

*Rivers Edge
Community Development District*

January 21, 2026

AGENDA

**Rivers Edge
Community Development District**
www.RiversEdgeCDD.com

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.

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.

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**

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

FOURTH ORDER OF BUSINESS

Staff Reports

- A. Landscape Maintenance - Report**

Mr. 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.

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.

Secretary/Assistant Secretary

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 Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
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
Investments:				
State Board of Administration (SBA)	7,997	-	880,538	888,535
US Bank Custody Account	360,435	-	-	360,435
Series 2016				
Reserve	-	250,114	-	250,114
Revenue	-	178,087	-	178,087
Series 2018				
Reserve	-	115,839	-	115,839
Revenue	-	85,841	-	85,841
Series 2018A-1/2018A-2				
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
Total Assets	\$ 888,649	\$ 984,511	\$ 1,197,969	\$ 3,071,128
Liabilities:				
Accounts Payable	\$ 289,289	\$ -	\$ -	\$ 289,289
Accrued Expenses	30,750	-	-	30,750
Fica Payable	122	-	-	122
Total Liabilities	\$ 320,162	\$ -	\$ -	\$ 320,162
Fund Balance:				
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
Total Fund Balances	\$ 568,487	\$ 984,511	\$ 1,197,969	\$ 2,750,967
Total Liabilities & Fund Balance	\$ 888,649	\$ 984,511	\$ 1,197,969	\$ 3,071,128

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual 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	
Total Revenues	\$ 3,244,063	\$ 511,316	\$ 512,789	\$ 1,473	

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%
Total General & Administrative	\$ 211,905	\$ 59,168	\$ 47,634	\$ 11,534	

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance	Progress
<i>Operations & Maintenance</i>					
Ground Maintenance					
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%
Subtotal Ground Maintenance	\$ 1,942,731	\$ 323,789	\$ 360,802	\$ (37,014)	
Amenity Center - River House					
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%
Subtotal Amenity Center - River House	\$ 1,061,228	\$ 249,650	\$ 258,884	\$ (9,234)	
Total Operations & Maintenance	\$ 3,003,959	\$ 573,438	\$ 619,686	\$ (46,248)	

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

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

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

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

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

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 Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues				
Interest	\$ 10,000	\$ 1,667	\$ 6,739	\$ 5,072
General Reserve - Grounds Maintenance	75,000	-	-	-
General Reserve - Amenity Center	75,000	-	-	-
Total Revenues	\$ 160,000	\$ 1,667	\$ 6,739	\$ 5,072
Expenditures:				
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
Total Expenditures	\$ 265,900	\$ 75,580	\$ 70,233	\$ 5,347
Excess (Deficiency) of Revenues over Expenditures	\$ (105,900)		\$ (63,493)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (105,900)		\$ (63,493)	
Fund Balance - Beginning	\$ 1,357,361		\$ 1,261,463	
Fund Balance - Ending	\$ 1,251,461		\$ 1,197,969	

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)
Current Bonds Outstanding	\$ 8,910,000

Series 2018, Capital Improvement Revenue Bonds	
Interest Rate:	4.1% - 5.3%
Maturity Date:	5/1/2049
Reserve Fund Definition	25% of Maximum Annual Debt at Issuance
Reserve Fund Requirement	\$ 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)
Current Bonds Outstanding	\$ 6,250,000

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

Rivers Edge
Community Development District
Long Term Debt Report

Series 2018A-2, Capital Improvement Revenue Refunding Bonds	
Interest Rate:	4.375%-5%
Maturity Date:	5/1/2038
Reserve Fund Definition	50% of Maximum Annual Debt at Issuance
Reserve Fund Requirement	\$ 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)
Current Bonds Outstanding	\$ 1,595,000
Total Bonds Outstanding	\$ 19,460,000

C.

Rivers Edge

Community Development District

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

Fund	Date	Check No.	Amount
General Fund			
<i>Payroll</i>	10/17/25	50775-50778	\$ 738.80
		<u>Sub-Total</u>	<u>\$ 738.80</u>
<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
		<u>Sub-Total</u>	<u>\$ 294,582.74</u>
Capital Fund			
<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
		<u>Sub-Total</u>	<u>\$ 236,442.00</u>
Total			\$ 531,763.54

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK 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	

Attendance Sheet

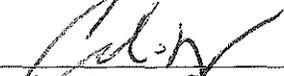
District Name: Rivers Edge CDD

Board Meeting Date: October 15, 2025 Meeting

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

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

Approved for Payment:


