | \$0.00         |     |
| 132                             | BBP KIT CHECKED             | 1 EA        | \$0.00     | \$0.00         |     |
| 55555                           | HARD SURFACE DISINFEC SVC   | 1 EA        | \$10.45    | \$10.45        |     |
| 100039                          | TRIPLE ANTIBIOTIC OINT SM   | 1 BAG       | \$14.04    | \$14.04        |     |
| 180069                          | TRIANGULAR BNDG UNITIZE/1BX | 1 BOX       | \$8.90     | \$8.90         |     |
| <b>Unit Subtotal:</b>           |                             |             |            | <b>\$33.39</b> |     |
| <b>Unit</b> 0000000000999900999 | <b>Unit Description:</b>    | Other       |            |                |     |
| 400                             | SERVICE CHARGE              | 1 EA        | \$24.95    | \$24.95        |     |
| <b>Unit Subtotal:</b>           |                             |             |            | <b>\$24.95</b> |     |
| <b>Invoice Sub-total</b>        |                             |             |            | <b>\$58.34</b> |     |
| <b>Tax</b>                      |                             |             |            | <b>\$0.00</b>  |     |
| <b>Invoice Total</b>            |                             |             |            | <b>\$58.34</b> |     |

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

Approved RECDD 1  
Submitted to A/P 10-24-25  
By Richard Losco  
*Richard Losco*

**Note**



*Cintas*

1005 Bradford Way  
Kingston, TN 37763

|            |           |
|------------|-----------|
| Date       | Invoice # |
| 10/23/2025 | 20        |

|                                 |
|---------------------------------|
| Bill To                         |
| Rivers Edge CDD<br>c/o GMS, LLC |

RECEIVED  
OCT 23 2025  
BY: \_\_\_\_\_

| Terms  | Due Date   |
|--------|------------|
| Net 30 | 11/22/2025 |

[illegible]

|              |
|--------------|
| Phone #      |
| 865-717-0976 |

|                                 |
|---------------------------------|
| E-mail                          |
| tcarter@disclosureservices.info |

C15

G & G Excavation & Construction, Inc.

# Invoice

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

| Date       | Invoice # |
|------------|-----------|
| 10/27/2025 | 3940      |

| Bill To   |
|---|
| Riversedge CDD<br>475 West Town Place Suite 114<br>St. Augustine, Florida 32092 |

| Job                             |
|---------------------------------|
| Rivertown<br>River Park<br>CDD1 |

| Job # | Terms |
|-------|-------|
|       |       |

| Item  | Description  | Amount   |
|-------|--|----------|
| Quote | <p>G &amp; G Excavation and Construction, Inc. supplied all Equipment, Labor, and Supervision for the following:</p> <p>Job: River Park CDD1</p> <p>Reference: Grading</p> <p>Scope of Work: 1022- 10/24</p> <p>1. Placing asphalt millings on walking trails</p> <p>Total cost for the above work</p> | 4,550.00 |

Thank you for your business!

**RECEIVED**  
OCT 30 2025  
BY: \_\_\_\_\_

|                         |            |
|-------------------------|------------|
| <b>Total</b>            | \$4,550.00 |
| <b>Payments/Credits</b> | \$0.00     |
| <b>Balance Due</b>      | \$4,550.00 |

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

Approved RECDD  
Submitted to AP 10.30.2025  
By Kevin McKendree  
*Kevin McKendree*

C/S

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



SHERWIN-WILLIAMS

Visit [www.sherwin-williams.com](http://www.sherwin-williams.com)

Store 702422

(904) 886-3399

Fax: (904) 886-4755

JOB 1 RIVERS EDGE COMMUNITY DEVLPMT

**CHARGE  
INVOICE**

**No. 8044-3**

TRC# 827426

PAGE 1 OF 1

PO# 10/21/25

ORDER: OE0395786A702422

DATE: 10/21/2025

TIME: 01:17 PM

2-S106

E29/18414

ACCOUNT: 7879-1630-3

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

TERMS: NET PAYMENT DUE ON NOV. 20th

| SALES NUMBER | SIZE   | PRODUCT  | DESCRIPTION  | QTY | PRICE | VALUE  |
|--------------|--------|----------|--|-----|-------|--------|
| 6505-15414   | GALLON | B66T1254 | PI DTM EG ULTRA<br>Color: SW6258 TRICORN BLACK<br>CCE*Color Cast | 1   | 52.45 | 52.45N |
|              |        |          | OZ 32 64 128   |     |       |        |
|              |        |          | B1 Black   | 10  | -     | -      |
|              |        |          | Sher-Color Formula   |     |       |        |
|              |        |          | TRICORN BLACK  |     |       |        |
| 193-6772     | EACH   |          | RAZOR BLDS ASR #9 5P   | 1   | 1.29  | 1.29N  |
|              |        |          | DISCOUNT (% 15.00)   |     |       | -0.19  |
|              |        |          | MFG NBR:2450066407   |     |       |        |

Thank You  
receipt required for refund

SUBTOTAL BEFORE TAX 53.55  
7.500% SALES TAX:1-103222300 0.00  
CHARGE \$53.55

MERCHANDISE RECEIVED IN GOOD ORDER BY:

STEVE CASSIDY

**STORE HOURS**

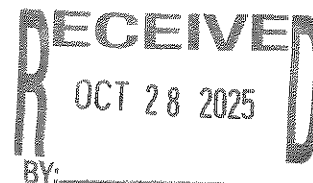
SUNDAY: 10:00 AM - 4:00 PM

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

SATURDAY: 8:00 AM - 5:00 PM

Approved RECDD  
Submitted to AP 10.28.25  
By Kevin McKendree

Kevin McKendree



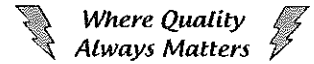


C/S

**TMT Electric, LLC**

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

**TMT ELECTRIC**



**904-789-0193**

*Veteran Owned*

**INVOICE**

**BILL TO**

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

INVOICE 1156  
DATE 10/24/2025  
TERMS Net 30  
DUE DATE 11/23/2025

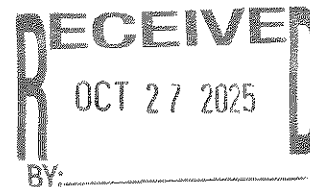
| DATE | ACTIVITY | DESCRIPTION  | QTY | RATE   | AMOUNT |
|------|----------|--|-----|--------|--------|
|      | Services | Streetlight dislodged from ground on Rivertown Main Street near Elk Grove Lane due to car accident. Removed unsafe and exposed wiring. Reestablished circuitry. All existing lights working upon completion. |     | 150.00 | 150.00 |

Please make check payable to TMT Electric LLC

SUBTOTAL 150.00  
TAX 0.00  
TOTAL 150.00  
BALANCE DUE **\$150.00**

Approved RECDD  
Submitted to AP 10.27.25  
By Kevin McKendree

*Kevin McKendree*



C/S



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
904-365-6300 • Toll Free: 800-225-5305 • turnerpest.com

## Service Slip/Invoice

INVOICE: 621252789  
DATE: 10/23/2025  
ORDER: 621252789

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  |
|----------------|----------|--------------|------------|----------|
| 10/23/2025     | 09:51 AM |              |            | 09:51 AM |
| Purchase Order | Terms    | Last Service | Map Code   | Time Out |
|                | NET 30   | 10/23/2025   |            | 09:51 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 |

AMOUNT DUE \$225.16

Approved RECDD 1  
Submitted to A/P 10-27-25  
By Richard Losco  
*Richard Losco*

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

RECEIVED  
OCT 27 2025  
BY: \_\_\_\_\_

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

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

PLEASE PAY FROM THIS INVOICE

C/S



**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 680323 • Jacksonville, Florida 32268-0323  
 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

## Service Slip/Invoice

**INVOICE:** 621252897  
**DATE:** 10/23/2025  
**ORDER:** 621252897

**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  |
|----------------|----------|--------------|------------|----------|
| 10/23/2025     | 09:51 AM |              |            | 09:51 AM |
| Purchase Order | Terms    | Last Service | Map Code   | Time Out |
|                | NET 30   | 10/23/2025   |            | 10:13 AM |

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

|      |   |          |
|------|---|----------|
| CPCM | Commercial Pest - Flea/Tick Monthly Service | \$385.98 |
|------|---|----------|

|                  |          |
|------------------|----------|
| <b>SUBTOTAL</b>  | \$385.98 |
| <b>TAX</b>       | \$0.00   |
| <b>AMT. PAID</b> | \$0.00   |
| <b>TOTAL</b>     | \$385.98 |

Approved RECDD 1  
 Submitted to A/P 10-27-25  
 By Richard Losco

*Richard Losco*

**AMOUNT DUE** \$385.98

**RECEIVED**  
 OCT 27 2025  
 BY: \_\_\_\_\_

\_\_\_\_\_  
 TECHNICIAN SIGNATURE

\_\_\_\_\_  
 CUSTOMER SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

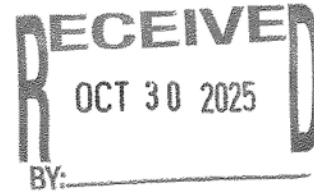


Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7945847

Invoice Date: 10/24/2025  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Rivers Edge CDD  
c/o GMS - North Florida, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092  
United States



Rivers Edge Community Development District Capital Improvement Revenue Refunding Bonds,  
Series 2018A-1 (Senior Lien) and 2018-2 (Subordinate Lien)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE \$4,444.69

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Rivers Edge Community Development District Capital  
Improvement Revenue Refunding Bonds, Series  
2018A-1 (Senior Lien) and 2018-2 (Subordinate Lien)

|                      |                  |
|----------------------|------------------|
| Invoice Number:      | 7945847          |
| Current Due:         | \$4,444.69       |
| Direct Inquiries To: | Schuhle, Scott A |
| Phone:               | (954)-938-2476   |

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

3/3

Invoice Number: 7945847  
Invoice Date: 10/21/2025

Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Rivers Edge Community Development District Capital  
Improvement Revenue Refunding Bonds, Series  
2018A-1 (Senior Lien) and 2018-2 (Subordinate Lien)

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

| Detail of Current Charges  | Volume   | Rate     | Portion of Year | Total Fees        |
|--|----------|----------|-----------------|-------------------|
| 04200 Trustee  | 1.00     | 4,125.00 | 100.00%         | \$4,125.00        |
| <b>Subtotal Administration Fees - In Advance 10/01/2025 - 09/30/2026</b> |          |          |                 | <b>\$4,125.00</b> |
| Incidental Expenses<br>10/01/2025 to 09/30/2026                          | 4,125.00 | 0.0775   |                 | \$319.69          |
| <b>Subtotal Incidental Expenses</b>                                      |          |          |                 | <b>\$319.69</b>   |
| <b>TOTAL AMOUNT DUE</b>  |          |          |                 | <b>\$4,444.69</b> |



C/S

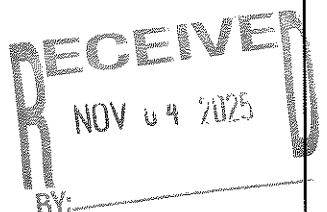
# Invoice

## Florida Waterways, Inc.

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

Date: 11/01/2025  
Invoice No.: 203520  
Due Date: 12/01/2025

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

| Qty  | Item                      | Description                    | Unit Price | Total      |
|--|---------------------------|--------------------------------|------------|------------|
| 1  | Recurring Monthly Service | Aquatic Weed and Algae Control | \$4,470.00 | \$4,470.00 |
| <div style="text-align: center;">  <p>BY: _____</p> <p>Approved RECDD 1<br/>Submitted to A/P 11-04-25<br/>By Richard Losco<br/><i>Richard Losco</i></p> </div> |                           |                                |            |            |

Total \$4,470.00

Balance Due \$4,470.00

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!



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

C/5

|             |          |
|-------------|----------|
| INVOICE NO. | 23475366 |
| DATE        | 10/29/25 |

CUSTOMER

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

SERVICE LOCATION

Rivertown  
39 Riverwalk Blvd  
Saint Johns, FL 32259-8621

|   |                      |   |            |          |
|---|----------------------|---|------------|----------|
| TERMS:<br>Upon Receipt  | CUSTOMER NO.<br>1946 | JOB NO.<br>1946   | P.O. NO.   |          |
| Description   | Quantity             | Unit of Measure   | Price      | Amount   |
| Security Service 10/13/2025-10/26/2025  | 110.50               | Hours   | 22.97      | 2,538.19 |
| Security Officer  | 494.00               | Per   | 0.655      | 323.57   |
| Mileage   |                      |   |            |          |
|   |                      | Approved RECDD 1<br>Submitted to A/P 10-31-25<br>By Richard Losco<br><i>Richard Losco</i> |            |          |
| Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205 |                      |   |            |          |
| Sub-Total   |                      |   | 2,861.76   |          |
| Sales Tax   |                      |   |            |          |
| TOTAL(\$)   |                      |   | \$2,861.76 |          |

(CASSIDY, STEVE)



**REMITTANCE**

CLOSING DATE : 10/31/25  
DUE DATE: 11/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

**\$375.83**

NEW BAL: 537.54

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: 10/31/25  
DUE DATE : 11/15/25  
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 |
|----------|-----------|------------|------------|--|-----------------|----------------------------------|--------|
| 10/ 2/25 | 427280    | 3          | I          | PO # 10/02/25  | 375.83          |                                  | 375.83 |
| 10/17/25 | 427384    | 3          | I          | PO # 101725  | 80.97           |                                  | 80.97  |
| 10/24/25 | 427428    | 3          | I          | PO # 102425  | 39.98           |                                  | 39.98  |
| 10/24/25 | 427429    | 3          | I          | PO # 102425  | 40.76           |                                  | 40.76  |
| PAYMENT  | SUMMARY   |            |            | CHECK 7251 10/10/25<br>CHECK 7250 10/10/25<br>CHECK 7252 10/10/25<br>CHECK 7273 10/23/25 |                 | 19.95<br>67.94<br>27.96<br>52.96 |        |
| CURRENT  | 1-30 DAYS | 31-60 DAYS | 61-90 DAYS | OVER 90 DAYS   | NEW BAL: 537.54 |                                  |        |
| 537.54   | 0.00      | 0.00       | 0.00       | 0.00   |                 |                                  |        |

TERMS: NET 15TH

365050

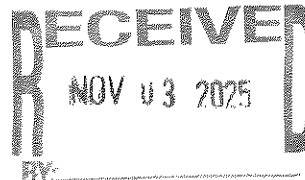
A - Adjustment  
B - Balance Forward

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.

Approved RECDD  
Submitted to AP 11.3.2025  
By Kevin McKendree  
*Kevin McKendree*



C/S

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

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962  
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050 JOB NO: 000 PURCHASE ORDER: 101725 REFERENCE: PO # 101725 TERMS: NET 15TH CLERK: PLW3 DATE / TIME: 10/17/25 11:06

TERMINAL: 601

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

SHIP TO:

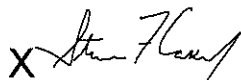
SALESPERSON: 35 B2B CUSTOMER SALES - M  
TAX: 031 FLORIDA SALES TAX MAN

REWARD NO:19820227380

**INVOICE: 427384/3**

| SHIPPED      | ORDERED | UM | SKU   | DESCRIPTION              | SUGG  | UNITS | PRICE /PER | EXTENSION |
|--------------|---------|----|-------|--------------------------|-------|-------|------------|-----------|
| 3            | 3       | EA | 52548 | PADLOCK COMB 2-1/4"RESET | 26.99 | 3     | 26.99 /EA  | 80.97 N   |
| REPRINT      |         |    |       |                          |       |       |            |           |
| TAXABLE      |         |    |       |                          |       |       |            | 0.00      |
| NON-TAXABLE  |         |    |       |                          |       |       |            | 80.97     |
| SUB-TOTAL    |         |    |       |                          |       |       |            | 80.97     |
| TAX AMOUNT   |         |    |       |                          |       |       |            | 0.00      |
| TOTAL AMOUNT |         |    |       |                          |       |       |            | 80.97     |

\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\* 80.97

X 

Received By

(CASSIDY, STEVE)

**REMITTANCE**

CLOSING DATE : 10/31/25  
DUE DATE: 11/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

\$80.97

NEW BAL: 537.54

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: 10/31/25  
DUE DATE : 11/15/25  
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 |
|----------|-----------|------------|------------|--|-----------------|----------------------------------|--------|
| 10/ 2/25 | 427280    | 3          | I          | PO # 10/02/25  | 375.83          |                                  | 375.83 |
| 10/17/25 | 427384    | 3          | I          | PO # 101725  | 80.97           |                                  | 80.97  |
| 10/24/25 | 427428    | 3          | I          | PO # 102425  | 39.98           |                                  | 39.98  |
| 10/24/25 | 427429    | 3          | I          | PO # 102425  | 40.76           |                                  | 40.76  |
| PAYMENT  | SUMMARY   |            |            | CHECK 7251 10/10/25<br>CHECK 7250 10/10/25<br>CHECK 7252 10/10/25<br>CHECK 7273 10/23/25 |                 | 19.95<br>67.94<br>27.96<br>52.96 |        |
| CURRENT  | 1-30 DAYS | 31-60 DAYS | 61-90 DAYS | OVER 90 DAYS   | NEW BAL: 537.54 |                                  |        |
| 537.54   | 0.00      | 0.00       | 0.00       | 0.00   |                 |                                  |        |

TERMS: NET 15TH

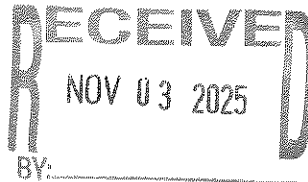
365050

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.