District Manager Signature

10/15/2025
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... 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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
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		
SONITROL OF NORTH CENTRAL FLORIDA											208.67	007258
10/06/25	00326	8/06/25	15474	202508	320-57200-46500			RPR DAMAGED YEILD SIGN	*	1,760.00		
SUNDANCER SIGN GRAPHICS											1,760.00	007259
10/06/25	00340	9/25/25	1150	202509	320-57200-46500			CIRCUIT BREAKER/PHOTOCELL	*	350.00		
TMT ELECTRIC LLC											350.00	007260
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		
VESTA PROPERTY SERVICES, INC.											32,642.58	007261
10/06/25	00389	9/19/25	25699052	202509	330-57200-45700			JANITORIAL SUPPLIES	*	10.46		
W B MASON CO INC											10.46	007262
10/06/25	00389	9/22/25	25700988	202509	330-57200-45700			JANITORIAL SUPPLIES	*	16.49		
W B MASON CO INC											16.49	007263
10/10/25	00371	10/09/25	10092025	202510	320-57200-49400			12/13 3HR CHRISTMAS EVENT	*	1,075.70		
CELEBRATION JAX											1,075.70	007264
10/10/25	00076	9/29/25	42448546	202509	330-57200-45700			ACTIVE SCRAPER/MAT ONYX	*	125.21		
CINTAS FIRE 636525											125.21	007265
REDG RIVERS EDGE OKUZMUK												

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... 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	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		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													

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/24/25	00356	10/13/25	101725	202510	320-57200-49400			ANDREW B RATLIFF	*	500.00	500.00	007292
10/24/25	00279	10/13/25	373724	202509	310-51300-32200			BERGER TOOMBS ELAM GAINES & FRANK	*	4,385.00	4,385.00	007293
10/24/25	00181	10/23/25	299-1017	202510	330-57200-45700			FAST SIGNS #171701	*	141.08	477.04	007294
		10/23/25	299-1017	202510	330-57200-45700				*	95.24		
		10/23/25	299-1017	202510	330-57200-45700				*	55.92		
		10/23/25	299-1017	202510	330-57200-45700				*	184.80		
10/24/25	00365	10/17/25	203436	202510	320-57200-60000			FLORIDA WATERWAYS INC	*	530.00	530.00	007295
10/24/25	00071	10/14/25	23475296	202510	330-57200-34510			GIDDENS SECURITY CORPORATION	*	2,572.64	2,883.77	007296
		10/14/25	23475296	202510	330-57200-34510				*	311.13		
10/24/25	00013	10/14/25	28156	202509	310-51300-32500			GRAU AND ASSOCIATES	*	600.00	600.00	007297
10/24/25	00300	10/09/25	13399	202509	310-51300-31500			KILINKSI VAN WYK PLLC	*	3,397.82	3,397.82	007298
10/24/25	00401	10/21/25	55251	202509	310-51300-31100			PRIME AE GROUP INC	*	647.43	647.43	007299
10/24/25	00340	10/15/25	1153	202510	330-57200-45700			TMT ELECTRIC LLC	*	2,647.00	2,647.00	007300
10/24/25	00340	10/17/25	1154	202510	330-57200-45700			TMT ELECTRIC LLC	*	7,882.00	7,882.00	007301

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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... 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			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/07/25	00278	10/02/25	427280	202510	330-57200-45700			HAGAN ACE HARDWARE OF MANDARIN	*	375.83	375.83	007322
11/07/25	00278	10/17/25	427384	202510	330-57200-45700			HAGAN ACE HARDWARE OF MANDARIN	*	80.97	80.97	007323
11/07/25	00278	10/24/25	427428	202510	330-57200-45700			HAGAN ACE HARDWARE OF MANDARIN	*	39.98	39.98	007324
11/07/25	00278	10/24/25	427429	202510	330-57200-45700			HAGAN ACE HARDWARE OF MANDARIN	*	40.76	40.76	007325
11/07/25	00073	11/01/25	13129563	202511	330-57200-45210			POOLSURE	*	1,612.19	1,612.19	007326
11/07/25	00058	11/01/25	5783	202511	320-57200-34500			SONITROL OF NORTH CENTRAL FLORIDA	*	125.72	125.72	
		11/01/25	5783	202511	320-57200-34500			SONITROL OF NORTH CENTRAL FLORIDA	*	35.72	35.72	
		11/01/25	5783	202511	320-57200-34500			SONITROL OF NORTH CENTRAL FLORIDA	*	47.23	47.23	
11/07/25	00155	10/31/25	429299	202510	330-57200-34000			VESTA PROPERTY SERVICES, INC.	*	174.74	174.74	007328
11/07/25	00155	11/01/25	429110	202511	330-57200-34000			VESTA PROPERTY SERVICES, INC.	*	4,075.93	4,075.93	
		11/01/25	429110	202511	320-57200-46001			VESTA PROPERTY SERVICES, INC.	*	3,435.82	3,435.82	
		11/01/25	429110	202511	330-57200-34001			VESTA PROPERTY SERVICES, INC.	*	3,778.47	3,778.47	
		11/01/25	429110	202511	330-57200-34400			VESTA PROPERTY SERVICES, INC.	*	4,435.64	4,435.64	
		11/01/25	429110	202511	330-57200-34100			VESTA PROPERTY SERVICES, INC.	*	9,099.03	9,099.03	
		11/01/25	429110	202511	330-57200-45300			VESTA PROPERTY SERVICES, INC.	*	2,895.68	2,895.68	
		11/01/25	429110	202511	330-57200-34402			VESTA PROPERTY SERVICES, INC.	*	4,922.01	4,922.01	
											32,642.58	007329