Approved RECDD  
Submitted to AP 11.3.2025  
By Kevin McKendree  
*Kevin McKendree*

C/5

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

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962  
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050 JOB NO: 000 PURCHASE ORDER: 102425 REFERENCE: PO # 102425 TERMS: NET 15TH CLERK: MNK3 DATE / TIME: 10/24/25 12:26

TERMINAL: 604

SOLD TO:

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

SHIP TO:

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

REWARD NO:19820227380

**INVOICE: 427428/3**

| SHIPPED | ORDERED | UM | SKU  | DESCRIPTION  | SUGG  | UNITS | PRICE /PER   | EXTENSION |
|---------|---------|----|------|--|-------|-------|--------------|-----------|
| 2       | 2       | EA | LP20 | 20# FILL LP GAS<br>***** ATTENTION *****<br>*<br>* FOR YOUR SAFETY *<br>*<br>* ALL LP CYLINDERS MUST BE *<br>* TRANSPORTED IN AN UPRIGHT *<br>* SECURED POSITION *<br>*<br>***** ATTENTION ***** | 19.99 | 2     | 19.99 /EA    | 39.98 N   |
|         |         |    |      |  |       |       | TAXABLE      | 0.00      |
|         |         |    |      |  |       |       | NON-TAXABLE  | 39.98     |
|         |         |    |      |  |       |       | SUB-TOTAL    | 39.98     |
|         |         |    |      |  |       |       | TAX AMOUNT   | 0.00      |
|         |         |    |      |  |       |       | TOTAL AMOUNT | 39.98     |

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

39.98

X   
Received By

(CASSIDY, STEVE)

**REMITTANCE**CLOSING DATE : 10/31/25  
DUE DATE: 11/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

\$ 39.98

NEW BAL: 537.54

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

**STATEMENT**HAGAN ACE MANAGEMENT CORP  
1022 BLANDING BLVD.  
ORANGE PARK, FLORIDA 32065  
(904) 773-0011CLOSING DATE: 10/31/25  
DUE DATE : 11/15/25  
ACCT: 365050RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 4102

| Date              | Ref     | ST                | C | Description         | Debit              | Credit               | Amount          |
|-------------------|---------|-------------------|---|---------------------|--------------------|----------------------|-----------------|
| 10/ 2/25          | 427280  | 3                 | I | PO # 10/02/25       | 375.83             |                      | 375.83          |
| 10/17/25          | 427384  | 3                 | I | PO # 101725         | 80.97              |                      | 80.97           |
| 10/24/25          | 427428  | 3                 | I | PO # 102425         | 39.98              |                      | 39.98           |
| 10/24/25          | 427429  | 3                 | I | PO # 102425         | 40.76              |                      | 40.76           |
| PAYMENT           | SUMMARY |                   |   | CHECK 7251 10/10/25 |                    | 19.95                |                 |
|                   |         |                   |   | CHECK 7250 10/10/25 |                    | 67.94                |                 |
|                   |         |                   |   | CHECK 7252 10/10/25 |                    | 27.96                |                 |
|                   |         |                   |   | CHECK 7273 10/23/25 |                    | 52.96                |                 |
|                   |         |                   |   |                     |                    |                      |                 |
| CURRENT<br>537.54 |         | 1-30 DAYS<br>0.00 |   | 31-60 DAYS<br>0.00  | 61-90 DAYS<br>0.00 | OVER 90 DAYS<br>0.00 | NEW BAL: 537.54 |

TERMS: NET 15TH

365050

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

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

**RECEIVED**  
NOV 03 2025  
BY: \_\_\_\_\_

Approved RECDD  
Submitted to AP 11.3.2025  
By Kevin McKendree  
*Kevin McKendree*

C/S

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

PAGE NO: 1

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

CUSTOMER NO: 365050  
JOB NO: 000  
PURCHASE ORDER: 102425

REFERENCE:  
PO # 102425

TERMS:  
NET 15TH

CLERK:  
MNK3

DATE / TIME:  
10/24/25 12:29

TERMINAL: 604

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

SHIP TO:

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

REWARD NO:19820227380

**INVOICE: 427429/3**

| SHIPPED | ORDERED | UM | SKU      | DESCRIPTION  | SUGG  | UNITS | PRICE /PER   | EXTENSION |
|---------|---------|----|----------|--|-------|-------|--------------|-----------|
| 1       | 1       | EA | 2015304  | FASTBACK UTILITY KNF 6IN1<br>Return Value \$ 17.990<br>Instant Savings | 22.99 | 1     | 22.99 /EA    | 22.99 SN  |
| 3       | 3       | EA | 23622    | OVER-GLSS SAFTY GLSS CLR   | 7.59  | 3     | 7.59 /EA     | 22.77 N   |
| -1      | -1      | EA | IS486572 | \$5 INSTANT SAVINGS-2015304<br>CREDIT RETURN                           | 5.00  | 1     | 5.00 /EA     | -5.00 RSN |
|         |         |    |          |  |       |       | TAXABLE      | 0.00      |
|         |         |    |          |  |       |       | NON-TAXABLE  | 40.76     |
|         |         |    |          |  |       |       | SUB-TOTAL    | 40.76     |
|         |         |    |          |  |       |       | TAX AMOUNT   | 0.00      |
|         |         |    |          |  |       |       | TOTAL AMOUNT | 40.76     |

\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\* 40.76

YOU SAVED: 5.00

X   
Received By

(CASSIDY, STEVE)

**REMITTANCE**CLOSING DATE : 10/31/25  
DUE DATE: 11/15/25

HAGAN ACE MANAGEMENT CORP

RIVERS EDGE CDD

ACCOUNT : 365050

**AMOUNT PAID**

\$40.76

NEW BAL: 537.54

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

**STATEMENT**HAGAN ACE MANAGEMENT CORP  
1022 BLANDING BLVD.  
ORANGE PARK, FLORIDA 32065  
(904) 773-0011CLOSING DATE: 10/31/25  
DUE DATE : 11/15/25  
ACCT: 365050RIVERS EDGE CDD  
475 WEST TOWN PLACE  
SUITE 114  
ST AUGUSTINE FL 32092IF MAILING PAYMENT - PLEASE SEND TO ORANGE PARK ADDRESS ABOVE  
QUESTIONS? PHONE 904-773-0011 EXT 4102

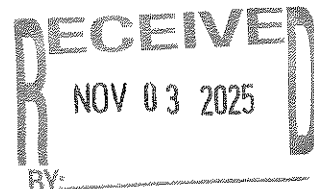
| Date              | Ref     | ST                | C | Description         | Debit              | Credit               | Amount          |
|-------------------|---------|-------------------|---|---------------------|--------------------|----------------------|-----------------|
| 10/ 2/25          | 427280  | 3                 | I | PO # 10/02/25       | 375.83             |                      | 375.83          |
| 10/17/25          | 427384  | 3                 | I | PO # 101725         | 80.97              |                      | 80.97           |
| 10/24/25          | 427428  | 3                 | I | PO # 102425         | 39.98              |                      | 39.98           |
| 10/24/25          | 427429  | 3                 | I | PO # 102425         | 40.76              |                      | 40.76           |
| PAYMENT           | SUMMARY |                   |   | CHECK 7251 10/10/25 |                    | 19.95                |                 |
|                   |         |                   |   | CHECK 7250 10/10/25 |                    | 67.94                |                 |
|                   |         |                   |   | CHECK 7252 10/10/25 |                    | 27.96                |                 |
|                   |         |                   |   | CHECK 7273 10/23/25 |                    | 52.96                |                 |
|                   |         |                   |   |                     |                    |                      |                 |
| CURRENT<br>537.54 |         | 1-30 DAYS<br>0.00 |   | 31-60 DAYS<br>0.00  | 61-90 DAYS<br>0.00 | OVER 90 DAYS<br>0.00 | NEW BAL: 537.54 |

TERMS: NET 15TH

365050

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

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

Approved RECDD  
Submitted to AP 11.3.2025  
By Kevin McKendree  
*Kevin McKendree*

C15



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

# Invoice

Date  
Invoice#

11/1/2025  
131295632581

|          |            |
|----------|------------|
| Terms    | Net 20     |
| Due Date | 11/21/2025 |
| PO #     |            |

|   |
|---|
| <b>Bill To</b>  |
| Rivers Edge c/o<br>Government Management Services<br>475 West Town Place Suite 114<br>St Augustine FL 32092 |

|   |
|---|
| <b>Ship To</b>  |
| Rivers Edge CDD<br>140 Landing Street<br>Saint Johns FL 32259 |

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

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

**Subtotal** \$1,612.19

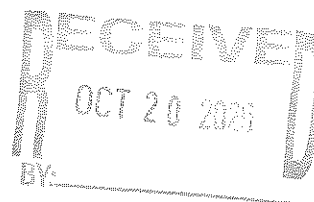
**Tax** \$0.00

**Total** \$1,612.19

**Amount Paid/Credit Applied** \$0.00

**Balance Due** \$1,612.19

[Click Here to Pay Now](#)



131295632581



C/5

Invoice #5783

 SONITROL OF NORTH CENTRAL FLORIDA

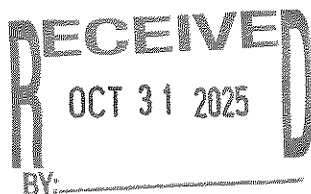


**RIVERTOWN**

Access Code



\*05S0Z1B7SLTQ\*



Due Date: Nov 1st 2025

Balance (USD): \$208.67

**SELECT YOUR PAYMENT METHOD:**

Pay with card



Return Policy:

MERCHANT DISCRETION



C/S

**Invoice**

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

**Invoice #** 429299  
**Date** 10/31/2025  
**Terms** Net 30  
**Due Date** 11/30/2025  
**Memo** Billable Mileage split

**Bill To**

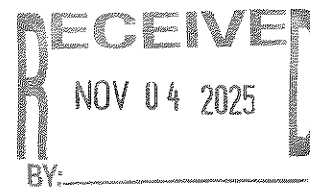
Rivers Edge C.D.D.  
c/o GMS, LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

| Description                 | Quantity | Rate   | Amount |
|-----------------------------|----------|--------|--------|
| Billable Mileage split in 3 | 1        | 174.74 | 174.74 |

**Total** 174.74

*Corbin deNagy*

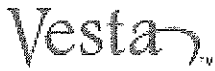
11/4/2025



### Vesta Mileage Report

| Name: <b>Kevin McKendree</b> |               | Month           |                  | Oct-25         |                      |                    |                 |
|------------------------------|---------------|-----------------|------------------|----------------|----------------------|--------------------|-----------------|
| Date                         | Purpose       | Location (From) | Destination (To) | Billable Miles | Community Billed To: | Non-billable Miles | Mileage         |
| 10/1                         | Daily mileage | Rivertown       | Rivertown        | 27.2           | Riversedge CDD       |                    | 27.2            |
| 10/2                         | Daily mileage | Rivertown       | Rivertown        | 39.6           | iversedge CDD        |                    | 39.6            |
| 10/3                         | Daily mileage | Rivertown       | Rivertown        | 42.3           | iversedge CDD        |                    | 42.3            |
| 10/6                         | Daily mileage | Rivertown       | Rivertown        | 54.3           | Riversedge CDD       |                    | 54.3            |
| 10/7                         | Daily mileage | Rivertown       | Rivertown        | 40.3           | iversedge CDD        |                    | 40.3            |
| 10/8                         | Daily mileage | Rivertown       | Rivertown        | 32.9           | iversedge CDD        |                    | 32.9            |
| 10/9                         | Daily mileage | Rivertown       | Rivertown        | 21.4           | iversedge CDD        |                    | 21.4            |
| 10/10                        | Daily mileage | Rivertown       | Rivertown        | 26             | iversedge CDD        |                    | 26              |
| 10/13                        | Daily mileage | Rivertown       | Rivertown        | 61.3           | iversedge CDD        |                    | 61.3            |
| 10/14                        | Daily mileage | Rivertown       | Rivertown        | 41.6           | iversedge CDD        |                    | 41.6            |
| 10/15                        | Daily mileage | Rivertown       | Rivertown        | 22.2           | iversedge CDD        |                    | 22.2            |
| 10/16                        | Daily mileage | Rivertown       | Rivertown        | 26.5           | iversedge CDD        |                    | 26.5            |
| 10/17                        | Daily mileage | Rivertown       | Rivertown        | 12.9           | iversedge CDD        |                    | 12.9            |
| 10/20                        | Daily mileage | Rivertown       | Rivertown        | 58.8           | iversedge CDD        |                    | 58.8            |
| 10/21                        | Daily mileage | Rivertown       | Rivertown        | 37.9           | iversedge CDD        |                    | 37.9            |
| 10/22                        | Daily mileage | Rivertown       | Rivertown        | 29.4           | iversedge CDD        |                    | 29.4            |
| 10/23                        | Daily mileage | Rivertown       | Rivertown        | 53.3           | iversedge CDD        |                    | 53.3            |
| 10/24                        | Daily mileage | Rivertown       | Rivertown        | 42.9           | iversedge CDD        |                    | 42.9            |
| 10/27                        | Daily mileage | Rivertown       | Rivertown        | 73.9           | iversedge CDD        |                    | 73.9            |
| 10/28                        | Daily mileage | Rivertown       | Rivertown        | 53.3           | iversedge CDD        |                    | 53.3            |
| 10/29                        | Daily mileage | Rivertown       | Rivertown        | 64             | iversedge CDD        |                    | 64              |
| 10/30                        | Daily mileage | Rivertown       | Rivertown        | 46.6           | iversedge CDD        |                    | 46.6            |
| 10/31                        | Daily mileage | Rivertown       | Rivertown        | 44.5           | iversedge CDD        |                    | 44.5            |
| Total Mileage                |               |                 |                  |                |                      |                    | <b>953</b>      |
| Reimbursement Rate           |               |                 |                  |                |                      |                    | <b>\$0.550</b>  |
| Total Reimbursement          |               |                 |                  |                |                      |                    | <b>\$524.21</b> |
| Date Submitted in Paycom     |               |                 |                  |                |                      |                    | <b>10/2/25</b>  |

\$174.74



C/S

**Invoice**

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

**Invoice #** 429110  
**Date** 11/01/2025  
**Terms** Net 30  
**Due Date** 12/01/2025  
**Memo** Rivers Edge CDDI

**Bill To**

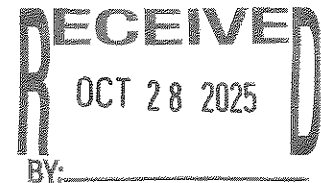
Rivers Edge C.D.D.  
c/o GMS, LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

| Description              | Quantity | Rate     | Amount   |
|--------------------------|----------|----------|----------|
| General manager services | 1        | 4,075.93 | 4,075.93 |
| Field Ops                | 1        | 3,435.82 | 3,435.82 |
| Lifestyle services       | 1        | 3,778.47 | 3,778.47 |
| Guest services           | 1        | 4,435.64 | 4,435.64 |
| Maintenance services     | 1        | 9,099.03 | 9,099.03 |
| Janitorial services      | 1        | 2,895.68 | 2,895.68 |
| Amenity Manager          | 1        | 4,922.01 | 4,922.01 |

Thank you for your business.

**Total** 32,642.58*Corbin deNagy*

10/28/2025





**INVOICE**  
1265062  
**INVOICE DATE**  
10/31/2025

**MINUTES  
MATTER®**

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

**SHIP TO:** Rivers Edge CDD (Riverhouse)  
140 Landing Street  
Saint Johns, FL 32259

| CALL NO. | CUSTOMER NO. | P.O. NUMBER | TERMS  | BRANCH  |
|----------|--------------|-------------|--------|---|
| 827016   | REC0147      |             | NET 30 | 11326 Distribution Ave W<br>Jacksonville, FL 32256-2745 |
| COMMENTS |              |             |        |   |

| QTY  | DESCRIPTION                            | UNIT PRICE | TOTAL PRICE<br>(BEFORE TAXES) |
|------|--|------------|-------------------------------|
| 1.00 | NFPA 25 Annual Fire Hydrant Test       | \$75.00    | \$75.00                       |
| 1.00 | NFPA 25 Quarterly Sprinkler Inspection | \$100.00   | \$100.00                      |

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

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

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

**Questions Regarding this invoice please contact:**

Name: Holly B Bartle

Phone: (904) 268 3030

Email: hbbartle@waynefire.com

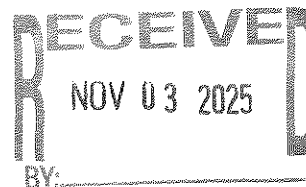
|            |          |
|------------|----------|
| SUBTOTAL:  | \$175.00 |
| SALES TAX: | \$0.00   |
| TOTAL:     | \$175.00 |

**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 11-03-25  
By Richard Losco

*Richard Losco*





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

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

(Page 1)

PM(P)

|                 |            |
|-----------------|------------|
| Invoice Number  | 257764723  |
| Customer Number | C3178876   |
| Invoice Date    | 10/24/2025 |
| Due Date        | 11/23/2025 |
| Order Date      | 10/23/2025 |
| Order Number    | S156981601 |
| Order Method    | WEB        |

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

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

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

## Important Messages

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

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

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

| ITEM NUMBER | DESCRIPTION                                 | QTY | U/M | UNIT PRICE | EXT PRICE |
|-------------|---|-----|-----|------------|-----------|
| HERX6639AK  | LINER,REPRO,33X39 1.5ML,BK 100/CT           | 5   | CT  | 45.36      | 226.80    |
| HERX7658QK  | LINER,38X58,2MIL,REPRO,BK,100/CT,(B3858XXH) | 3   | CT  | 68.59      | 205.77    |

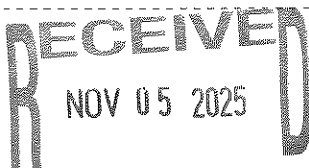
SUBTOTAL: 432.57  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 432.57  
Total Due: 432.57

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



BY: \_\_\_\_\_  
Approved RECDD 1  
Submitted to A/P 11-05-25  
By Richard Losco  
*Richard Losco*

### Remittance Section

|                 |            |
|-----------------|------------|
| Customer Number | C3178876   |
| Invoice Number  | 257764723  |
| Invoice Date    | 10/24/2025 |
| Terms           | Net 30     |
| Total Due       | 432.57     |

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

C31788762577647232577647230000000432572

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

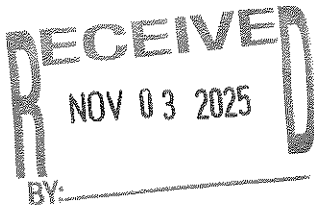
**SHIP DATE** 10/30/2025  
**SHIP VIA** UPS

**INVOICE** 22357  
**DATE** 10/29/2025  
**TERMS** Net 30  
**DUE DATE** 11/28/2025

|   | DESCRIPTION   | QTY | RATE  | AMOUNT |
|---|---|-----|-------|--------|
| Wipes.com<br>Disinfectant Wipes<br>Case | One (1) Case - Four (4) - 800 count rolls of EPA<br>registered disinfecting wipes | 2   | 98.96 | 197.92 |
| Shipping                                | Freight Cost  | 2   | 16.46 | 32.92  |
| Sales Tax                               | Sales Tax   | 1   | 0.00  | 0.00   |

Approved RECDD 1  
Submitted to A/P 11-03-25  
By Richard Losco  
*Richard Losco*

|             |                 |
|-------------|-----------------|
| SUBTOTAL    | 230.84          |
| TAX         | 0.00            |
| TOTAL       | 230.84          |
| <hr/>       |                 |
| BALANCE DUE | <b>\$230.84</b> |



Pay Invoice

C/S

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

www.Crystal-Springs.com

Upcoming Delivery Dates

Delivery Calendars are available for each of  
your Ship-To Locations by accessing your self-  
service account online at [selfserve.water.com](http://selfserve.water.com).



Crystal  
SPRINGS

Bottled Water \* Filtration \* Coffee

Did you know? We've added the Saratoga Collection to  
our delivery service! The Saratoga Collection is a  
refreshing NEW line of flavored sparkling spring water  
designed to add extraordinary taste to any occasion.  
Add a case pack to your next delivery and stay refreshed!

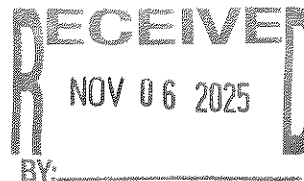
Customer Account#:662311414845635

RIVERTOWN FITNESS CENTER  
See Account Summary Details

Invoice Date: 11-02-25  
Invoice #: 14845635 110225  
Purchase Order #: See Details Below

| Date     | Transaction # | Details                          | Qt y. | Each | Amount  |
|----------|---------------|----------------------------------|-------|------|---------|
| 10-15-25 |               | Previous Balance                 |       |      | 909.31  |
|          |               | Payment - Thank You              |       |      | -450.66 |
|          |               | Remaining Balance                |       |      | 458.65  |
|          |               | Products and Other Charges       |       |      |         |
|          |               | Ship To Reference # 15261387     |       |      | 0.00    |
|          |               | Total Products and Other Charges |       |      | 0.00    |
|          |               | Rental                           |       |      |         |
|          |               | Ship To Reference # 15261387     |       |      | 0.00    |
|          |               | Total Rental                     |       |      | 0.00    |

Summary continued on next page...



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

Previous Balance  
\$909.31

Payment  
\$450.66

Total New Charges  
\$-96.00

Pay This Amount  
\$362.65

Write the complete account number on your check. Detach remittance and mail with payment in the enclosed envelope. To pay online go to [www.water.com](http://www.water.com)



Crystal  
SPRINGS

200 Eagles Landing Blvd  
Lakeland, FL 33810

Customer Account#: 662311414845635  
Due By: Upon Receipt  
Late Fees May Apply After: 11-25-25  
Total Amount Due: \$362.65

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

Approved RECDD 1  
Submitted to A/P 11-06-25  
By Richard Losco  
*Richard Losco*

\$

Mail Remittance With Payment To:

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

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

020310 100124 06623114148456351 0036265 4 0000000 0 5



Invoice #:14845635 110225

Page 2 of 4

| Date  | Détails   | Qty. | Each | Amount        |
|---|---|------|------|---------------|
|   | Ship-To Reference #15261387<br>JASON DAVIDSON<br>RIVERTOWN FITNESS CENTER<br>140 LANDING ST<br>FRUIT COVE, FL 32259 |      |      |               |
| 10-08-25  | T252816970003   |      |      |               |
|   | 5.0 GALLON BOTTLE RETURN  | -16  | 6.00 | -96.00        |
|   | BOTTOM LOAD HOT & COLD BLACK COOLER (UNIVERSAL)   | -1   | 0.00 | 0.00          |
|   | Removed Serial #072925  |      |      |               |
|   | Sales Tax   |      |      | 0.00          |
|   | <b>Total</b>  |      |      | <b>-96.00</b> |
|   | Rec'd By:   |      |      |               |
|   | <b>Total for Location</b>   |      |      | <b>-96.00</b> |
| <b>** Product, rental, and delivery prices are subject to change and may vary over time. Please refer to our terms and conditions for details or access your regular invoice through the app or web. Thank you for being a valued customer.**</b> |   |      |      |               |

## How to Read Your Bill

### Delivery Calendar:

Your scheduled deliveries for the next three months.

### Customer Account Number:

For prompt service, please use this number when referring to your account.

### Summary:

Previous balance and posted payments since last bill.

### Total New Charges:

This information provides totals for various products and transactions.

### Important Monthly Message

| Upcoming Delivery Dates  |                           | Crystal                 |               |                 |          |            |             |                          |    |        |        |                          |   |        |        |                        |   |        |        |                  |  |  |               |              |  |  |               |                          |  |  |               |
|--|---------------------------|-------------------------|---------------|-----------------|----------|------------|-------------|--------------------------|----|--------|--------|--------------------------|---|--------|--------|------------------------|---|--------|--------|------------------|--|--|---------------|--------------|--|--|---------------|--------------------------|--|--|---------------|
| May 2025<br>Friday 2<br>Thursday 9   | April 2025<br>Thursday 27 | May 2025<br>Thursday 25 |               |                 |          |            |             |                          |    |        |        |                          |   |        |        |                        |   |        |        |                  |  |  |               |              |  |  |               |                          |  |  |               |
| <p><b>Customer Account 123456789012</b></p> <p>Account # 123456789012<br/>Billing Cycle 12/31/25<br/>Billing Period 04/01/25 - 04/30/25</p> <p><b>Previous Balance</b> \$0.00<br/><b>Payments</b> \$0.00<br/><b>Current Balance</b> \$0.00</p> <p><b>Products and Services</b></p> <table border="1"> <thead> <tr> <th>Product/Service</th> <th>Quantity</th> <th>Unit Price</th> <th>Total Price</th> </tr> </thead> <tbody> <tr> <td>12 GALON BOTTLE OF WATER</td> <td>12</td> <td>\$0.50</td> <td>\$6.00</td> </tr> <tr> <td>62 GALON BOTTLE OF WATER</td> <td>1</td> <td>\$1.00</td> <td>\$1.00</td> </tr> <tr> <td>62 GALON BOTTLE RETURN</td> <td>1</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td><b>Sub Total</b></td> <td></td> <td></td> <td><b>\$7.00</b></td> </tr> <tr> <td><b>Taxes</b></td> <td></td> <td></td> <td><b>\$0.00</b></td> </tr> <tr> <td><b>Total New Charges</b></td> <td></td> <td></td> <td><b>\$7.00</b></td> </tr> </tbody> </table> <p><b>Payment Information</b></p> <p>Payment Method: <input type="checkbox"/> Check <input type="checkbox"/> Credit Card <input type="checkbox"/> ACH <input type="checkbox"/> Bill Payment</p> <p>Payment Due Date: 05/15/25<br/>Payment Amount: \$7.00</p> <p><b>Important Monthly Message</b></p> <p>Please print only new address below and check the appropriate box on reverse side. Thank you.</p> |                           |                         |               | Product/Service | Quantity | Unit Price | Total Price | 12 GALON BOTTLE OF WATER | 12 | \$0.50 | \$6.00 | 62 GALON BOTTLE OF WATER | 1 | \$1.00 | \$1.00 | 62 GALON BOTTLE RETURN | 1 | \$0.00 | \$0.00 | <b>Sub Total</b> |  |  | <b>\$7.00</b> | <b>Taxes</b> |  |  | <b>\$0.00</b> | <b>Total New Charges</b> |  |  | <b>\$7.00</b> |
| Product/Service  | Quantity                  | Unit Price              | Total Price   |                 |          |            |             |                          |    |        |        |                          |   |        |        |                        |   |        |        |                  |  |  |               |              |  |  |               |                          |  |  |               |
| 12 GALON BOTTLE OF WATER   | 12                        | \$0.50                  | \$6.00        |                 |          |            |             |                          |    |        |        |                          |   |        |        |                        |   |        |        |                  |  |  |               |              |  |  |               |                          |  |  |               |
| 62 GALON BOTTLE OF WATER   | 1                         | \$1.00                  | \$1.00        |                 |          |            |             |                          |    |        |        |                          |   |        |        |                        |   |        |        |                  |  |  |               |              |  |  |               |                          |  |  |               |
| 62 GALON BOTTLE RETURN   | 1                         | \$0.00                  | \$0.00        |                 |          |            |             |                          |    |        |        |                          |   |        |        |                        |   |        |        |                  |  |  |               |              |  |  |               |                          |  |  |               |
| <b>Sub Total</b>   |                           |                         | <b>\$7.00</b> |                 |          |            |             |                          |    |        |        |                          |   |        |        |                        |   |        |        |                  |  |  |               |              |  |  |               |                          |  |  |               |
| <b>Taxes</b>   |                           |                         | <b>\$0.00</b> |                 |          |            |             |                          |    |        |        |                          |   |        |        |                        |   |        |        |                  |  |  |               |              |  |  |               |                          |  |  |               |
| <b>Total New Charges</b>   |                           |                         | <b>\$7.00</b> |                 |          |            |             |                          |    |        |        |                          |   |        |        |                        |   |        |        |                  |  |  |               |              |  |  |               |                          |  |  |               |

### Important Monthly Promotions:

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

### Bottle Deposits:

Highlights bottle deposits and returns.

### Easy to Pay:

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



### Mail Remittance With Payment To:

Please detach remittance and mail using business envelope provided.

## Billing Rights Summary

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

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

In your letter, give us the following information:

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

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

## Electronic Funds Transfer Notice

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

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

## Insufficient Funds Notice

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

## We appreciate your business.

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

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

### Address Changes

Mailing address only ☐ Mailing and delivery address ☐

Name

Address

City

State

Zip Code

( )

Phone Number

E-mail Address

Customer Account Number

### Do Not Forget To:

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

**INVOICE**

**Girly-Girl Partea' Inc**  
 245 Ashby Landing Way, St Augustine, FL 32086,  
 UNITED STATES  
 girlygirlpartea@gmail.com

**Invoice No#:** 1854  
**Invoice Date:** Oct 10, 2025  
**Due Date:** Nov 28, 2025

**\$300.00 USD****AMOUNT DUE****BILL TO**

Rivers Edge CDD  
 475 West Town PL, Suite 114, St. Augustine, FL  
 32092, UNITED STATES  
 kfatuch@vestapropertyservices.com



Approved CDD I  
 Submitted to AP on 11.10.25  
 by Kimberly Fatuch

*Kimberly Fatuch*

| # | ITEMS & DESCRIPTION   | PRICE        | AMOUNT(\$)          |
|---|---|--------------|---------------------|
| 1 | Two North Pole Elves @ RiverTown Friday, December 5-6:00 –<br>7:30pm<br>140 Landing St, St Johns, FL 32259, USA | \$300.00     | \$300.00            |
|   |   | Subtotal     | \$300.00            |
|   |   | Shipping     | \$0.00              |
|   |   | <b>TOTAL</b> | <b>\$300.00 USD</b> |

**NOTES TO CUSTOMER**

Thank you for choosing Girly-Girl Partea's for your celebration!

**TERMS AND CONDITIONS**

Kindly note, there is a 5% service fee for using Paypal's services. If you wish to avoid this fee, you may mail a check made payable to Girly-Girl Partea's to 245 Ashby Landing Way St Augustine FL 32086. Alternately, you may request instructions to pay via Zelle. Please note, payment **MUST** be received 7 days **PRIOR** to your party/event date.

If applicable, mileage is calculated based on \$0.75 per mile outside our 15 mile radius. We are based in St. Augustine, FL. For details please read a full copy of the agreed to terms and conditions (including our Travel Policy) at <https://www.girlygirlpartea.com/terms-of-service/>

Gratuity is greatly appreciated with all party packages and is automatically added in the amount of 15% to parties of \$1,000 or more. You may add gratuity on your PayPal invoice or pay in cash the day of the event.

**LATE BOOKING:** Bookings scheduled within 7 days of the event date will be subject to a fee due to last minute preparations.

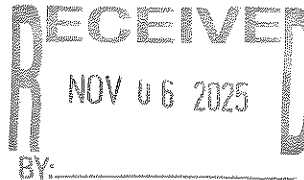
**ATTENDANCE:** Though some guests may not show up even if they RSVP, you will be charged for the final guest count you confirmed prior to the party. We do not provide refunds if your guests are no shows.

**Governmental Management Services, LLC**

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

**Invoice****Invoice #:** 284**Invoice Date:** 11/1/25**Due Date:** 11/1/25**Case:****P.O. Number:****Bill To:**

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

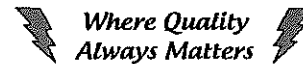


| Description                                  | Hours/Qty | Rate                    | Amount            |
|--|-----------|-------------------------|-------------------|
| Management Fees - November 2025              |           | 4,670.00                | 4,670.00          |
| Website Administration - November 2025       |           | 146.25                  | 146.25            |
| Information Technology - November 2025       |           | 283.92                  | 283.92            |
| Dissemination Agent Services - November 2025 |           | 599.75                  | 599.75            |
| Office Supplies                              |           | 1.38                    | 1.38              |
| Postage                                      |           | 160.48                  | 160.48            |
| Copies                                       |           | 32.70                   | 32.70             |
| Telephone                                    |           | 24.67                   | 24.67             |
|  |           | <b>Total</b>            | <b>\$5,919.15</b> |
|  |           | <b>Payments/Credits</b> | <b>\$0.00</b>     |
|  |           | <b>Balance Due</b>      | <b>\$5,919.15</b> |

**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

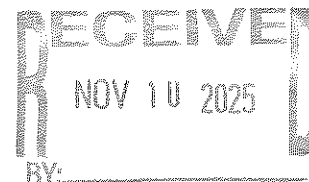
INVOICE 1158  
DATE 11/07/2025  
TERMS Net 30  
DUE DATE 12/07/2025

| DATE | ACTIVITY | DESCRIPTION   | QTY | RATE     | AMOUNT   |
|------|----------|---|-----|----------|----------|
|      | Services | Two streetlights not working at the roundabout in front of the Riverclub. Replaced faulty components. Cleaned lenses. Verified correct operation upon completion. |     | 1,650.00 | 1,650.00 |

Please make check payable to TMT Electric LLC.

|             |                   |
|-------------|-------------------|
| SUBTOTAL    | 1,650.00          |
| TAX         | 0.00              |
| TOTAL       | 1,650.00          |
| BALANCE DUE | <b>\$1,650.00</b> |

Approved RECDD  
Submitted to AP 11.10.2025  
By Kevin McKendree  
*Kevin McKendree*

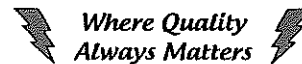


C/S

**TMT Electric, LLC**

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

**TMT ELECTRIC**



**904-789-0193**

***Veteran Owned***

**INVOICE**

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

**INVOICE** 1159  
**DATE** 11/07/2025  
**TERMS** Net 30  
**DUE DATE** 12/07/2025

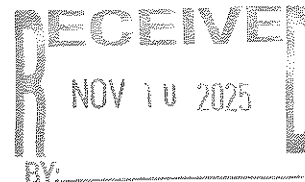
| DATE | ACTIVITY | DESCRIPTION  | QTY | RATE     | AMOUNT   |
|------|----------|--|-----|----------|----------|
|      | Services | Streetlight not working on Kendall Crossing near High Oaks Place. Replaced faulty components and resealed fixture. Verified correct operation upon completion. |     | 1,520.00 | 1,520.00 |

Please make check payable to TMT Electric LLC.

|             |                   |
|-------------|-------------------|
| SUBTOTAL    | 1,520.00          |
| TAX         | 0.00              |
| TOTAL       | 1,520.00          |
| BALANCE DUE | <b>\$1,520.00</b> |

Approved RECDD  
Submitted to AP 11.10.2025  
By Kevin McKendree

*Kevin McKendree*

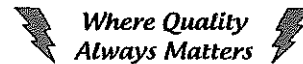


C15

**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 1160  
DATE 11/07/2025  
TERMS Net 30  
DUE DATE 12/07/2025

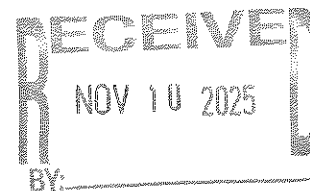
| DATE | ACTIVITY | DESCRIPTION  | QTY | RATE   | AMOUNT |
|------|----------|--|-----|--------|--------|
|      | Services | Lights not working at the Visitor Center.<br>Replaced and programmed time clock.<br>Replaced one bad spotlight.<br>Verified correct operation upon completion. |     | 675.00 | 675.00 |

Please make check payable to TMT Electric LLC.

|             |                 |
|-------------|-----------------|
| SUBTOTAL    | 675.00          |
| TAX         | 0.00            |
| TOTAL       | 675.00          |
| BALANCE DUE | <b>\$675.00</b> |

Approved RECDD  
Submitted to AP 11.10.2025  
By Kevin McKendree

*Kevin McKendree*





C/5

**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 1161  
DATE 11/07/2025  
TERMS Net 30  
DUE DATE 12/07/2025

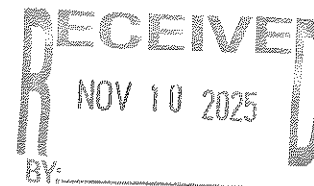
| DATE | ACTIVITY | DESCRIPTION  | QTY | RATE   | AMOUNT |
|------|----------|--|-----|--------|--------|
|      | Services | Streetlight not turning off across from the Paw Park on Rivertown Main Street. Replaced faulty photocell on top of light pole. Verified correct operation upon completion. |     | 250.00 | 250.00 |

Please make check payable to TMT Electric LLC.

|             |                 |
|-------------|-----------------|
| SUBTOTAL    | 250.00          |
| TAX         | 0.00            |
| TOTAL       | 250.00          |
| BALANCE DUE | <b>\$250.00</b> |

Approved RECDD  
Submitted to AP 11.10.2025  
By Kevin McKendree

*Kevin McKendree*

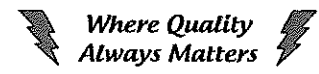


C15

**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

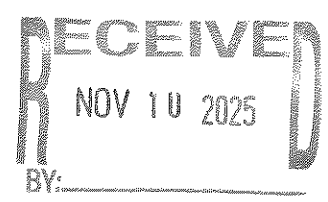
**INVOICE** 1162  
**DATE** 11/07/2025  
**TERMS** Net 30  
**DUE DATE** 12/07/2025

| DATE | ACTIVITY | DESCRIPTION   | QTY | RATE   | AMOUNT |
|------|----------|---|-----|--------|--------|
|      | Services | Streetlight on Rivertown Main across from Twin Flower Place not working. Replaced bad LED driver. Verified correct operation upon completion. |     | 725.00 | 725.00 |

Please make check payable to TMT Electric LLC.

|             |                 |
|-------------|-----------------|
| SUBTOTAL    | 725.00          |
| TAX         | 0.00            |
| TOTAL       | 725.00          |
| BALANCE DUE | <b>\$725.00</b> |

Approved RECDD  
Submitted to AP 11.10.2025  
By Kevin McKendree  
*Kevin McKendree*



**Rivertown Community  
Display  
Invoice #413**



**RiverTown Community  
(Billing)**

140 Landing Dr

Saint Johns, FL 32259

[Rlosco@vestapropertyservices.com](mailto:Rlosco@vestapropertyservices.com)

[\(904\) 860-7405](tel:(904)860-7405)

**Twinkle Nights**

[admin@twinklenights.com](mailto:admin@twinklenights.com)

[\(844\) 820-4613](tel:(844)820-4613)

**Site #1 (Site)**

140 Landing Dr

Saint Johns, FL 32259

**Issue Date:** 10/30/2025

**Due Date:** 11/6/2025

**Features**

---

☒ **Amenity Center Wreaths**

Riverhouse Amenity Center-(4) 24" warm white lit wreaths with red bows in upper windows and (1) 48" lit wreath on center window attached with permanent hardware.

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$1,005.00 | \$945.00   |

☒ **Monument Sign/Wall Option #3**

Please choose which wall option you would like by checking the box of the feature item you'd prefer: Entrance on SR13 and Rivertown Blvd Option #3 = (1) 17ft tall Mini Light tree. Add \$200 for 27ft tree and \$500 for 33ft

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$1,200.00 | \$1,000.00 |

☒ **Monument Sign Wall Wreath Option**

(2) 24" warm white lit wreaths w/ red bows flanking RiverTown words

**1YR      3YR**  
\$300.00 \$270.00

☒ **Tower Wreaths**

(8) Unlit 24" wreaths with red bows on towers in Homestead and Main Street Bridge

**1YR      3YR**  
\$1,000.00 \$880.00

☒ **Amenity Center Wreaths**

Wreaths with red bows on River Club Amenity Center (3) 36" warm white lit wreaths on center window above entry. And (2) dormer windows.

**1YR      3YR**  
\$930.00 \$885.00

☒ **Christmas Tree Wrap**

Full coverage with 6" spacing of mini lights wrapping 18ft tall Christmas Tree front of Amenity Center.

**1YR      3YR**  
\$1,875.00 \$1,675.00

☒ **Tree Wraps - Center Island**

(10) Trees -Trunks wrapped in warm white minis with 6" spacing

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$1,350.00 | \$1,200.00 |

☒ **Monument Sign Wreaths at Gate Entry**  
 (4) 24" Warm white lit wreaths with red UV resistant structured bows at entry. Power taped across road with high bond tape if no power outlet on all sides.

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$600.00   | \$540.00   |

☒ **Center Island Premium Garland**  
 Warm white lit premium commercial grade garland swagged on center island fencing. (2) 9ft pieces

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$500.00   | \$460.00   |

☒ **Monument Sign Wreaths - Rafter Tail**  
 (2) 24" Warm white lit wreaths with red bows on Monuments into neighborhood on Rafter Tail hung on pillars

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$300.00   | \$270.00   |

☒ **Premium Garland and Bows at Entry**  
 Warm white lit premium commercial grade garland swagged on fencing between first and center pillars on each side on road with (3) 12" red bows on each side.

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$2,450.00 | \$2,212.00 |

### ☒ **Watersong Monument Lights**

Warm White C9's lining monument sign attached with staples, hot glue, clips, or magnets as required by substrate.

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$603.75   | \$393.75   |

### ☒ **Holly Trees Wrapped**

(3) Holly Trees at Watersong canopy wrapped in warm white minis with 6" spacing

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$3,375.00 | \$3,000.00 |

### ☒ **Watersong Monument Sign Wreaths**

(2) 24" Warm white lit wreaths with red bows on monument sign.

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$300.00   | \$270.00   |

24in Lit Wreath (WW)

### ☒ **Ground Staked C9's**

Warm white lit C9's on ground stakes around garden bed.

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$2,000.00 | \$1,187.50 |

### ☒ **Keystone Corners and Longleaf – Tower Wreaths**

(2) 36" Warm white lit wreaths with red bows.

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$620.00   | \$590.00   |

### ☒ **Keystone Corners and Longleaf - Garland and bows**

Warm white lit premium commercial grade garland swagged on sign on each side on road with (2) 12" red bows on each side.

**1YR      3YR**  
**\$2,300.00   \$2,088.00**

### ☒ **Rivertown Main and Longleaf - Tower Wreath**

48" Warm white lit wreath with red bow on tower

**1YR      3YR**  
**\$475.00   \$450.00**

### ☒ **Rivertown Main and Longleaf - Waterfall walls**

Premium warm white lit garland on the waterfall walls w/ bow in the center on each side of road.