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

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 11

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

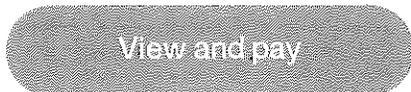
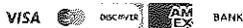
Sales Rep: Robby, Darrell

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. PO 0923VPS140	1	\$0.00	\$0.00
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



Approved RECDD
 Submitted to AP 10.1.2025
 By Kevin McKendree

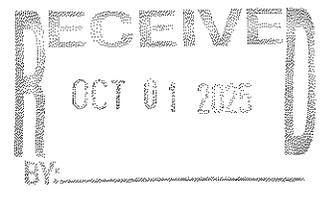
Kevin McKendree

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 Bti (AQUABACxt) 8 Treatments - \$960/acres Pond Z (8± acres)	\$960.00	\$960.00
		Approved RECDD Submitted to AP 10.1.2025 By Kevin McKendree <i>Kevin McKendree</i>		

Total \$5,430.00
Balance Due \$5,430.00

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

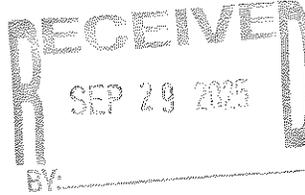
Thank You For Your Business!

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

Invoice

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

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



Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026		5,899.00	5,899.00

Total	\$5,899.00
Payments/Credits	\$0.00
Balance Due	\$5,899.00

Grau and Associates

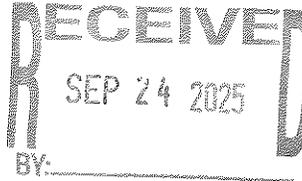
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

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	\$ <u>600.00</u>
	Subtotal: <u>600.00</u>
	Total 600.00
	Current Amount Due \$ <u>600.00</u>

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

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

INVOICE: 427111/3

REWARD NO:19820227380

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
** AMOUNT CHARGED TO STORE ACCOUNT **					67.94			
							TAX AMOUNT	0.00
							TOTAL AMOUNT	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) 773-0011

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 CHECK 7159 9/ 3/25 CHECK 7160 9/ 3/25 CHECK 7161 9/ 3/25 CHECK 7162 9/ 3/25 CHECK 7163 9/ 3/25 CHECK 7180 9/11/25 CHECK 7181 9/12/25		566.45 39.50 45.89 50.97 86.31 5.91 98.93 69.89	

FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.

CURRENT 115.85	1-30 DAYS 52.96	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 168.81
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TERMS: NET 15TH

Approved RECDD
Submitted to AP 10.2.2025
By Kevin McKendree

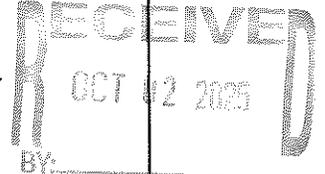
Kevin McKendree

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

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: 09082025 REFERENCE: PO # 09082025 TERMS: NET 15TH CLERK: AJD3 DATE / TIME: 9/8/25 8:47

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

INVOICE: 427139/3

REWARD NO: 19820227380

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 Return Value \$ 4.990 Buy2+SprypntGet\$1offCan	5.99	2	4.99 /EA	9.98 SN
							TAXABLE	0.00
							NON-TAXABLE	19.95
** AMOUNT CHARGED TO STORE ACCOUNT **					19.95	SUB-TOTAL		19.95
							TAX AMOUNT	0.00
YOU SAVED: 2.00							TOTAL AMOUNT	19.95

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

\$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) 773-0011

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 CHECK 7159 9/ 3/25 CHECK 7160 9/ 3/25 CHECK 7161 9/ 3/25 CHECK 7162 9/ 3/25 CHECK 7163 9/ 3/25 CHECK 7180 9/11/25 CHECK 7181 9/12/25		566.45 39.50 45.89 50.97 86.31 5.91 98.93 69.89	

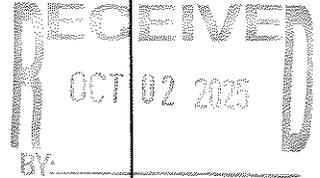
FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.