**1YR      3YR**  
**\$3,150.00   \$2,884.00**

### ☒ **Rivertown Main and Longleaf - Premium Garland - Welcome Center**

Garland w/ Bows on the iron walls in front of Welcome Center

**1YR      3YR**  
**\$2,300.00   \$2,088.00**

### ☒ RiverLodge Amenity Center Monument Sign Wreaths

(2) 24" warm white lit Wreaths with red bows on monument sign

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$300.00   | \$270.00   |

### ☒ Towers leading to RiverLodge

(4) 24" unlit Wreaths with red bows on • Towers near Cove neighborhood

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$500.00   | \$440.00   |

### ☒ Towers - Ravines

(4) 24" unlit Wreaths with red bows on • Towers near Ravines neighborhood

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$500.00   | \$440.00   |

### ☒ Monuments Hallows Cove - Premium Garland and Bows

Monuments on SR13 and Hallows Cove garland Warm white lit premium commercial grade garland swagged on fencing between first 2 pillars on each side on road with (2) 12" red bows on each side.

|            |            |
|------------|------------|
| <b>1YR</b> | <b>3YR</b> |
| \$2,300.00 | \$2,088.00 |

### ☒ Monuments Hallows Cove - Wreaths

Monuments on SR13 and Hallows Cove warm white lit wreaths

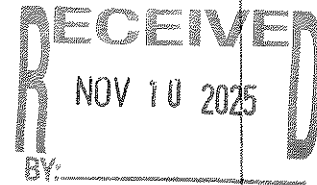


**1YR      3YR**  
**\$300.00 \$270.00**

## Payments & Pricing

### Payments

No Payments



Approved RECDD 1  
 Submitted to A/P - 11-10-25  
 By Richard Losco  
 Deposit Amount - \$13,398.13

*Richard Losco*

### Pricing

|                   |             |
|-------------------|-------------|
| Accepted Proposal | \$26,796.25 |
| Invoice Amount    | \$13,398.13 |
| Amount Paid       | \$0.00      |

**Overdue**

## Terms & Conditions

**This is an invoice for your Twinkle Nights Service Agreement**

**A 3.95% Processing fee will be added to all credit card payments.**

**ACH payments do not have a fee.**

**You may mail a check that must be received in our office prior to the due date.**

**Twinkle Nights 4923 NW 6th St., Ste D., Gainesville, FL 32609**

**Your service is not confirmed until we have received your payment.**

| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                      | STATUS | AMOUNT     | ....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|--|----------------------------------|--------|------------|----------------------------|
| 10/06/25           | 00001 | 9/25/25 09252025                  | 202509 600-53800-60000                           | RIVERHSE POOL RPR APPL #4        | *      | 166,250.00 |                            |
|                    |       |                                   |  | CROWN POOLS INC.                 |        |            | 166,250.00 000046          |
| 10/31/25           | 00020 | 10/18/25 D-4512                   | 202510 600-53800-61000                           | DEP IN/EXTERIOR PAINTING         | *      | 49,492.00  |                            |
|                    |       |                                   |  | INVESTMENT PAINTING OF           |        |            | 49,492.00 000047           |
| 11/07/25           | 00018 | 10/31/25 INV-7807                 | 202510 600-53800-61000                           | SOLAR CONDOR EXPANSE             | *      | 1,700.00   |                            |
|                    |       | 10/31/25 INV-7807                 | 202510 600-53800-61000                           | SPARROW BUNDLE                   | *      | 19,000.00  |                            |
|                    |       |                                   |  | FLOCK GROUP INC DBA FLOCK SAFETY |        |            | 20,700.00 000048           |
| TOTAL FOR BANK B   |       |                                   |  |                                  |        | 236,442.00 |                            |
| TOTAL FOR REGISTER |       |                                   |  |                                  |        | 236,442.00 |                            |

**RECEIVED**  
SEP 25 2025  
BY: \_\_\_\_\_

**Rivers Edge  
COMMUNITY DEVELOPMENT DISTRICT**

***Capital Reserve Fund***

**Check Request**

| Date               | Amount       | Authorized By |
|--------------------|--------------|---------------|
| September 25, 2025 | \$166,250.00 | Corbin deNagy |

Payable to:

|                     |
|---------------------|
| Crown Pools, Inc #1 |
|---------------------|

Date Check Needed:

Budget Category:

|      |                     |
|------|---------------------|
| ASAP | 034.600.53800.60000 |
|------|---------------------|

Intended Use of Funds Requested:

|  |
|--|
|  |
|  |
| River House Pool Repairs Appl #4               |
|  |
|  |
|  |
|  |
|  |
|  |
| (Attach supporting documentation for request.) |

# APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 2 PAGES

## TO OWNER

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

## FROM CONTRACTOR:

Crown Pools, Inc.  
3002 Philips Hwy  
Jacksonville, FL 32207

## PROJECT:

River House Pool Repairs  
155 Landing Street  
St. Johns, FL 32259  
VIA ARCHITECT

APPLICATION # 4  
PERIOD TO 09/29/25  
PROJECT NOS  
APPLICATION DATE 9/23/2025  
CONTRACT DATE 03/01/25

Distribution to  
☐ Owner  
☐ Const. Mgr  
☐ Architect  
☐ Contractor

CONTRACT FOR Swimming Pool

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment as shown below in connection with the Contract  
Continuation Sheet is attached

|   |    |            |
|---|----|------------|
| 1. ORIGINAL CONTRACT SUM-----   | \$ | 798,412.92 |
| 2. Net change by Change Orders-----   | \$ | 187,500.00 |
| 3. CONTRACT SUM TO DATE (Line 1 +/- 2)  | \$ | 985,912.92 |
| 4. TOTAL COMPLETED & STORED TO DATE-\$<br>(Column G on Continuation Sheet)        |    | 369,133.07 |
| 5. RETAINAGE:   |    |            |
| a. 5.0% of Completed Work<br>(Columns D+E on Continuation Sheet)                  | \$ | 18,456.65  |
| b. 0.0% of Stored Material<br>(Column F on Continuation Sheet)                    | \$ | 0.00       |
| Total Retainage (Line 5a + 5b or<br>Total in Column I of Continuation Sheet-----  | \$ | 18,456.65  |
| 6. TOTAL EARNED LESS RETAINAGE-----<br>(Line 4 less Line 5 Total)                 | \$ | 350,676.42 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT<br>(Line 6 from prior Certificate)----- |    |            |
|   | \$ | 184,426.42 |
| 8. CURRENT PAYMENT DUE-----   | \$ | 166,250.00 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE<br>(Line 3 less Line 6)                 | \$ | 635,236.50 |

| CHANGE ORDER SUMMARY                               | ADDITIONS    | DEDUCTIONS |
|--|--------------|------------|
| Total changes approved in previous months by Owner | \$12,500.00  |            |
| Total approved this Month                          | \$175,000.00 |            |
| TOTALS   | \$187,500.00 | \$0.00     |
| NET CHANGES by Change Order                        | \$187,500.00 |            |

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

## CONTRACTOR:

By: Brad Correia

Date: 9/23/25

State of: Florida

County of: Duval

Subscribed and sworn to before  
me this 23RD day of SEPTEMBER

Notary Public: TERI HOWARD

My Commission expires: 8/5/2027 HH383639



## CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 166,250.00

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

## ARCHITECT:

By:

Date:

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

**CONTINUATION SHEET**

Page 2 of 2 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER 4

PROJECT:

APPLICATION DATE 09/23/25

0

River House Pool Repairs

PERIOD TO 9/23/2025

0

156 Landing Street

ARCHITECT'S PROJECT NO 0

St. Johns, FL 32259

| A<br>Item<br>No. | B<br>Description of Work                       | C<br>Scheduled<br>Value | D<br>Work Completed                     |             | F<br>Materials<br>Presently<br>Stored<br>(Not In<br>D or E) | G<br>Total<br>Completed<br>And Stored<br>To Date<br>(D + E + F) | H<br>%<br>(G/C) | I<br>Balance<br>To Finish<br>(C - G) | J<br>Retainage<br>5% |
|------------------|--|-------------------------|---|-------------|---|---|-----------------|--------------------------------------|----------------------|
|                  |  |                         | From Previous<br>Application<br>(D + E) | This Period |   |   |                 |                                      |                      |
| 1                | MARCITE FUN POOL W/ FLORIDA ROLL<br>OUT GUTTER | 161,232.20              |   |             |   | 0.00  | 0%              | 161,232.20                           | 0.00                 |
| 2                | TILE FUN POOL                                  | 38,095.86               |   |             |   | 0.00  | 0%              | 38,095.86                            | 0.00                 |
| 3                | EXPANSION JOINT REPAIR                         | 4,650.24                |   |             |   | 0.00  | 0%              | 4,650.24                             | 0.00                 |
| 4                | NEW LED 12V LIGHT FUN POOL                     | 12,683.00               |   |             |   | 0.00  | 0%              | 12,683.00                            | 0.00                 |
| 5                | MARCITE LAP POOL W/ FLORDIA ROLL<br>OUT GUTTER | 150,540.00              |   |             |   | 0.00  | 0%              | 150,540.00                           | 0.00                 |
| 6                | TILE LAP POOL                                  | 55,954.24               |   |             |   | 0.00  | 0%              | 55,954.24                            | 0.00                 |
| 7                | NEW LED 12V LIGHTS LAP POOL                    | 10,146.40               |   |             |   | 0.00  | 0%              | 10,146.40                            | 0.00                 |
| 8                | DIVE BLOCK REPLACEMENT                         | 0.00                    |   |             |   | 0.00  | 0%              | 0.00                                 | 0.00                 |
| 9                | COPING FUN POOL                                | 26,630.46               | 13,315.23                               |             |   | 13,315.23   | 50%             | 13,315.23                            | 665.76               |
| 10               | COPING LAP POOL                                | 20,547.36               | 10,273.68                               |             |   | 10,273.68   | 50%             | 10,273.68                            | 513.68               |
| 11               | PAVER DECK                                     | 284,778.00              | 142,389.00                              |             |   | 142,389.00  | 50%             | 142,389.00                           | 7,119.45             |
| 12               | TREE REMOVAL                                   | 17,500.00               |   |             |   | 0.00  | 0%              | 17,500.00                            | 0.00                 |
| 13               | PAYMENT & PROFORMANCE BOND                     | 15,655.16               | 15,655.16                               |             |   | 15,655.16   | 100%            | 0.00                                 | 782.76               |
| 14               | CO#1 EXPANSION JOINT REPAIR                    | 12,500.00               | 12,500.00                               |             |   | 12,500.00   | 100%            | 0.00                                 | 625.00               |
| 15               | CO #2 ADD SAND FILTRATION SYSTEM               | 175,000.00              |   | 175,000.00  |   | 175,000.00  | 100%            | 0.00                                 | 8,750.00             |
| 16               |  |                         |   |             |   | 0.00  | 0%              | 0.00                                 | 0.00                 |
| 17               |  |                         |   |             |   | 0.00  | 0%              | 0.00                                 | 0.00                 |
| 18               |  |                         |   |             |   | 0.00  | 0%              | 0.00                                 | 0.00                 |
| 19               |  |                         |   |             |   | 0.00  | 0%              | 0.00                                 | 0.00                 |
| 20               |  |                         |   |             |   | 0.00  | 0%              | 0.00                                 | 0.00                 |
| 21               |  |                         |   |             |   | 0.00  | 0%              | 0.00                                 | 0.00                 |
| 22               |  |                         |   |             |   | 0.00  | 0%              | 0.00                                 | 0.00                 |
| 23               |  |                         |   |             |   | 0.00  | 0%              | 0.00                                 | 0.00                 |
| 24               |  |                         |   |             |   | 0.00  | 0%              | 0.00                                 | 0.00                 |
| 25               |  |                         |   |             |   | 0.00  | 0%              | 0.00                                 | 0.00                 |
|                  | SUBTOTALS PAGE 2                               | 985,912.92              | 194,133.07                              | 175,000.00  | 0.00  | 369,133.07  | 37%             | 616,779.85                           | 18,456.65            |

C/S



## Investment Painting of North FL

Rivers edge cdd 1  
475 West Town Place 114  
St. Augustine, FL 32092

(904) 607-1038  
kmckendree@vestapropertyservices.com

|               |                    |
|---------------|--------------------|
| JOB           | #4512              |
| INVOICE       | #D-4512            |
| INVOICE DATE  | Oct 18, 2025       |
| PAYMENT TERMS | On date            |
| DUE DATE      | Oct 24, 2025       |
| DEPOSIT DUE   | <b>\$49,492.00</b> |

### CONTACT US

229 South Torwood Drive  
Saint Johns, FL 32259

(904) 307-6649  
Investmentpaintingfl@yahoo.com

## INVOICE

| Description   | Qty | Unit Price  | Amount      |
|---|-----|-------------|-------------|
| Commercial Exterior Painting Project - Estimate Exterior of Gym building, Exterior of Rental Building and Cabana attached to Rental building , Exterior of Pool Pavillion, Pergola Over Pool, Pergola between rental and cabana, Office<br>Pressure wash Exterior of Buildings Hardie Board, trim and doors<br>Caulk gaps in trim and around doors where needed with (55) yr caulking 950a from Sherwin<br>Apply rust inhibiting primer to rust spots and nails on all infrastructure that is being painted<br>Repaint all hardie board same color body (2) coats, wood ceilings, Trellis, corbels, Dormers, trim, shutters and doors with top of the line Sherwin Williams Emerald Rain Refresh self cleaning paint that will keep things looking cleaner longer. This coating has a lifetime manufacturer warranty against peeling, chipping flaking paint and is dirt and mildew resistant.<br>IPNF warranties any labor defects that are not caused by abnormal wear and tear and not from natural disasters against defects for (3) years from date of commencement<br><br>Excludes exterior of Fascia on both buildings | 1.0 | \$76,860.00 | \$76,860.00 |
| Commercial Interior painting Services - Estimate (Yoga Room)<br>Patch nail holes where needed and drywall imperfections<br>Repaint walls with Sherwin Williams Scuff Tuff coating for extra durability and scuff resistance. Repaint all trim and doors with Sherwin Williams scuff tuff coating.<br>Price includes labor materials.  | 1.0 | \$1,695.00  | \$1,695.00  |
| Commercial Interior painting Services - Estimate (Gym Room)<br>Patch holes in drywall and repair drywall nail pops. Repaint all ceilings with Sherwin Williams Super Paint which is dirt and mildew resistant. Repaint walls, trim and Interior Doors with Sherwin Williams scuff tuff coating<br>Price includes labor materials  | 1.0 | \$2,965.00  | \$2,965.00  |
| Commercial Painting Interior for Rental Room and Interior of Cabana Room  | 1.0 | \$7,535.00  | \$7,535.00  |

Patch holes in walls where needed.

Repaint all walls, trim and interior doors with Sherwin Williams scuff tuff coating.

Repair seams on white joist Beams and Repaint Beams

Repaint walls, trim and doors with Sherwin Williams Emerald Exterior Paint. Prime and paint vinyl shutters.

Price includes labor materials

Excludes wooden Ceiling

|                      |     |            |            |
|----------------------|-----|------------|------------|
| Maint Shed and Fence | 1.0 | \$2,860.00 | \$2,860.00 |
|----------------------|-----|------------|------------|

Pressure wash Shed, garage doors and fence and Repaint Shed walls, trim garage doors, doors, gates and fence with Sherwin Williams Emerald Rain Refresh.

Price includes labor materials

|   |     |            |            |
|---|-----|------------|------------|
| Interior painting of Gym Side Restrooms | 1.0 | \$2,980.00 | \$2,980.00 |
|---|-----|------------|------------|

Prep and Paint gym side restrooms walls (2) coats and ceiling with Sherwin Williams ScuffTuff coating which is durable and molded resistant.

Price includes labor and materials

|   |     |            |            |
|---|-----|------------|------------|
| Exterior painting Water Slide Tower Wood Interior and Exterior, Metal Support Beam Infrastructure | 1.0 | \$4,089.00 | \$4,089.00 |
|---|-----|------------|------------|

(Black Metal Beams Inside tower and Spiral Staircase

Pressure wash tower, apply rust reforming prime to rust areas. Repaint wood with Sherwin Williams Top of the line Emerald Rain Refresh coating.

Prep and paint metal infrastructure with Macropoxy 646 fast cure coating which is a 2 part system that is chemical resistant, and is made specifically to protect steel

Repaint Metal Staircase with Sherwin Williams pro industrial sherloxane 800 industrial coating which is a 2 part epoxy urethane coating that will handle the wear and tear.

Price includes labor and materials

|          |             |
|----------|-------------|
| Subtotal | \$98,984.00 |
|----------|-------------|

|           |             |
|-----------|-------------|
| Job Total | \$98,984.00 |
|-----------|-------------|

|             |             |
|-------------|-------------|
| Deposit Due | \$49,492.00 |
|-------------|-------------|

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!

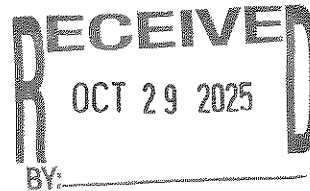
To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive an invoice for your deposit of \$500.00 for each service/job for approved services that you have agreed to. At that time you will receive a TENTATIVE START WEEK for your approved job. For larger residential jobs, deposits may be subjected to a higher deposit. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.

Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!

See our Terms & Conditions



Approved RECDD  
Submitted to AP 10.29.25  
By Kevin McKendree

*Kevin McKendree*



C15

# flock safety

## INVOICE

Flock Group Inc dba Flock Safety  
[www.flocksafety.com](http://www.flocksafety.com)

Invoice Number INV-78071  
Invoice Date: 10/31/2025  
Due Date: 11/15/2025  
Payment Terms: Net 15  
PO#:

Bill To: FL - Rivers Edge CDD  
Saint Johns, Florida, 32259

Ship To: FL - Rivers Edge CDD  
160 Riverglade Run  
Saint Johns, Florida 32259

Billing Company Name: FL - Rivers Edge CDD  
Billing Contact Name: Richard Losco  
Billing Email Address: rlosco@vestapropertyservices.com

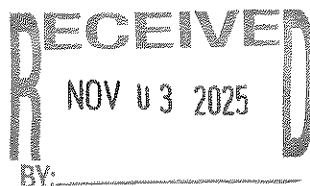
Payment Terms: Net 15  
Contracted Billing Structure: Annual - First Year at Signing

Notes: FL - Rivers Edge CDD: Year 2 of 24 Month Term, 2025 - 2026

Please note a minor change to our invoices starting February 1, 2025 updating product/SKU names listed in each line item. This change is only to naming conventions and will not affect the products, functionality, or services you receive from Flock Safety. Please update your payment system to reflect these new product/SKU names as needed.

| ITEMS   | QTY | UNIT PRICE | SALES TAX | TOTAL       |
|---|-----|------------|-----------|-------------|
| Solar Video Camera, fka Condor                              | 1   | \$1,700.00 | \$0.00    | \$1,700.00  |
| Flock Safety LPR Bundle - Neighborhoods, fka Sparrow Bundle | 8   | \$2,375.00 | \$0.00    | \$19,000.00 |

Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware.  
Link to Location of Services: <https://planner.flocksafety.com/public/e8719816-d163-44d4-8efb-63fd02578453>



Subtotal: \$20,700.00  
Sales Tax: \$0.00  
Credit: \$0.00  
Payments: \$0.00  
Balance Due: \$20,700.00

Approved RECDD 1  
Submitted to A/P - 11-03-25  
By Richard Losco  
*Richard Losco*

If you have questions about your invoice or need to update your billing contact information, please email [billing@flocksafety.com](mailto:billing@flocksafety.com) or call 866-901-1781, option 3.



## INVOICE

**Flock Group Inc dba Flock Safety**  
[www.flocksafety.com](http://www.flocksafety.com)

Invoice Number: INV-78071  
Invoice Date: 10/31/2025  
Due Date: 11/15/2025  
Payment Terms: Net 15  
PO#:

### Payment Remittance Information

#### Pay by Check:

Payable to: Flock Group Inc  
Memo: INV-78071  
Mail to: PO Box 121923  
Dallas, TX 75312-1923

*If paying by check, please include the remittance slip below.*

#### Pay by ACH:

Account Legal Name: Flock Group Inc.  
Account Number: 3302113966  
Account Type: Checking  
Routing / SWIFT Code: 121140399 / SVBKUS6S

*If paying by ACH, please include your invoice number in the memo section of the ACH transfer request.*

Please be aware that failure to pay the invoice by the due date may result in an interest penalty or disconnection of service, as specified in your contract.

.....  
Detach and Return with Payment

#### **Make Checks Payable to: Flock Group Inc**

If sending via Flock Group Inc  
USPS: PO Box 121923  
Dallas, TX 75312-1923

Or

If sending via Flock Group Inc  
UPS, FedEx or 891923  
USPS: 885 East Collins Boulevard,  
Suite 110  
Richardson, TX 75081

Account: FL - Rivers Edge CDD

Invoice # INV-78071

Amount Due: **\$20,700.00**

Amount Enclosed: \$ \_\_\_\_\_

## *FOURTH ORDER OF BUSINESS*

*A.*



## **Rivers Edge CDD – I, II, and III**

### **Landscape Update for January 2026**

- **General Maintenance**

- The maintenance team is working on detail and grass cutbacks throughout the community.
- Team is spraying for weeds throughout the community and trimming shrubs.
- 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.
- - The low beds have caused the flowers in the past to decline prematurely and not show off as intended.
    - This is caused by the flowers staying too saturated which causes the roots to rot.
  - Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months.
    - Because of this you will see scalping occasionally until the proper height is achieved.
      - Ex. If you want to maintain a height of 4in you need to drop the level of the existing canopy of the turf to between 3.5-3.75 so that the new green growth is what is shown after each mowing occurrence moving forward.

- **Irrigation**

- Techs have been running through the system and making repairs as we go.
- All clocks are set to run 2 times a week with the season change and cold weather. Some areas have turned the system off completely to help to save on the water bill.
- 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.
        - We have 14 main line breaks in December; we experienced an abnormal amount of main line breaks last month throughout the Rivertown neighborhood. We were notified of all these breaks at the same time within a 30-minute window and they are randomly scattered throughout the entire community.
        - All the repairs were made.

- **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. We have completed the palm trimming and are starting to gear up for mulch installation soon.

*E.*



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# RIVERTOWN

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RECDD's Monthly Operations Report

*Date of report: 01/21/2026*

*Submitted by: Kevin McKendree*

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## **RECDD I**

### **Filter Equipment for RiverHouse Pools:**

The sand filters for both pools need repair. The sand needs to be changed out. When performing a change out there will need to be internal parts changed as they will be broken due to their age. Unfortunately, the manufacturer of these filters went out of business years ago and the parts are not available. This will make the filters have to be replaced. The slab cracking issues are band aided as well and the slabs need to be removed and built properly up to current codes. This was approved as a change order to the current remodel project which began on 9/22. Filters are due to ship 1/23 from Michigan and will be installed upon arrival.

### **RiverHouse Pool:**

Crown Pools has ordered the pavers, and the project has been ordered to start right after Labor Day per the board's direction. Pavers arrived on April 28<sup>th</sup> and are stored on site. Construction began 9/21. As of now the pool deck has been completely removed and new pavers are installed on the upper deck and grill cabana. Palm trees have been removed; water has been drained and chipping out of the old marcite is done. Tiles and coping are installed. We are currently tidying up old irrigation/electrical lines so that the remaining paver deck can be installed. New filters must be installed before marciting begins as the equipment must be operational so that the marcite can stay wet.

### **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. This is now complete.

### **Fencing around Rivertown BLVD:**

The perimeter fence that surrounds Rivertown BLVD and connects onto Kendall Crossing is rotting. We have replaced boards that have fallen off and 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.

**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. Work started first week of the new year.

**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. Benches have been ordered.

**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. This is now complete.

**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.

**Poolside Cabana Furniture:**

Replacement tables and chairs have been approved and ordered for the pool deck at the RiverHouse. These will arrive before the opening of our pool.

**Entrance Waterfall:**

We had an incident which I believe to be a power surge over the weekend of 12/13 that literally blew up the VFDs in the waterfall pits at the front entrance. Replacements were installed and we are back up and running.

## **RECDD II**

### **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 met with Kompan and they will be honoring the warranty on this repair. Kompan has never experienced a warranty claim like this so it is unknown when this will be resolved. Also, these structures come from Denmark so it will be a while before they arrive to be repaired.

### **Umbrellas and Bases at RiverClub:**

We will be ordering the rest of the replacement umbrellas and bases for the RiverClub upon approval.

### **RiverClub front Steps:**

Yellowstone had an accident trimming a palm tree where a ladder fell on the railing on the front steps of the RiverClub, breaking the railing and the step itself. We ordered new steps to be cast from the original manufacturer and will have them installed after arrival. After the step is installed the railing system can be reinstalled. Yellowstone will be reimbursing us for this repair.

## **RECDD 3**

### **Pool Leak in Lazy River:**

We discovered that there is a leak in the lazy river at the RiverLodge. Crown Pools is investigating this and sending a diver to inspect for leaks as we cannot locate one using the dye method. We also had some tiles pop off the expansion joint that they will be repairing, but this is not where the leak is located.

## **All Districts**

### **Mainline breaks:**

Last week on the morning of 12/11 we had 11 mainline breaks occur, scattered throughout RiverTown due to what we believe was a giant water hammer event. We have been in contact with JEA on helping us with repair costs and finding the source of the problem which we believe was increased pressure from the new booster station. Yellowstone is discounting these repairs to help us out in case the city of Jacksonville who handles JEAs insurance claims, denies us.

# RIVERTOWN

RECDD's Lifestyle Report

Date of report 01/21/2026

Submitted by: **Kim Fatuch**

## December Events

- 12.4.25 – Music Bingo
- 12.5.25 – Elf Training Camp
  - Kids are invited to the North Pole to participate in some Elf training activities including cookie making, present packing and even a toy making station
  - Over 300 people attended this event. We ran out of everything.
  - Going forward these types of events will be sign-up only.



- 12.7.25 – Breakfast with Santa
  - Santa photos will be taken professionally by Igor with Invigorate Media
  - All slots for photos are reserved, 260 family's total!
  - Breakfast buffet will be served in the café from 9am – 1pm
  - Weather was not in our favor, but we made it work.
  - People really enjoyed the breakfast and the professional photos by Igor.



- 12.12.25 – Tree Lighting & Golf Cart Parade \*RESCHEDULED TO 12/12 due to weather
  - The annual Golf Cart Parade and Tree Lighting are a Rivertown staple
  - Roughly 130 golf carts attended the parade, and over 300 people attended the tree lighting
  - Tree lighting festivities include a photo op, snow, cookies & cocoa, and more!



- 12.13.25 – Winter Vendor Market
  - We have 50 vendor spots signed up
  - Kidzone complete with bounce houses, candy cane walk and more!
  - Many booths sold out of their goods, creating an amazing event! Roughly 400-500 people attended.



- 12.19.25 – Live Music with Emily Mikus

## **January Events**

- 1.8.26 – Music Bingo
- 1.10.26 – Vino & Vases
  - Residents are invited to a workshop to turn liquor and wine bottles into beautifully hand painted vases with fresh flowers to choose from.
  - We will have a grazing table and wine available.
  - All 40 slots filled up within 4 days!!!
- 1.16.26 – Live Music with Greg Johnson
- 1.22.26 – Music Bingo
- 1.23.26 – Live Music with Robby Schenck
- 1.27.26 – A Walk-Through History
  - Steve Cassidy will be hosting a holocaust presentation complete with real artifacts from the era.
  - This is a second appearance of these artifacts in Rivertown due to high demand from Residents.
  - Over 100 residents attended the first lecture, we expect as many if not more this time around.
- 1.30.26 – Live Music with MnN Duo



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# RIVERTOWN

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RECDD's Amenity Manager Report

*Date of report 01/21/2026*

*Submitted by: Ken Council*

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The RiverHouse Lap & Family Pool Renovations are still underway. We are currently awaiting parts to schedule AEI Gas for revamping the RiverClub Fire Pits. The RiverLodge Water Activity Pool with the Splash Pad is now closed until next season. Service order request to repair upholstery on Scott Curl Bench on 1.8.2026. 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)

### **Other Updates:**

- RiverHouse fire annual inspection follow up completed by SJC Fire on 12.17.2025
  - Pool repair/construction began September 22, 2025, still underway
-

## **RiverClub**

### **Amenity Hours:**

- 10am – 9pm (Sunday, Monday, Wednesday, & Thursday)
- 10am – 10pm (Friday & Saturday)

**\*Closed Tuesdays\***

### **Other Updates:**

- Representative from AEI Gas came out on Thursday, 12.11.2025, to provide options for revamping the RiverClub Fire Pits. Currently Awaiting parts to schedule AEI Gas for service of RiverClub Fire Pits
- 

## **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:**

- Technogym work order request placed on 1.8.2026 to repair damaged upholstery on Scott Curl Bench.

# RIVERTOWN

## RECDD's Café Report

*Date of report 01/21/2026*

*Submitted by: Lisa McCormick & Richard Losco*

We hope you had a wonderful Thanksgiving Holiday with your families as we are one month in arrears with publishing this report. The Café's community events included Friday Night Music, Smores & Cider, and Planksgiving Boil @ The Amphitheater. The new food menu was implemented on October 17, 2025, and we continue to deliver the services that the residents desire.

The café operations have been very consistent in delivery of service, product quality, creating a festive environment, and maintaining quality controls of food and beverage. This has been accomplished by defining standard operating procedures, proper training, oversight, and constantly trying to improve the standards.

Square POS Net Sales were up 38.6% for the month of November @ \$60,300 compared to \$43,520 prior year. Our top employee in sales for the month of November was Lani Dail, which transacted \$18,114.25; we are extremely proud of Lani's dedication and hard work she has put forth for the community and Cafe.

Cost of Goods Sold (Food and Beverage) was @ 40.5% in the month of November, compared to 39.6% prior year.

### **Food & Beverage as % of Revenue:**

|                |                     |                     |
|----------------|---------------------|---------------------|
| <b>Target</b>  | <b>12-Month</b>     | <b>% Rate – 40%</b> |
| <b>Optimal</b> | <b>12-Month</b>     | <b>% Rate – 35%</b> |
| <b>Actual</b>  | <b>November '25</b> | <b>% Rate – 41%</b> |

Gross Wages as % of net sales were 33.3% in the month of November, compared to 41.7% prior year.

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

|                |                     |                     |
|----------------|---------------------|---------------------|
| <b>Target</b>  | <b>12-Month</b>     | <b>% Rate – 35%</b> |
| <b>Optimal</b> | <b>12-Month</b>     | <b>% Rate – 30%</b> |
| <b>Actual</b>  | <b>November '25</b> | <b>% Rate – 33%</b> |

Lisa McCormick continues to compare and negotiate with our food brokers to evaluate whether pricing is fair and market driven. This allows the Café to price the menu and specials accordingly for the residents to receive a variety of menu choices and great price points for purchase.



Labor costs have been minimized by us aligning our scheduling with demand for the café services and improvement in productivity. We will continue to review this important metric.

## Customer Service Report

Customer: Rivertown  
Tech: Cameron Ganim, Jt Condon

Date of Visit: 12/31/2025  
Weather: 65 °F High  
10% ☁

### Waterway and Ditch Treatments

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

Comments: Shoreline grasses were sprayed at multiple ponds on site. There are a few ponds that still have algae growth that we sprayed this month. Debris was removed from 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

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

### Native/Beneficial Vegetation Noted

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

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

## Customer Service Report

Customer: Rivertown  
Tech: Cameron Ganim, Jt Condon

Date of Visit: 12/31/2025  
Weather: 65 °F High  
10% ☁

### 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  |
| Floating Weeds            |   |    |    |   |    |   |    |   |   |   |   |    |   |    |    |
| Mosquito Larvicide        |   |    |    |   |    |   |    |   |   |   |   |    |   |    |    |
| Pond Dye                  |   |    |    |   |    |   |    |   |   |   |   |    |   |    |    |
| Inspection                |   | x  |    |   |    |   |    |   |   |   | x |    |   |    |    |
| Debris Removal            | x |    |    |   |    |   | 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

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

### Native/Beneficial Vegetation Noted

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

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

## Customer Service Report

Customer: Rivertown  
Tech: Cameron Ganim, Jt Condon

Date of Visit: 12/31/2025  
Weather: 65 °F High  
10% ☁

### Waterway and Ditch Treatments

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

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

### Native/Beneficial Vegetation Noted

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

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

## Customer Service Report

Customer: Rivertown  
Tech: Cameron Ganim, Jt Condon

Date of Visit: 12/31/2025  
Weather: 65 °F High  
10% ☁



A



AA



B



BB

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Customer Service Report

Customer: Rivertown  
Tech: Cameron Ganim, Jt Condon

Date of Visit: 12/31/2025  
Weather: 65 °F High  
10% ☁

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## Customer Service Report

Customer: Rivertown  
Tech: Cameron Ganim, Jt Condon

Date of Visit: 12/31/2025  
Weather: 65 °F High  
10% ☁

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Customer Service Report

Customer: Rivertown  
Tech: Cameron Ganim, Jt Condon

Date of Visit: 12/31/2025  
Weather: 65 °F High  
10% ☁

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Customer Service Report

Customer: Rivertown  
Tech: Cameron Ganim, Jt Condon

Date of Visit: 12/31/2025  
Weather: 65 °F High  
10% ☁

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Customer Service Report

Customer: Rivertown  
Tech: Cameron Ganim, Jt Condon

Date of Visit: 12/31/2025  
Weather: 65 °F High  
10% ☁

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Customer Service Report

Customer: Rivertown  
Tech: Cameron Ganim, Jt Condon

Date of Visit: 12/31/2025  
Weather: 65 °F High  
10% ☁

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Customer Service Report

Customer: Rivertown  
Tech: Cameron Ganim, Jt Condon

Date of Visit: 12/31/2025  
Weather: 65 °F High  
10% ☁

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**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:           |                 | Detective <input type="text"/> #11319 |                      |             |
|----------------------|-----------------|---------------------------------------|----------------------|-------------|
| DATE                 | CAD #           | TIME IN                               | TIME OUT             | TOTAL HOURS |
| <input type="text"/> | SJSO25CAD253306 | <input type="text"/>                  | <input type="text"/> | 6           |
| <input type="text"/> |                 |                                       |                      |             |
| <input type="text"/> |                 |                                       |                      |             |
| <input type="text"/> |                 |                                       |                      |             |
| <input type="text"/> |                 |                                       |                      |             |
| <input type="text"/> |                 |                                       |                      |             |
| <input type="text"/> |                 |                                       |                      |             |

**ACTIVITY / COMMENTS:**

SJSO25CAD253341, SJSO25CAD253360, SJSO25CAD253374, SJSO25CAD253420, SJSO25CAD253486, SJSO25CAD253575

6 written warnings for excessive speed, 1 verbal warning for expired registration, and assisted a lost subject with directions.

Multiple rounds of patrols conducted throughout the entire neighborhood.

**RollKall Invoice#: 1525489**



**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: | Detective [redacted] #11319 |            |            |             |
|------------|-----------------------------|------------|------------|-------------|
| DATE       | CAD #                       | TIME IN    | TIME OUT   | TOTAL HOURS |
| [redacted] | SJSO25CAD254947             | [redacted] | [redacted] | 6           |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |

**ACTIVITY / COMMENTS:**

SJSO25CAD254968, SJSO25CAD255004, SJSO25CAD255022, SJSO25CAD255034, SJSO25CAD255055, SJSO25CAD255065

6 written warnings for excessive speed and assisted patrol with looking for a suicidal subject.

Multiple rounds of patrols conducted throughout the entire neighborhood.

**RollKall Invoice#: 1526855**



**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 [REDACTED] #10779 |            |            |             |
|------------|--------------------------|------------|------------|-------------|
| DATE       | CAD #                    | TIME IN    | TIME OUT   | TOTAL HOURS |
| [REDACTED] | SJSO25CAD257621          | [REDACTED] | [REDACTED] | 6           |
|            |                          |            |            |             |
|            |                          |            |            |             |
|            |                          |            |            |             |
|            |                          |            |            |             |
|            |                          |            |            |             |
|            |                          |            |            |             |

**ACTIVITY / COMMENTS:**

Total Contacts:6 Citations: 2 Warnings:4 Arrests: 1 Calls for service: 1 (Domestic Disturbance)

Impaired Driver was stopped for not stopping at all for 4-way stop located at Orange Branch Trail and Keystone Corners. Investigation revealed his license was suspended for numerous reasons including prior DUI's. Subject was arrested and transported to the Saint Johns County Jail \*\*SJSO25OFF011997\*\*



**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 <input type="text"/> #10779 |                      |                      |             |
|----------------------|------------------------------------|----------------------|----------------------|-------------|
| DATE                 | CAD #                              | TIME IN              | TIME OUT             | TOTAL HOURS |
| <input type="text"/> | SJSO25CAD268047                    | <input type="text"/> | <input type="text"/> | 6           |
|                      |                                    |                      |                      |             |
|                      |                                    |                      |                      |             |
|                      |                                    |                      |                      |             |
|                      |                                    |                      |                      |             |
|                      |                                    |                      |                      |             |
|                      |                                    |                      |                      |             |

**ACTIVITY / COMMENTS:**

Total Contacts:9 Citations: 1 Warnings:8 Top speed measured by radar was; , \*\*41MPH on Rivertown Main near Kendall Crossing\*\*





**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: | Detective [REDACTED] #11319 |            |            |             |
|------------|-----------------------------|------------|------------|-------------|
| DATE       | CAD #                       | TIME IN    | TIME OUT   | TOTAL HOURS |
| [REDACTED] | SJSO25CAD269412             | [REDACTED] | [REDACTED] | 6           |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |

**ACTIVITY / COMMENTS:**

SJSO25CAD269442, SJSO25CAD269455, SJSO25CAD269471, SJSO25CAD269477, SJSO25CAD269512, SJSO25CAD269569

6 written warnings for stop sign violations, (Orange Branch Trail/Keystone Corners Boulevard Intersection) Also made multiple laps around the festival on Landing Street throughout the day - no problems observed.

Multiple rounds of patrols conducted throughout the entire neighborhood.

**RollKall Invoice#: 1541716**



**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 [redacted] #10779 |            |            |             |
|------------|--------------------------|------------|------------|-------------|
| DATE       | CAD #                    | TIME IN    | TIME OUT   | TOTAL HOURS |
| [redacted] | SJSO25CAD272066          | [redacted] | [redacted] | 6           |
|            |                          |            |            |             |
|            |                          |            |            |             |
|            |                          |            |            |             |
|            |                          |            |            |             |
|            |                          |            |            |             |
|            |                          |            |            |             |

**ACTIVITY / COMMENTS:**

Total Contacts:5 Citations: 0 Warnings:5 Top speed meaused by radar was; , \*\*37MPH 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] | SJSO25CAD272371            | [redacted] | [redacted] | 6           |
|            |                            |            |            |             |
|            |                            |            |            |             |
|            |                            |            |            |             |
|            |                            |            |            |             |
|            |                            |            |            |             |
|            |                            |            |            |             |

**ACTIVITY / COMMENTS:**

Total Contacts:8 Citations:0 Warnings:11 Top speed measured by Radar was, \*\*40 MPH on Keystone Corners

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 5975988



**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] | SJSO25CAD273273            | [redacted] | [redacted] | 7           |
|            |                            |            |            |             |
|            |                            |            |            |             |
|            |                            |            |            |             |
|            |                            |            |            |             |
|            |                            |            |            |             |
|            |                            |            |            |             |

**ACTIVITY / COMMENTS:**

Total Contacts:6 Citations:2 Warnings:4 Top speed measured by Radar was, \*\*42 MPH on RiverTown Main Street

Assisted with a death investigation on Chandler Dr. SJSO25OFF012733, Arrest made for Driving While License Suspended. Passengers were also arrested by ICE.

Multiple rounds of patrols conducted throughout the entire neighborhood.

RollKall Invoice#: 5975989



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

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

| NAME / ID:               |                  |            |            |             |
|--------------------------|------------------|------------|------------|-------------|
| Deputy [REDACTED] #11558 |                  |            |            |             |
| DATE                     | CAD #            | TIME IN    | TIME OUT   | TOTAL HOURS |
| [REDACTED]               | SJSO25CAD0274670 | [REDACTED] | [REDACTED] | 6           |
|                          |                  |            |            |             |
|                          |                  |            |            |             |
|                          |                  |            |            |             |
|                          |                  |            |            |             |
|                          |                  |            |            |             |
|                          |                  |            |            |             |

**ACTIVITY / COMMENTS:**

Total Contacts: 6 Citations:0 Warnings: 6, top speed measured by Laser was; \*\*39 MPH on Rivertown Main Street.