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

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

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

SHIP TO:

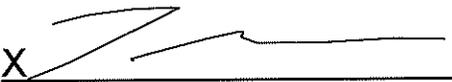
TERMINAL: 601

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

INVOICE: 427215/3

REWARD NO:19820227380

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
					** AMOUNT CHARGED TO STORE ACCOUNT **	27.96		
							TAX AMOUNT	0.00
							TOTAL AMOUNT	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) 773-0011

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 CHECK 7159 9/ 3/25 CHECK 7160 9/ 3/25 CHECK 7161 9/ 3/25 CHECK 7162 9/ 3/25 CHECK 7163 9/ 3/25 CHECK 7180 9/11/25 CHECK 7181 9/12/25		566.45 39.50 45.89 50.97 86.31 5.91 98.93 69.89	

FRIENDLY REMINDER! PAST DUE BALANCE! PLEASE REMIT.					NEW BAL: 168.81
CURRENT 115.85	1-30 DAYS 52.96	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	

TERMS: NET 15TH

Approved RECDD
Submitted to AP 10.2.2025
By Kevin McKendree

Kevin McKendree

RECEIVED
OCT 02 2025
BY: _____

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

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



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 Cloverbrook to keep debris out of drain	1	\$2,000.00	\$2,000.00
				Total	\$2,000.00

Ways to pay



[View and pay](#)

Approved RECDD
Submitted to AP 9.26.2025
By Kevin McKendree
Kevin McKendree



C/S



Invoice

Date Invoice#

10/1/2025
131295632018

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

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

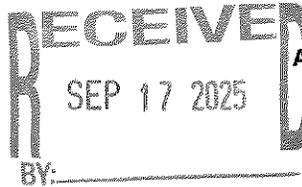
Ship To
Rivers Edge CDD 140 Landing Street Saint Johns FL 32259

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](#)



CLS



Quill's Tree Services, LLC

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

RECIPIENT:

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

Invoice #114	
Issued	Oct 02, 2025
Due	Oct 17, 2025
Total	\$1,500.00

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"> • 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. • 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. • 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. 	1	\$0.00	\$0.00
Oct 01, 2025				
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
Oct 04, 2025				
Stump Grinding	Surface grind two pine stumps that are located inside the river house.	2	\$150.00	\$300.00
Oct 01, 2025				



Quill's Tree Services, LLC

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

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). **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**

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 #115

Issued	Oct 02, 2025
Due	Oct 17, 2025
Total	\$1,500.00

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"> • 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. • 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. • 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. 	1	\$0.00	\$0.00
Oct 01, 2025				
Tree Removal	Remove a total of three dead or hazardous pine 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
Oct 04, 2025				
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

Oct 01, 2025

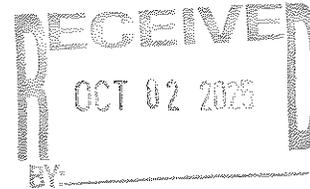


Quill's Tree Services, LLC

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

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). **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



Total **\$1,500.00**

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.

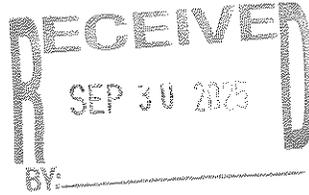
C/S

Invoice #5720

SONITROL OF NORTH CENTRAL FLORIDA



RIVERTOWN



Access Code



05SOZ02X4XS9



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
Repair/Refurbish Repair Damaged Yield Sign	1	395.00	395.00
*Sign in shop *Remount to damaged post in Roundabout * Rivertown Main + Orange Branch			
Repair/Refurbish Repair Damaged Speed Limit Sign	1	495.00	495.00
*Sign in shop *Weld Bolt on Bracket to existing frame *Install Bolt on Sign Mount * Fiddlewood + Narrowleaf			
Repair/Refurbish Repair Damaged DNE Sign	1	495.00	495.00
*Sign in Shop * Repair Frame *Mount to post			
Install - Sign 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