SJSO25OFFCAD274826 Speeding, 25-CAD274706 ran a stop sign, 25-CAD274925 speeding, 25-CAD274843 Reckless call and Juvenile problem, 25-CAD274893 Speeding

Multiple rounds of patrols conducted throughout the entire neighborhood and parks.

RollKall Invoice#: 5976394



**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: | Detective [REDACTED] #11319 |            |            |             |
|------------|-----------------------------|------------|------------|-------------|
| DATE       | CAD #                       | TIME IN    | TIME OUT   | TOTAL HOURS |
| [REDACTED] | SJSO25CAD274130             | [REDACTED] | [REDACTED] | 6           |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |

**ACTIVITY / COMMENTS:**

SJSO25CAD274157, SJSO25CAD274162, SJSO25CAD274174, SJSO25CAD274183, SJSO25CAD274200, SJSO25CAD274199

5 written warnings for exceeding the speed limit and also assisted a 2 year old child on Ruskin Drive that was locked in a vehicle. Child was removed with no injuries.

Multiple rounds of patrols conducted throughout the entire neighborhood.

**RollKall Invoice#: 1547994**



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

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

| NAME / ID:       |                 | Corporal [redacted] # 10727 |            |             |
|------------------|-----------------|-----------------------------|------------|-------------|
| DATE             | CAD #           | TIME IN                     | TIME OUT   | TOTAL HOURS |
| Frida [redacted] | SJSO26CAD006856 | [redacted]                  | [redacted] | 6           |
|                  |                 |                             |            |             |
|                  |                 |                             |            |             |
|                  |                 |                             |            |             |
|                  |                 |                             |            |             |
|                  |                 |                             |            |             |
|                  |                 |                             |            |             |

**ACTIVITY / COMMENTS:**

Total Contacts:7 Citations:0 Warnings:6 Top speed measured by Radar was, \*\*39 MPH on Rivertown Main Street.

Mutiple patrols conducted throughout neighborhood. Barricade at end of Rivertown Main has been moved and is open.

Conducted E-Bike patrols during first half of the shift. Contacted multiple juveniles at the Riverhouse Amenities Center with illegal E-motos. Informed them of the laws and educated them on what bikes are allowed to be operated. Conducted 2 stops on E-motos operating on the roadways, one fled from me but was apprehended a short time later. Parents were contacted.

Monitored the stop sign at Rivertown Main St. and Kendall Crossing Drive. Several traffic stops conducted for violations, vehicles and golf carts.

**RollKall Invoice#: 1559553**



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

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

| NAME / ID: | Corporal [REDACTED] # 10727 |            |            |             |
|------------|-----------------------------|------------|------------|-------------|
| DATE       | CAD #                       | TIME IN    | TIME OUT   | TOTAL HOURS |
| [REDACTED] | SJSO25CAD280168             | [REDACTED] | [REDACTED] | 6           |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |

**ACTIVITY / COMMENTS:**

Total Contacts:6 Citations:2 Warnings:5 Top speed measured by Radar was, \*\*41 MPH on Rivertown Main Street.

Mutiple patrols conducted throughout neighborhood.

Multiple traffic stops conducted for stop sign violations at Rivertown Main St / Kendall Crossing Dr. Two vehicles made no attempt to even slow down and blew through the intersection. The barricade at the end of Rivertown Main St. has been moved and vehicles can easily get around it.

Multiple juveniles observed on new E-bikes and E-scooters. I spoke to one juvenile who was operating an E-bike that appeared to be legal however, the motor was twice the size of a legal E-bike and it's top speed was approximately 50 MPH. He was advised to not operate it on the roadways, sidewalks, or cart paths.

**RollKall Invoice#: 1552035**





**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: | Detective [REDACTED] #11319 |            |            |             |
|------------|-----------------------------|------------|------------|-------------|
| DATE       | CAD #                       | TIME IN    | TIME OUT   | TOTAL HOURS |
| [REDACTED] | SJSO26CAD000985             | [REDACTED] | [REDACTED] | 6           |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |
|            |                             |            |            |             |

**ACTIVITY / COMMENTS:**

SJSO26CAD001024, SJSO26CAD001034, SJSO26CAD001047, SJSO26CAD001074, SJSO26CAD001083, SJSO26CAD001092

6 written warnings for excessive speed and 1 written warning for expired registration.

Multiple rounds of patrols conducted throughout the entire neighborhood.

**RollKall Invoice#: 1555082**



**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 [REDACTED] #10779 |            |            |             |
|------------|--------------------------|------------|------------|-------------|
| DATE       | CAD #                    | TIME IN    | TIME OUT   | TOTAL HOURS |
| [REDACTED] | SJSO26CAD002750          | [REDACTED] | [REDACTED] | 6           |
|            |                          |            |            |             |
|            |                          |            |            |             |
|            |                          |            |            |             |
|            |                          |            |            |             |
|            |                          |            |            |             |
|            |                          |            |            |             |

**ACTIVITY / COMMENTS:**

Total Contacts:10 Citations: 2 Warnings:11 Top speed measured by radar was; , \*\*50MPH on Rivertown Main/ Grand Bridge\*\*

1 contacts regarding juveniles committing E-bike violations.

## *FIFTH ORDER OF BUSINESS*



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

November 24, 2025

Board of Supervisors  
Rivers Edge Community Development District  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Rivers Edge Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Rivers Edge Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.



With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except

as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associates's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF, LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092  
TELEPHONE: 904-940-5850.**

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$6,000 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$6,100, \$6,200, \$6,300 and \$6,400, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Rivers Edge Community Development District and believe this letter accurately summarizes the terms of the engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

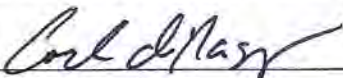
RESPONSE:

This letter correctly sets forth the understanding of Rivers Edge Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



Assistant Secretary

11/24/2025



Peer Review  
Program

November 18, 2025

Antonio Grau  
Grau & Associates  
1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, 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, 2028. 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  
paul@ficpa.org  
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829



## *SIXTH ORDER OF BUSINESS*

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Resident Clubs - Guidance Document (Adopted as Policy October 16, 2019)**

Greetings! The Rivers Edge Community Development District (“***District***”) is proud to make available Resident Clubs. This memo will explain the benefits each can offer you. Please contact the General Manager’s Office with any questions.

PURPOSE: The District will be facilitating Resident Clubs, as further described below, to expand the activities available to residents and paid users of the District, and to support and promote resident-sponsored and organized RiverTown community groups and activities.

RESIDENT CLUB: Resident Clubs are restricted to District residents and paid annual users only (together, “***Resident(s)***”, which shall have the same meaning as the term “Patron(s)” as defined in the District’s Policies Regarding District Amenity Facilities (the “***District’s Policies***”). Resident Clubs may meet in the District’s facilities, when available and as described herein.

The District is pleased to offer the use of its resources to assist District Residents in getting to know each other and the RiverTown Community. The District’s role is to:

1. Facilitate promotion of the Club through emails and the District website, as time allows and as the District deems appropriate.
2. Receive Resident requests to form Clubs as provided herein.
3. Verify the person requesting to join the Club is a Resident when requested by a Resident Club Leader.
4. The District may provide limited meeting or activity space, when available, in a manner consistent with the District’s Policies and this form.
5. Provide required paperwork for formation of the Resident Club and present the request to the Rivers Edge CDD Board of Supervisors. The Board reserves the right to deny Club requests in its discretion.

HOW DO I START A CLUB?:

As a Resident Club Leader, you may:

1. Create a concept for a Club.
2. Apply to the District for use of the District’s facilities, as provided for herein.
3. Find a location for the Club to meet.
4. Be responsible for Club activities and content for Club meetings.
5. Abide by the rules set forth by the District.
6. Report Club attendance to the District upon request.
7. Provide reasonable information on Clubs, including membership and activities, upon request by the District.

### WHAT RULES APPLY TO CLUBS:

1. All records and activities of all Clubs may be considered public records and may be subject to public disclosure upon request. This includes Club membership rolls.
2. ALL members of Resident Clubs must be Patrons of the District, as defined in the District's Policies Regarding District Amenity Facilities (River House). No exceptions.
3. Clubs must provide the District office a list of all members before using District resources to ensure compliance with District rules and must execute the attached waiver of liability.
4. Clubs need at least two (preferably more) events, activities, or meetings per year to remain "active"; and must have at least two active members in addition to the leader.
5. Club members need to appoint a co-leader and/or someone designed to take the primary leader's place or serve as next-in-line for decisions if the leader is unavailable or leaves the role. If this does not occur, the District has the right to discontinue listing and promoting the group as an official Club.
6. No person shall be compensated, in any manner, for their involvement or leadership of a Club or for any other reason without the express written permission of the General Manager, in writing. This includes clubs for fitness-related or sports-related activities.
7. Clubs must not use the names "Rivers Edge" or "RiverTown" or "Mattamy" or any variation thereof in published or advertised materials or any other manner without the express written permission of the District.
8. No fees shall be charged except for nominal amounts to cover incidental Club expenditures without the written permission from the General Manager.
9. Clubs must provide reasonable information, including membership and activities, upon request by the District.
10. All activities of the Club must be legal and in accordance with the District's Policies.
11. Note that the District does not endorse or express an opinion on any Club or any activities within or opinions expressed by a Club. No Club is considered an agent or arm of the District in anyway whatsoever. The sole purposes of recognizing Clubs is to allow for the orderly, efficient and safe use of District facilities.

### CAN CLUBS USE DISTRICT AMENITIES AND MEETING SPACES?

Authorized Resident Clubs may use the District's facilities in accordance with the District's Policies and these forms. Facility use will be determined on a first come, first served basis. Already established Clubs and the Clubs with the highest attendance will be given priority for selection of meeting days and times.

## ALCOHOL POLICY FOR RESIDENT CLUBS

1. The Club must notify the CDD if it intends to serve or allow consumption of alcohol at its meetings and events.
2. Depending on the nature of the meeting or event, the District may require the Club to obtain special events insurance coverage, liquor liability insurance coverage, or other insurance coverage. If required, such insurance shall name the Rivers Edge Community Development District or the Rivers Edge II Community Development District, as applicable, and its staff, consultants, officers, and supervisors as additional insured parties. Standard insurance requirements, which may be modified by the District from time to time in its discretion, are as follows:

|   | <b>BYOB<br/>(Club Events)</b>   | <b>Served<br/>(Club Events)</b>   | <b>Sold<br/>(Club Events)</b>   |
|---|---|---|---|
| <b>Permitted<br/>(Rivers Edge<br/>CDD Facilities)</b> | Yes   | Yes, but only if a licensed bartender/caterer is hired  | Yes, but only if a licensed bartender/caterer is hired  |
| <b>Permitted<br/>(Amphitheater)</b>                   | Yes   | Yes, but only if a licensed bartender/caterer is hired  | Yes, but only if a licensed bartender/caterer is hired  |
| <b>Permitted<br/>(Café)</b>                           | No. All alcohol must be purchased through the River Club Café.  | No. All alcohol must be purchased through the River Club Café.  | No. Alcohol may only be sold/purchased through the River Club Café.   |
| <b>Insurance</b>                                      | <u>Events with fewer than 10 guests:</u><br>None<br><br><u>Events with more than 10 guests:</u><br>Homeowner's Insurance Rider/Endorsement providing special event coverage | Event liability insurance: <ul style="list-style-type: none"><li>• \$250,000 property damage;</li><li>• \$1,000,000 personal injury,</li><li>• Alcohol rider</li><li>• District named as additional insured</li></ul> | Event liability insurance: <ul style="list-style-type: none"><li>• \$250,000 property damage;</li><li>• \$1,000,000 personal injury,</li><li>• Alcohol rider</li><li>• District named as additional insured</li></ul> |

3. Any consumption of alcoholic beverages at the CDD's facilities shall be in accordance with Florida law and this policy.
4. The Club shall be solely responsible for ensuring that alcohol is served and/or consumed in a safe and lawful manner, in compliance with all applicable laws, regulations, and policies.
5. Alcohol may be consumed on a "BYOB" basis at Club meetings, events, and activities taking place at the CDD's facilities only if the CDD has been notified of and has granted permission for such consumption.

6. Alcohol may only be sold or served by a person holding the proper licensure required by Florida law.
7. The CDD reserves the right to, in its discretion, request proof of insurance, licensure, and other safety precautions before allowing alcohol to be served or consumed at its facilities. The CDD also reserves the right to, in its discretion, deny or revoke permission for serving or consumption of alcohol for any reason whatsoever.

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Resident Clubs – Application**

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

Starting a Club is a three-step process:

- A. Complete the form below and return it to the General Manager’s Office, as noted below.
- B. The District will review the form for completeness and compliance and for availability of District facilities, if applicable.
- C. The District will communicate either approval or the reason for denial and next steps.

1. Proposed Club name (see rule #7): \_\_\_\_\_

\_\_\_\_\_

2. Name of Club leader/main contact: \_\_\_\_\_

3. Address of Club leader/main contact: \_\_\_\_\_

Phone Number (1): \_\_\_\_\_ Phone Number (2): \_\_\_\_\_

Email address: \_\_\_\_\_

4. Is this a Resident Club as described above? ☐ Yes ☐ No

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

|  |
|--|
| PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, <i>Florida Statutes</i> , please notify the District Manager. |
|--|

|  |
|--|
| NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER. |
|--|

7. Where do you anticipate your Club will want to meet? \_\_\_\_\_
8. The targeted audience for the Club is: \_\_\_\_\_
9. Please mark which categories are applicable to the Club or Interest Group:
- |  |   |   |                                    |
|--|---|---|------------------------------------|
| <input type="checkbox"/> Arts & Crafts | <input type="checkbox"/> Community            | <input type="checkbox"/> Culture            | <input type="checkbox"/> Education |
| <input type="checkbox"/> Social        | <input type="checkbox"/> Recreation & Leisure | <input type="checkbox"/> Sports & Athletics | <input type="checkbox"/> Other     |
10. If a similar club already exists within the District, what distinguishes your Club? \_\_\_\_\_
11. How will you recruit members and encourage participation in Club activities? \_\_\_\_\_
12. Will you be collecting dues or managing any funds associated with Club activities?
- ☐ Yes      ☐ No
13. Who will be responsible for the management and protection of the Club's financial funds?
- \_\_\_\_\_
14. Is any person compensated, in any form, for their involvement or leadership of the Club? This includes clubs for fitness-related or sports-related activities.
- ☐ Yes      ☐ No
15. How will the Club and its activities be promoted? (Please list): \_\_\_\_\_
- \_\_\_\_\_
16. Do you currently have any proposed advertising and/or logo? (If yes, please attach sample.)
- ☐ Yes      ☐ No

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

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

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

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

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

☐ Yes ☐ No

**For District Use Only:**

Board Approval Granted: ☐ YES, date: \_\_\_\_\_ ☐ NO

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.



### **Authority and Disclaimer**

The Rivers Edge Community Development District (“***District***”) reserves the right to grant or reasonably deny a request for a Club. The Club Leader, as well as Club events, activities, programs, etc., should reflect the spirit and values of the District at all times and adhere to adopted District policies and rules. The District reserves the right to cancel a Club at any time, for reasons including but not limited to: inactivity by the leader and/or lack of participation by members, Club Leader(s) lack of standing with the District, unreasonable actions of the club leader, violation of policies or rules, action arising from member(s) concerns, etc. The District reserves the right, but not the obligation, in its sole and absolute discretion, to grant incentives for volunteerism or to Clubs - including financial support, material support, facility use privileges, either with or without charge, priority for facility use and administrative and technical support and will do so on an equitable and fair basis. All Clubs and their respective members are solely responsible for the financial management of funds, maintenance, repair and safe operation of the Club, the members and the equipment provided or otherwise obtained by the Club, as well as for the safety of members and others participating in Club activities or using the facilities. The District reserves the right, without further approval or compensation, to include Club activities, photographs of activities and members, etc., for marketing, promotional and educational purposes.

The Club, its leader and its members hereby agree to defend, indemnify and hold harmless the District and its respective officers, agents, employees and contractors, Mattamy Jacksonville LLC, its manager, Mattamy Florida LLC, its manager, Calben (Florida) Corporations, Vesta Property Services, and all related and affiliated companies, and the officers, directors, supervisors, employees, agents, representatives, successors and assigns of each of the foregoing entities from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity, including all principals, employees, agents and representatives of the club, for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Club’s use of the District’s facilities, services, funds or property whatsoever, including all of its members, guests and invitees, and including litigation or any appellate proceedings with respect thereto. The Club, its leader and its members, its guests and invitees agree that nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

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

Signature \_\_\_\_\_ Address: \_\_\_\_\_

Print Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Please return application to:

Rivers Edge Community Development District  
c/o Howard McGaffney District Manager  
Governmental Management Services, LLC 475  
West Town Place, Suite 114  
St. Augustine, FL 32092  
(904) 940-5850

PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

## *SEVENTH ORDER OF BUSINESS*

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE FOR A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES, RATES, FEES AND CHARGES OF THE DISTRICT, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Rivers Edge Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges, rates and fees; and

**WHEREAS**, the Board finds it is in the District’s best interests to set public hearings to adopt the rules, rates, fees and charges set forth in **Exhibit A**.

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

**SECTION 1.** A public hearing will be held to consider and adopt the rules, rates, fees and charges of the District set forth in **Exhibit A** on \_\_\_\_\_, 2026, at \_\_:\_\_ a.m./p.m. at the RiverHouse, 156 Landing Street, St. Johns, Florida 32259.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 21st day of January 2026.

ATTEST:

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Proposed Revised Fee Schedule

**Exhibit A**

Proposed Revised Fee Schedule

*EIGHTH ORDER OF BUSINESS*

## RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES, AND INSTRUCTING THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, Rivers Edge Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for St. Johns County, Florida ("**Supervisor of Elections**") to conduct the District's elections by the qualified electors of the District at the 2026 general election ("**General Election**").

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

**1. CURRENT BOARD MEMBERS.** The Board is currently made up of the following individuals, seats and terms:

| <u>Seat Number</u> | <u>Supervisor</u>    | <u>Term Expiration Date</u> |
|--------------------|----------------------|-----------------------------|
| 1                  | Christopher White    | November 2028               |
| 2                  | Scott Maynard        | November 2026               |
| 3                  | Robert Cameron       | November 2028               |
| 4                  | Ahmed (Mac) McIntyre | November 2026               |
| 5                  | Fred Baron           | November 2028               |

**2. GENERAL ELECTION SEATS.** Seat 2 and Seat 4, with terms expiring in November 2026, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

**3. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**4. COMPENSATION.** Each member of the Board is entitled to receive \$200 per

meeting for their attendance up to a maximum of \$4,800 per year.

**5. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

**6. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

**7. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

**8. 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.

**9. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 21st day of January 2026.

ATTEST:

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

**Exhibit A:** Sample Notice of Qualifying Period

**EXHIBIT A**  
**SAMPLE NOTICE OF QUALIFYING PERIOD**

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of Rivers Edge Community Development District will commence at **noon on \_\_\_\_\_, 2026, and close at noon on \_\_\_\_\_, 2026.** Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at the **4455 Avenue A #101, St. Augustine, Florida 32095; Ph: (904) 823-2238.** All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

Rivers Edge Community Development District has two (2) seats up for election, specifically Seat 2 and Seat 4. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

Publish on or before \_\_\_\_\_, 2026\*

**PUBLISH: THE DISTRICT SHALL PUBLISH A NOTICE OF THE QUALIFYING PERIOD SET BY THE SUPERVISOR OF ELECTIONS FOR EACH ELECTION AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD.**



## *NINTH ORDER OF BUSINESS*



## MEMORANDUM

**To:** Board of Supervisors, Rivers Edge CDD, Rivers Edge II CDD, Rivers Edge III CDD  
**From:** District Staff  
**Date:** January 21, 2026  
**Subject:** Initial Draft of Landscape RFP Documents

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Included in your agenda package are initial drafts of the documents to be included in the Project Manual for the RFP for Landscape and Irrigation Services. Staff is not requesting final approval of any documents at this time. These documents are provided as initial drafts for discussion purposes only, as staff continues to fine-tune document details.

The Project Manual contains or will contain the following draft documents:

- Invitation for Proposals – This is the advertisement that would be published to solicit responses.
- Instructions to Proposers – This document contains instructions for completing forms and submitting a bid.
- Evaluation Criteria – These are the proposed criteria to be used in evaluating bids. Points may be adjusted based on criteria that are most important to the Boards.
- Scope of Services [Provided by Vesta] – This document describes the scope of work that would be required under the agreement. Staff has reviewed the existing scope and made preliminary adjustments where appropriate.
- Proposal Forms – These forms would be completed by proposers and evaluated by the Boards when reviewing bids. [Note Price Form is still under review and will be added to the final version].
- Service Area Maps/Plans – The District Engineer has prepared maps of each service area. In the final Project Manual, maps will be sorted by District and shared offsite improvements.
- Proposed Landscape Maintenance Agreement – To be added in final version.

Below is the proposed timeline for finalizing the documents:

- January 21, 2026: Board meetings – Boards review initial draft bid package and provide feedback.
- February 18, 2026: Board meetings – Boards review updated draft bid package.
- February/March 2026: Advertise RFP
- May/June 2026: Evaluate responses and select a landscaping contractor (coincides with budget preparation)
- October 1, 2026: New contract begins.

Please review the draft documents and contact staff with any questions or suggested revisions for discussion.

**PROJECT MANUAL**

**FOR**

**LANDSCAPE & IRRIGATION  
MAINTENANCE SERVICES**

**RIVERS EDGE  
COMMUNITY DEVELOPMENT DISTRICT**

**RIVERS EDGE II  
COMMUNITY DEVELOPMENT DISTRICT**

**RIVERS EDGE III  
COMMUNITY DEVELOPMENT DISTRICT**

**Date of Issue:** \_\_\_\_\_, 2026  
**Due Date / Time:** \_\_\_\_\_ 2026, at \_\_\_\_\_ a.m./p.m.

PROJECT MANUAL  
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# **I. INVITATION FOR PROPOSALS**

**REQUEST FOR PROPOSALS  
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES FOR  
RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT,  
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, AND  
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT**

**AND**

**NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES**

St. Johns County, Florida

***Request for Proposals***

Notice is hereby given that **Rivers Edge Community Development Districts (“Rivers Edge”), Rivers Edge II Community Development Districts (“Rivers Edge II”), and Rivers Edge III Community Development Districts (“Rivers Edge III”** and, all Districts together, the **“Districts”**) will accept proposals from all qualified companies interested in providing landscape and irrigation maintenance services for property within the Rivers Edge, Rivers Edge II, and Rivers Edge III Districts.

The project manual (**“Project Manual”**) for the request for proposals (**“RFP”**) will be available for public inspection and may be obtained beginning on \_\_\_\_\_, 2026, at \_\_\_\_\_ a.m./p.m. (EST) (**“Proposal Pick-Up Time”**) by e-mailing the District Manager, Corbin deNagy, at [cdenagy@gmsnf.com](mailto:cdenagy@gmsnf.com), with a copy to [chogge@gmsnf.com](mailto:chogge@gmsnf.com), with the subject line “Rivertown RFP Request for Project Manual.”

Firms desiring to submit proposals for this project must attend a mandatory pre-proposal meeting, on \_\_\_\_\_, 2026, at \_\_\_\_\_ a.m./p.m. (EST) **at the Rivertown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259**. Firms desiring to submit proposals must submit one (1) original, ten (10) hard copies, and one electronic copy on a thumb drive of the required proposal no later than \_\_\_\_\_, 2026, at \_\_\_\_\_ a.m./p.m. **at 475 West Town Place, Suite 114, St. Augustine, FL 32092, Attention: Corbin deNagy** Additionally, as further described in the Project Manual, each proposer shall supply a bid bond or cashier’s check in the amount of ten-thousand dollars (\$10,000.00) with its proposal.

Failure to attend the mandatory pre-proposal meeting as specified may disqualify the proposer, in the Districts’ discretion. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project as “Rivers Edge I, II, and III Community Development Districts Landscape and Irrigation Maintenance Services Proposal.” Proposals may be either mailed or hand-delivered. No facsimile, telephonic, e-mailed, or telegraphic submittals will be accepted. Proposals received after the scheduled date and time for submittal may not be considered in the Districts’ discretion but can be claimed by the owner within ten (10) calendar days of the submittal deadline, or if not retrieved within the aforementioned timeframe, may be destroyed by the Districts.

In order to submit a bid, each bidder must (1) be authorized to do business in Florida, and hold all required state and federal licenses, including those with the Florida Department of Transportation and St. Johns County, in good standing; (2) have at least five (5) years' experience with landscape maintenance projects; and (3) attend the mandatory pre-bid meeting. All proposers should request a copy of the Project Manual prior to the pre-proposal meeting. Copies of the Project Manual will not be available at that meeting. The Districts reserve the right in their sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have requested a Project Manual.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual at a noticed public meeting following the opening of the bids. Price will be one factor used in determining the proposal that is in the best interest of the Districts, but the Districts explicitly reserve the right to make such award to other than the lowest price proposal. The Districts have the right to reject any and all proposals and waive any technical errors, informalities or irregularities if they, collectively or individually, determine in their discretion it is in the best interest of the Districts to do so.

### ***Protests***

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing within seventy-two (72) hours after the Proposal Pick-Up Time. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the Districts' Rules of Procedure, which are available from the Districts Manager. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the Districts at the time of filing, a protest bond payable to the Districts whose decision or actions are the subject of the protest. If the protest relates to all three Districts, a separate protest bond shall be filed with each Districts. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the Districts' operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the Districts Staff may approve. All bonds shall be made payable to the Districts. Failure to post such bond within the requested time period shall result in the protest being dismissed by the Districts, with the proposer afforded no relief.

### ***Notice of Public Meeting for Bid Opening***

A special joint meeting of the Rivers Edge Community Development Districts, Rivers Edge II Community Development Districts, and Rivers Edge III Community Development Districts will

be held on \_\_\_\_\_, 2026, at \_\_\_\_\_ a.m./p.m. at **475 West Town Place, Suite 114, St. Augustine, FL 32092** for the sole purpose of opening the bids. No official action of the Districts' Boards will be taken at this meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained by contacting the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32259, (904) 940-5850. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made with respect to any matter considered at a Districts 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.

Any and all questions relative to this request for proposals shall be only directed in writing to the Districts Manager, Corbin deNagy, at [cdenagy@gmsnf.com](mailto:cdenagy@gmsnf.com), with e-mail copies to Lauren Gentry at [Lauren@cddl原因ers.com](mailto:Lauren@cddl原因ers.com). Telephone inquiries will NOT be accepted.



## **II. INSTRUCTIONS TO PROPOSERS**

**RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT,  
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, AND  
RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES  
REQUEST FOR PROPOSALS**

**Landscape and Irrigation Maintenance Services  
St. Johns County, Florida**

| <b>Date/Time (EST)</b> | <b>Event</b>                          |
|------------------------|---------------------------------------|
| , 2026                 | RFP Advertisement Published           |
| , 2026 at a.m./p.m.    | Project Manual Available for Download |
| , 2026 at a.m./p.m.    | Mandatory Pre-Bid Meeting             |
| , 2026 at              | Site Available for Inspection         |
| , 2026 at a.m./p.m.    | Deadline for Questions/RFI            |
| , 2026 at a.m./p.m.    | Proposals Due/Opened                  |

**Instructions to Proposers**

**SECTION 1. DUE DATE AND SUBMISSION.** Sealed proposals (including one (1) original, ten (10) hard copies, and one (1) electronic copy on a thumb drive) must be received no later than \_\_\_\_\_, 2026 at \_\_\_\_\_ a.m./p.m. (EST), at 475 West Town Place, Suite 114, St. Augustine, FL 32092, Attention: District Manager. Proposals will be publicly opened at that time. Proposals shall be submitted in a sealed, opaque package and shall be labeled with the proposer's name and "Response to RFP - Rivers Edge I, II, and III Community Development Districts Landscape and Irrigation Maintenance Services Proposal" ("Project Name") on the front of the package. Proposals may be either mailed or hand-delivered. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with the proposer's name and the Project Name clearly indicated on the outer envelope. Proposals received after the time and date stipulated above will not be considered. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the Districts' discretion. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The Districts shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this RFP shall be borne by the proposer.

**SECTION 2. MANDATORY PRE-PROPOSAL MEETING.** Firms desiring to submit proposals for this project must attend a mandatory pre-proposal meeting on \_\_\_\_\_, 2026 at \_\_\_\_\_ a.m./p.m. at the RiverTown Amenity Center located at 156 Landing Street, St. Johns, Florida 32259. Proposers who do not attend the pre-proposal meeting may not be eligible to submit a proposal, in the Districts' sole discretion.

**SECTION 3. BID GUARANTEE.** Each proposer shall submit a bid guarantee in the form of a bid bond or cashier's check in the amount of ten-thousand dollars (\$10,000.00) with its bid ("Bid Guarantee"). The Bid Guarantees shall be held until the time of award of contract with the successful bidder, at which time the Bid Guarantees shall be returned to all unsuccessful bidders. If the successful bidder does not enter into the Contract within the time frames set forth herein, the bidder shall forfeit its Bid Guarantee to the Districts.

**SECTION 4. SIGNATURE ON PROPOSAL.** The proposer must execute all the Districts' forms, affidavits, and acknowledgments for which signature and notary blocks are provided. If the proposal is made by an individual, that person's name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his/her authority to do so.

**SECTION 5. COMPLETION OF PROPOSAL FORMS.** All blanks on the proposal forms must be completed in pen/ink or type written. No erasures are permitted. Do not leave any requested information blank. If a question does not apply, write "N/A" or a similar notation. If a correction is necessary, draw a single line through the entered figure and enter the corrected figure above it. Corrections must be initialed by the person signing the proposal. In making its proposal, each proposer represents that it has read and understands the Project Manual and that the proposal is made in accordance therewith, including verification of the contents of the Project Manual. Failure to supply any requested information and submit fully completed forms may result in disqualification. The Districts reserve the right to request additional information if clarification is necessary.

**SECTION 6. FAMILIARITY WITH THE PROJECT.** Each proposer, by and through the submission of a proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the proposer may include in the prices which the proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape maintenance thereof. The proposer agrees to accept the site in an "as is" condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of proposal submission and through the time of contract award and the start of any work under the contract. The proposer, in preparing the proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the proposer shall not interfere with work done by such other contractors.

**SECTION 7. FAMILIARITY WITH THE LAW.** By submitting a proposal, the proposer is assumed to be familiar with the Districts' operating rules and procedures, as well as all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the provision of the requested services. Ignorance on the part of the proposer will in no way relieve it from responsibility to provide the services and fulfill such other obligations covered under the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 8. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible proposer who is qualified and has the ability to provide the services specified herein, at the sole and absolute discretion of the Districts. In order to submit a bid,

each bidder must (1) be authorized to do business in Florida, and hold all required state and federal licenses, including those with the Florida Department of Transportation and St. Johns County, in good standing; (2) have at least five (5) years' experience with landscape maintenance projects; and (3) attend the mandatory pre-bid meeting. The proposer shall submit with its proposal satisfactory evidence of a history of fulfillment of similar contracts and show that it is fully prepared with the necessary organization, personnel, capital, and equipment to provide the specified services.

**SECTION 9. COLLUSION.** Proposers shall be disqualified and their proposals rejected if the Districts have reason to believe that collusion may exist among the proposers, the proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 10. INTERPRETATIONS AND ADDENDA.** Any and all questions relative to this request for proposals shall be only directed in writing to Corbin deNagy at [cdenagy@gmsnf.com](mailto:cdenagy@gmsnf.com), with e-mail copies to Lauren Gentry at [Lauren@cddl原因.com](mailto:Lauren@cddl原因.com). Telephone inquiries will NOT be accepted. Interpretations or clarifications considered necessary in response to such questions will be issued by addenda, faxed, mailed or otherwise delivered to all parties recorded as having received the Project Manual. Any inquiry or request for interpretation received by 5:00 p.m. on \_\_\_\_\_, 2026, will be given consideration. Questions will be answered only by formal written addenda, which will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all proposers. No inquiries will be accepted from subcontractors; the proposer shall be responsible for all queries. Additionally, the Districts reserve the right in their sole discretion to make changes to the Project Manual up until the time of the proposal opening.

**SECTION 11. MODIFICATIONS AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications or supplementations, and as otherwise permitted by Florida law. No proposal may be withdrawn after opening for a period of one hundred twenty (120) days.

**SECTION 12. PROJECT MANUAL.** The Project Manual, including scope of work for the Districts, will be available beginning \_\_\_\_\_ at \_\_\_\_\_ a.m./p.m. (EST) (“**Proposal Pick-Up Time**”) by e-mailing the District Manager, Corbin deNagy, at [cdenagy@gmsnf.com](mailto:cdenagy@gmsnf.com) with a copy to [chogge@gmsnf.com](mailto:chogge@gmsnf.com), with the subject line “Rivertown RFP Request for Project Manual.”

**SECTION 13. BASIS OF AWARD/RIGHT TO REJECT.** The Districts reserve the right to reject any and all Districts' proposals in their sole and absolute discretion, whether or not reasonable, make modifications to the Districts' work, and waive any informalities or irregularities in Districts' proposals as it is deemed in the best interest of the Districts up until such time as a contract has been fully executed by both parties.

**SECTION 14. CONTRACT AWARD AND SERVICE AGREEMENT TERM.** The Districts reserve the right to award either a single contract for providing services to all three (3) Districts,

or individual contracts for each District, based on the pricing provided by the successful Proposer. Within fourteen (14) days of receipt of the Notice of Award of the Districts contract, or as otherwise extended by the Districts, the proposer shall enter into and execute a contract in substantially the form included within the Project Manual. Proposers are advised to carefully review the contract form enclosed. The contract is expected to commence on October 1, 2026, and to automatically renew for up to two (2) additional 1-year terms in the Districts' discretion. Any work provided and any cost incurred by the proposer prior to receiving both the Notice of Award and the Notice to Proceed will be at the proposer's risk unless specifically agreed to in writing by the Districts.

**SECTION 15. CHANGES/MODIFICATIONS TO SCOPE OF WORK.** The Districts reserve the right to order changes in their scope of work and resulting contract. The successful proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Contractor. Price adjustments will be based on the prices proposed by the Contractor in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

**SECTION 16. INSURANCE.** All proposers shall include as part of their proposal a current Certificate of Insurance, or equivalent information, demonstrating the company's insurance coverage and the ability to meet at least the insurance coverage requirements set forth in the form of contract included within the Project Manual. In the event the proposer is notified of award for the Districts' work, it shall provide proof of Insurance Coverage requested, identifying the Districts, its officers, employees and agents as additional insured's, as more specifically to be stated in the contract, to be executed within fourteen (14) calendar days after notification, or within such approved extended period as may be granted.

**SECTION 17. FINANCIALS.** In evaluating and scoring the proposals, the Districts will consider the financial capability of each proposer, and as such each proposer should submit relevant information regarding financial capability. All proposers shall include with their proposal proof of sufficient financial capability. In the event the proposer is notified of award, the Districts may in their sole discretion require that the proposer provide additional proof of financial capability, including, if requested, audited financial statements from the last three years.

**SECTION 18. INDEMNIFICATION.** The successful proposer for the Districts' work shall fully indemnify, defend and hold harmless the Districts and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, as more fully set forth in the contract form, to be executed.

**SECTION 19. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of the Districts' limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

**SECTION 20. PROPOSAL INFORMATION.** All proposals should include the following information, among other things described herein:

- A. All completed and executed forms set forth in the Project Manual.

- B. A listing of the position/title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.
- D. Information related to other projects of similar size and scope for which proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).
- E. At least three (3) references from projects of similar size and scope. The proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. A narrative description of the proposer's approach to providing the services as described in the scope of services provided herein.
- G. Completed proposal pricing. Pricing is requested for all areas together, accounting for any cost efficiencies in providing services for all areas, as well as for serving each District and the Shared Offsite Improvements individually. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the Districts' Board of Supervisors.
- H. Proof of sufficient financial capability.
- I. A current Certificate of Insurance, or equivalent information, demonstrating the proposer's insurance coverage and the ability to meet at least the insurance coverage requirements set forth in the form of contract attached hereto.
- J. A list of all licenses held relative to equipment use, herbicides and pesticide applications, work in rights-of-way or other licenses and certifications that may be necessary for the performance of the work provided for hereunder.

**SECTION 21. PROTESTS.** Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the Proposal Pick-Up Time, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **475 West**

**Town Place, Suite 114, St. Augustine, FL 32259, ATTN: Corbin deNagy, Districts Manager**. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

**SECTION 22. PROTEST BOND.** Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the Districts at the time of filing (within 72 hours as referenced in Section 21 above), a protest bond payable to the Districts. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the Districts' operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the Districts' Staff may approve. All bonds shall be made payable to the Districts. Failure to post such bond within the requested time period shall result in the protest being dismissed by the Districts, with the proposer afforded no relief.

If the person or firm protesting the award prevails, the bond shall be returned to the protestor; however, if, after completion of a formal protest hearing in which the Districts prevail, the bond shall be applied to payment of the costs and attorney fees incurred by the Districts relative to the protest. The entire amount of the bond shall be forfeited if the Districts determine that a protest was filed for a frivolous or improper purpose, including, but not limited to, the purpose of harassing, causing unnecessary delay, or causing needless cost for the Districts or other parties. No proposer shall be entitled to recover any costs of proposal preparation from the Districts, regardless of the outcome of any protest.

**SECTION 23. EVALUATION OF PROPOSALS.** The proposals shall be ranked at a noticed public meeting based on the criteria presented in the Evaluation Criteria sheet(s) contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the Districts, but the Districts explicitly reserve the right to make such award to other than the lowest price proposal. The Districts' Boards of Supervisors shall review and evaluate the proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the Districts. Proposals may be held for a period not to exceed 120 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The Districts may visit the proposer's facilities as part of the evaluation process.

**SECTION 24. BLACK OUT PERIOD/CONE OF SILENCE.** The blackout period is defined as between the time the request for proposals is issued and the time the respective Boards award the contract. During this black out period, any attempt to influence the thinking of staff or officials related to a solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

**SECTION 25. PRICING.** Proposers shall submit their price information on the supplied forms with all blank spaces completed. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. The Districts may, in their discretion, award a single contract for providing services to all areas, or award separate contracts for each District. Therefore, Proposers are asked to provide pricing for providing services for each District and the Shared Offsite Improvements individually as well as for providing services for all Districts together. The pricing for all areas together may reflect any efficiencies in providing services for all areas; the individual pricing is not required to add up to the combined pricing. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing shall not increase throughout the term of the contract agreement executed.

**SECTION 26. E-VERIFY.** The successful Contractor must comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, the Contractor must register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The Districts may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor will represent that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

**SECTION 27. FOREIGN INFLUENCE.** By submitting a proposal, the Proposer agrees to comply with the provisions of Section 286.101, *Florida Statutes*, regarding disclosures of any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern if such interest, contract, or grant or gift has a value of \$50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. Proposer affirms that, except as may be otherwise disclosed or excluded from disclosure under Section 286.101, *Florida Statutes*, Proposer has no such interest in, contract with, or grant or gift from a foreign country of concern as defined in Section 286.101, *Florida Statutes*.

**SECTION 27. MANDATORY AND PERMISSIVE REQUIREMENTS.** Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each proposer must be authorized to do business in Florida, and hold all required state and federal licenses in good standing. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the proposer's proposal, but instead in the Boards' discretion may result in the disqualification of a proposal or alternatively may be taken into account in the evaluation and scoring of the proposal.

**SECTION 28. REFERENCE TERMS.** Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular. Any reference to a "Districts" shall be construed to



refer to the Rivers Edge Community Development District, the Rivers Edge II Community Development District, and the Rivers Edge III Community Development District, as applicable, and each District shall be the authority for all matters concerning that District and its resulting contract; provided however, that if one contractor is selected to provide services for all areas, Rivers Edge Community Development District is expected to be the master contracting entity.

**SECTION 29. ADDITIONAL TERMS AND CONDITIONS.** No additional terms and conditions included with the Proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to the Proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the proposer's authorized signature affixed to the proposal attests to this.

*[End of Instructions to Proposers]*

### **III. EVALUATION CRITERIA**

## RIVERS EDGE I, II, AND III COMMUNITY DEVELOPMENT DISTRICTS

### REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

#### EVALUATION CRITERIA

Proposals for the Districts will be evaluated based on the following criteria:

| Factor | Description  | Points |
|--------|--|--------|
| 1.     | <b>Completeness of Proposal</b><br>Completeness of response in accordance with RFP instructions and requirements. Proposal is neat, professional in appearance and bound appropriately for the document's thickness.   | 5      |
| 2.     | <b>Experience</b><br>Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor.  | 25     |
| 3.     | <b>Qualifications of Key Personnel</b><br>Qualifications of staff, adequacy of labor commitment, training programs for staff that are going to be assigned to this Project under this contract.  | 20     |
| 4.     | <b>Machinery, Equipment, and Manpower</b><br>Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered. Contractor should provide Project specific information. | 20     |
| 5.     | <b>References</b><br>Assessment of contractor's work by client references and references with demonstrated success in providing similar services. References must also indicate contractor's ability to form positive and collaborative relationships with clients and clients' staff.   | 10     |
| 6.     | <b>Cost</b><br>Cost Proposal will be evaluated using the following formula:<br><br>(Lowest Proposed Cost / Proposer's Cost) X 20 = Total Cost Points   | 20     |
| Total  |  | 100    |

Once proposals are received, the Districts' Boards of Supervisors will review each submittal related to the Districts and score each proposal based on the evaluation criteria, information provided in response to reference checks, and any other information available to the Districts and permitted to be used under law. The Districts' award will be based on the proposal that is most advantageous to the Districts.

The Districts also reserve the right to seek clarification from prospective firms on any issue in a response for the Districts, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the Districts' best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any Districts' Board members, staff members or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby Districts' representatives will be disqualified.

## **IV. AFFIDAVIT OF ACKNOWLEDGMENTS**

## **AFFIDAVIT OF ACKNOWLEDGMENTS**

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

Before me, the undersigned authority, appeared the affiant, \_\_\_\_\_, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of \_\_\_\_\_ for \_\_\_\_\_ (“**Proposer**”), and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“**Proposal**”) provided in response to the Rivers Edge I, II, and III Community Development Districts’ Request for Proposals for Landscape and Irrigation Maintenance Services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the Districts may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information one hundred and twenty (120) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual within fourteen (14) days after receiving a notice of award.

5. By signing below, and by not filing a protest within the seventy-two (72)-hour period after the Proposal Pick-Up Time, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual.

6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Rivers Edge I, II, and III Community Development Districts, or their authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.

Company Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF** \_\_\_\_\_

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ of \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## **V. SCOPE OF SERVICES**



## **SCOPE OF SERVICES**

**[TO BE ADDED]**

## **VI. PROPOSAL FORMS**

**PROPOSAL COVER SHEET  
FOR  
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

**RIVERS EDGE I, II, AND III  
COMMUNITY DEVELOPMENT DISTRICTS**

TO BE SUBMITTED TO:

RIVERS EDGE I, II, and III  
COMMUNITY DEVELOPMENT DISTRICTS  
c/o Corbin deNagy, District Manager  
on or before \_\_\_\_\_, 2026 at \_\_\_\_\_ a.m./p.m. (EST)

TO: Rivers Edge I, II, and III Community Development Districts

FROM: \_\_\_\_\_  
(Proposer – Company Name)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications.

All proposals shall be in accordance with the Project Manual.

**RIVERS EDGE I, II, AND III COMMUNITY DEVELOPMENT DISTRICTS  
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES  
PROPOSAL SUMMARY FORM**

NAME OF PROPOSER COMPANY: \_\_\_\_\_

NAME OF PERSON COMPLETING THIS BID: \_\_\_\_\_

EMAIL: \_\_\_\_\_

*In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. Proposer acknowledges that the contract with the successful proposer is anticipated to start October 1, 2026. All proposals shall be in accordance with the Project Manual.*

**I. Annual Contract Proposal Amount:**

| <b>GRAND TOTALS (Parts 1, 2, 3, and 4)</b> |                  |                      |                       |                        |                                    |
|--|------------------|----------------------|-----------------------|------------------------|------------------------------------|
|  | <b>All Areas</b> | <b>Rivers Edge I</b> | <b>Rivers Edge II</b> | <b>Rivers Edge III</b> | <b>Shared Offsite Improvements</b> |
| YEAR 1<br>(2026-2027)                      | \$ _____         | \$ _____             | \$ _____              | \$ _____               | \$ _____                           |
| YEAR 2<br>(2027 – 2028)                    | \$ _____         | \$ _____             | \$ _____              | \$ _____               | \$ _____                           |
| YEAR 3<br>(2028 – 2029)                    | \$ _____         | \$ _____             | \$ _____              | \$ _____               | \$ _____                           |
| YEAR 4<br>(2029-2030)                      | \$ _____         | \$ _____             | \$ _____              | \$ _____               | \$ _____                           |

**District Improvements Category Detail**

|                      | <b>River House<br/>(Rivers Edge I)</b> | <b>River Club<br/>(Rivers Edge II)</b> | <b>River Lodge<br/>(Rivers Edge III)</b> |
|----------------------|--|--|--|
| YEAR 1 (2026-2027)   | \$ _____                               | \$ _____                               | \$ _____                                 |
| YEAR 2 (2027 – 2028) | \$ _____                               | \$ _____                               | \$ _____                                 |
| YEAR 3 (2028 – 2029) | \$ _____                               | \$ _____                               | \$ _____                                 |
| YEAR 4 (2029-2030)   | \$ _____                               | \$ _____                               | \$ _____                                 |

### Shared Offsite Improvements Category Detail

|                         | Longleaf Pine | RiverTown Main St. | Orange Branch Trail | RiverTown Blvd. |
|-------------------------|---------------|--------------------|---------------------|-----------------|
| YEAR 1<br>(2026-2027)   | \$ _____      | \$ _____           | \$ _____            | \$ _____        |
| YEAR 2<br>(2027 – 2028) | \$ _____      | \$ _____           | \$ _____            | \$ _____        |
| YEAR 3<br>(2028 – 2029) | \$ _____      | \$ _____           | \$ _____            | \$ _____        |
| YEAR 4<br>(2029-2030)   | \$ _____      | \$ _____           | \$ _____            | \$ _____        |
|                         | SR 13         | Keystone Corners   | Riverfront Park     |                 |
| YEAR 1<br>(2026-2027)   | \$ _____      | \$ _____           | \$ _____            |                 |
| YEAR 2<br>(2027 – 2028) | \$ _____      | \$ _____           | \$ _____            |                 |
| YEAR 3<br>(2028 – 2029) | \$ _____      | \$ _____           | \$ _____            |                 |
| YEAR 4<br>(2029-2030)   | \$ _____      | \$ _____           | \$ _____            |                 |

**II. Minimum Qualifications:** The Proposer has satisfied the following minimum qualifications (initial each):

\_\_\_\_\_ (1) authorized to do business in Florida, and holds all required state and federal licenses, including those with the Florida Department of Transportation and St. Johns County, in good standing;

\_\_\_\_\_ (2) has at least five (5) years' experience with landscape maintenance projects; and

\_\_\_\_\_ (3) attended the mandatory pre-bid meeting.

**III. Receipt of Addenda:** The Proposer certifies that the Proposer has received the following addenda (list below):

| ADDENDA NO. | DATE  |
|-------------|-------|
| _____       | _____ |
| _____       | _____ |

## RIVERS EDGE I, II, AND III COMMUNITY DEVELOPMENT DISTRICTS PROPOSER QUALIFICATION STATEMENT

*Please attach additional sheets if necessary, and clearly indicate which question is addressed by the response.*

1. Proposer: \_\_\_\_\_  
[Company Name] \_\_\_\_\_  
/ / A Partnership  
/ / A Corporation  
/ / A Subsidiary Corporation  
/ / Other: \_\_\_\_\_
2. Proposer Address:  
  
Street Address \_\_\_\_\_  
  
P.O. Box (if any) \_\_\_\_\_  
  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
  
Telephone \_\_\_\_\_  
  
1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_  
1<sup>st</sup> Contact Email \_\_\_\_\_  
  
2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_  
2nd Contact Email \_\_\_\_\_
5. List the location of the office from which the proposer would provide services to the Districts.  
  
Street Address \_\_\_\_\_  
  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
  
Telephone \_\_\_\_\_
6. Is the Proposer company authorized to do business in the State of Florida?  
Yes ( ) No ( )
7. Has the Proposer's company provided services for a community development Districts or similar community previously? Yes ( ) No ( )  
  
7.1 If yes, provide the following on a separate sheet: Number of contracts Proposer has executed with community development Districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year

('23) \_\_\_\_\_, ('24) \_\_\_\_\_, ('25) \_\_\_\_\_.

9. What are the Proposer's current insurance limits? Please see attached form of contract for requested insurance limits, and **attach a current certificate of insurance.**

|                      |          |
|----------------------|----------|
| General Liability    | \$ _____ |
| Automobile Liability | \$ _____ |
| Umbrella Coverage    | \$ _____ |
| Workers Compensation | \$ _____ |
| Employer's Liability | \$ _____ |
| Expiration Date      | _____    |

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes ( ) No ( ) If so, state the name(s) of the company(ies) and the nature of the bar or suspension \_\_\_\_\_

11. List any and all litigation to which the Proposer or any of its affiliates has been a party in the last five (5) years. \_\_\_\_\_

12. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? \_\_\_\_\_  
If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. \_\_\_\_\_

13. List five (5) current clients including contact persons and telephone numbers as well as their annual contract value and length of service:

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Contract value: \_\_\_\_\_  
Length of service: \_\_\_\_\_

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Contract value: \_\_\_\_\_  
Length of service: \_\_\_\_\_

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Contract value: \_\_\_\_\_  
Length of service: \_\_\_\_\_

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Contract value: \_\_\_\_\_  
Length of service: \_\_\_\_\_

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Contract value: \_\_\_\_\_  
Length of service: \_\_\_\_\_

14. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why (attach additional sheets if necessary):

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Reason for termination: \_\_\_\_\_  
\_\_\_\_\_

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Reason for termination: \_\_\_\_\_  
\_\_\_\_\_

Client Name:

Contact person: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Reason for termination: \_\_\_\_\_  
\_\_\_\_\_

15. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.

16. Key Personnel: List all principal individuals (foremen, supervisors, etc.) and irrigation technicians who will be responsible for the actual landscape & irrigation maintenance work of



your organization and who will be assigned to this contract if awarded to Proposer. Please attach a resume for each individual listed below, showing at a minimum their number of years of relevant experience, years with the proposer's firm, educational background, and any certifications held. Please also attach copies of any relevant certifications.

| Name | Title/Area of Responsibility |
|------|------------------------------|
|      |                              |
|      |                              |
|      |                              |
|      |                              |
|      |                              |
|      |                              |
|      |                              |

17. Licensure – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing. Be sure to include FDOT and St. Johns County Licenses:

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18. Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the bidder's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:

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19. Have you utilized the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of employees hired by you or any of your subcontractors?

Yes \_\_\_\_\_ No \_\_\_\_\_

If no, are you willing and able to undertake such utilization as required by Florida law?

Yes \_\_\_\_\_ No \_\_\_\_\_

*[signature required on following page]*

**Authorization for Furnishing Information**

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Districts or its authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Districts should consider the Proposer for bidding on the landscape services invitation for proposals, including such matters as the Proposer's ability, standing, integrity, quality of performance, efficiency and general reputation.

\_\_\_\_\_  
Name of Proposer

\_\_\_\_\_  
Signature

(Corporate Seal)

\_\_\_\_\_  
Printed Name & Title

Date: \_\_\_\_\_

STATE OF FLORIDA       )  
COUNTY OF \_\_\_\_\_)

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_.

(Official Notary Seal)

\_\_\_\_\_  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

## CORPORATE OFFICERS

Company Name\_\_\_\_\_

Date\_\_\_\_\_

Provide the following information for Officers of the Proposer and parent company, if any.

| NAME FOR PROPOSER                  | POSITION<br>OR TITLE | CORPORATE<br>RESPONSIBILITIES | INDIVIDUAL'S RESIDENCE<br>CITY, STATE |
|------------------------------------|----------------------|-------------------------------|---------------------------------------|
|                                    |                      |                               |                                       |
|                                    |                      |                               |                                       |
|                                    |                      |                               |                                       |
|                                    |                      |                               |                                       |
|                                    |                      |                               |                                       |
|                                    |                      |                               |                                       |
|                                    |                      |                               |                                       |
| FOR PARENT COMPANY (if applicable) |                      |                               |                                       |
|                                    |                      |                               |                                       |
|                                    |                      |                               |                                       |
|                                    |                      |                               |                                       |

**COMPANY OWNED MAJOR EQUIPMENT  
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: \_\_\_\_\_

DATE: \_\_\_\_\_

| QUANTITY | DESCRIPTION* | # OF PROJECTS DEDICATED TO | STORAGE AND WORK SITE LOCATIONS |
|----------|--------------|----------------------------|---------------------------------|
|          |              |                            |                                 |
|          |              |                            |                                 |
|          |              |                            |                                 |
|          |              |                            |                                 |
|          |              |                            |                                 |
|          |              |                            |                                 |
|          |              |                            |                                 |
|          |              |                            |                                 |
|          |              |                            |                                 |
|          |              |                            |                                 |
|          |              |                            |                                 |

*\*Please specifically identify the number and make of the mowers that will be used to mow the Celebration Bermuda grass.*

**PROPOSER AFFIDAVITS [COMPLETE ONE]**

**AFFIDAVIT FOR INDIVIDUAL**

*(Complete if proposal is made on behalf of an individual)*

State of \_\_\_\_\_

County of \_\_\_\_\_

\_\_\_\_\_, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

\_\_\_\_\_  
(Proposer must also sign here)

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_)

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_.

(Official Notary Seal)

\_\_\_\_\_  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

**AFFIDAVIT FOR PARTNERSHIP**  
*(Complete if proposal is made on behalf of partnership)*

State of \_\_\_\_\_  
County of \_\_\_\_\_

\_\_\_\_\_, is a member of the firm of \_\_\_\_\_, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.

\_\_\_\_\_  
(Signature of a General Partner is Required)

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_)

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_.

(Official Notary Seal)

\_\_\_\_\_  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

**AFFIDAVIT FOR CORPORATION OR LIMITED LIABILITY COMPANY**  
*(Complete if proposal is made on behalf of a corporation or limited liability company)*

State of \_\_\_\_\_  
County of \_\_\_\_\_

(Name) \_\_\_\_\_,  
(title) \_\_\_\_\_ of  
the (Proposer) \_\_\_\_\_

(a corporation or limited liability company described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.

\_\_\_\_\_  
(Officer must also sign here)

AFFIX CORPORATE SEAL BELOW:

STATE OF FLORIDA   )  
COUNTY OF \_\_\_\_\_)

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this  
\_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_.

(Official Notary Seal)

\_\_\_\_\_  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),  
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Rivers Edge Community Development District, Rivers Edge II Community Development District, and Rivers Edge III Community Development District.
2. This sworn statement is submitted by \_\_\_\_\_  
(Print Name of Entity Submitting Sworn Statement)  
whose business address is \_\_\_\_\_  
and (if applicable) its Federal Employer Identification Number (FEIN) is \_\_\_\_\_  
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: \_\_\_\_\_.)
3. My name is \_\_\_\_\_ and my relationship to the entity named above is \_\_\_\_\_.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1) (a), Florida Statutes, means:
  - A) A predecessor or successor of a person convicted of a public entity crime; or,
  - B) An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a



public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

\_\_\_\_\_ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

\_\_\_\_\_ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

\_\_\_\_\_ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

\_\_\_\_\_ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

\_\_\_\_\_ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

*[Signatures on following page]*

Signature page to SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES,  
ON PUBLIC ENTITY CRIMES.

Signature

\_\_\_\_\_

Print Name

\_\_\_\_\_

Date

STATE OF FLORIDA        )  
COUNTY OF                )

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online  
notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by\_\_\_\_\_.

(Official Notary Seal)

Name:  
Personally Known  
OR Produced Identification  
Type of Identification

## ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, \_\_\_\_\_, on behalf of \_\_\_\_\_ (the “Contractor”), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
  - (a) Using or threatening to use physical force against any person;
  - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
  - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
  - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
  - (e) Causing or threatening to cause financial harm to any person;
  - (f) Enticing or luring any person by fraud or deceit; or
  - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

**Company Name:** \_\_\_\_\_

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me ☐ physical presence or ☐ remote notarization by (name) \_\_\_\_\_, as (title) \_\_\_\_\_, of (company) \_\_\_\_\_, who is ☐ personally known to me or ☐ who produced \_\_\_\_\_ as identification this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

(Notary Seal)

\_\_\_\_\_  
Notary Public

## **VII. SERVICE AREA MAPS/PLANS**

**RIVERS EDGE I, II, AND III COMMUNITY DEVELOPMENT DISTRICTS**  
**SERVICE AREA MAPS/PLANS**

*Access via the following link:*

[to be added]

**VIII. FORM OF LANDSCAPE AND  
IRRIGATION MAINTENANCE SERVICES  
AGREEMENT**

**RIVERS EDGE I, II, AND III  
COMMUNITY DEVELOPMENT DISTRICTS**

**FORM OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES  
AGREEMENT**

*[to be added]*

## *ELEVENTH ORDER OF BUSINESS*



## **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: Palm Tree Boot Trimming @ Amenity Centers

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

☒ Yes (Please proceed to question 2)

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

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

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

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

*[End of Cover Sheet]*

## COST SHARE REQUEST

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

Requesting Party: \_\_\_\_\_

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

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

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

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Total Proposed  
Compensation: \$ \_\_\_\_\_

Cost Share  
Calculation: \_\_\_\_\_ Rivers Edge  
\_\_\_\_\_ Rivers Edge II  
\_\_\_\_\_ Rivers Edge III

Methodology  
Consultant Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

If requesting addition of new improvements:

Engineer  
Approval: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

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

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

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE II COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_

**RIVERS EDGE III CDD**

By: \_\_\_\_\_  
☐ Chair ☐ Vice-Chair, Board of Supervisors

Date: \_\_\_\_\_









**Proposal #: 618069**

Date: 11/4/2025

From: Kyle Kubik

Tree Care Proposal for  
**Rivertown Meadows Homeowners Association, Inc**

Lisa Sutton  
Floridian Property Management  
414 Old Hard Road  
Suite 502  
Fleming Island, FL 32003  
lisa@fpm.company

**LOCATION OF PROPERTY**

Longleaf Parkway  
St. Johns, FL 32259

**Ornamental/Specialty Palm Boot Trimming**

| DESCRIPTION   | AMOUNT     |
|---|------------|
| Service Item #1- Riverclub Palm Trimming  | \$8,475.00 |
| Removal/Trimming of "Boots" Along Specialty & Ornamental Palm Trees, Located Inside Pool Deck. Collect and Dispose of All Debris. |            |
| Service Item #2 - Riverhouse Palm Trimming  | \$9,765.00 |
| Removal/Trimming of "Boots" Along Specialty & Ornamental Palm Trees, Located Inside Pool Deck. Collect and Dispose of All Debris. |            |
| Service Item #3 - The Lodge Palm Trimming   | \$9,285.00 |
| Removal/Trimming of "Boots" Along Specialty & Ornamental Palm Trees, Located Inside Pool Deck. Collect and Dispose of All Debris. |            |

Trimming of Ornamental/Specialty Palm Trees as Listed Above, Located at Pool Areas Inside Community. Collect and Dispose of All Resulting Debris Off Site Upon Completion of Trimming Services. Collect and Dispose of All Resulting Debris Off Site Upon Completion of Trimming Services. Tree Work to be Executed in a Timely Manner, and Per Current Industry & ANSI A300 Standard Practices. All Labor, Equipment, and Disposal Fees are Included in Proposal.







**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

**Rivertown Meadows Homeowners Association, Inc**

|                       |                    |
|-----------------------|--------------------|
| <b>Subtotal</b>       | <b>\$27,525.00</b> |
| <b>Sales Tax</b>      | <b>\$0.00</b>      |
| <b>Proposal Total</b> | <b>\$27,525.00</b> |

**THIS IS NOT AN INVOICE**