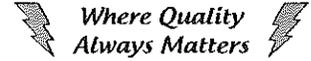


C/S

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 Rambling Water run not working. Replaced bad circuit breaker and photocell. Verified correct operation 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	\$350.00

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 deVagy

9/29/2025



C/5



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

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

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 to view our entire Return Policy

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
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

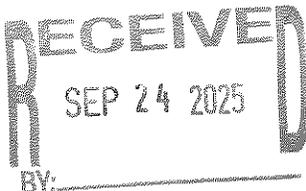
To ensure proper credit, please detach and return below portion with your payment



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

C15



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

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

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 to view our entire Return Policy

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
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

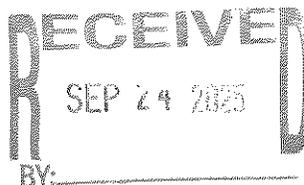


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

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

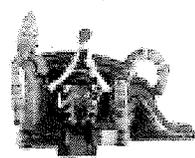
www.celebrationpartyrental.net



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
Unit 00000000004761083	Unit Description: Pool Office				
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
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	
			Unit Subtotal:	\$28.31	
Unit 000000000999900999	Unit Description: Other				
400	SERVICE CHARGE	1 EA	\$24.95	\$24.95	
			Unit Subtotal:	\$24.95	
			Invoice Sub-total	\$53.26	
			Tax	\$0.00	
			Invoice Total	\$53.26	

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



crabs

C/S

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.



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
		Previous Balance			458.65
		Payment			0.00
		Remaining Balance			458.65
		Products and Other Charges			
		Ship To Reference # 15261387			442.68
		Total Products and Other Charges			442.68
		Rental			
		Ship To Reference # 15261387			7.98
		Total Rental			7.98

Summary continued on next page...

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

Previous Balance \$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



Customer Account#: 662311414845635
Due By: 10-28-25
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 Total Deposits			0.00 0.00
	Total New Charges:			450.66
	Approved RECDD 1 Submitted to A/P 10-08-25 By Richard Losco <i>Richard Losco</i>			
				

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST FRUIT COVE, FL 32259			
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
	Total			225.83
	Rec'd By:			
	R2525821545799			
	BOTTOM LOAD H&C BLACK COOLER (UNIVERSAL) RENTAL	1	7.98	7.98
	Sales Tax			0.00
	Total			7.98
	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
	Total			216.85
	Rec'd By:			
	Total for Location			450.66

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

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 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.

G & G Excavation & Construction, Inc.

Invoice

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

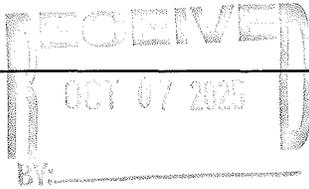
Date	Invoice #
10/7/2025	3932

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

Job
Rivertown Sternwheel Park CDD1

Job #	Terms

Item	Description	Amount
Quote	G & G Excavation and Construction, Inc. supplied all Equipment, Labor, Material, and Supervision for the following: Job: Sternwheel Park CDD1 Reference: Concrete Work Scope of Work: 10/2 -10/3 1. Demo concrete bench pad and haul off 2. Form and pour new concrete bench pad 3. Clean up Total cost for the above work	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 & 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	3933

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

Job
Rivertown 1749 Orange Branch Trail CDD1

Job #	Terms

Item	Description	Amount
Quote	<p>G & 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"> 1. Demo concrete sidewalk and haul off 2. Remove roots 3. Form, grade, and pour new concrete sidewalk 4. Saw cut and clean up <p>Total cost for the above work</p> <p style="text-align: center;">Approved RECDD Submitted to AP 10.8.2025 By Kevin McKendree <i>Kevin McKendree</i></p>	4,150.00



Thank you for your business!

Total	\$4,150.00
Payments/Credits	\$0.00
Balance Due	\$4,150.00

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

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:

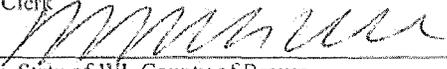
09/03/2025

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, 166 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

Riidel Jacobs
Legal Clerk

Mariah Verhagen
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 # of Copies:
Customer No: 764134 1
PO #:

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 cdenagy@gmsnf.com ("District Manager's Office") and will also be available on the District's website, 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

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

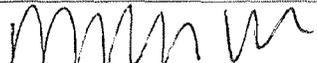
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Govt Bids & Proposals, was published on the publicly accessible website of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

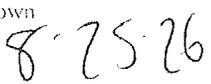
SAG St Augustine Record 09/29/2025
SAG staugustine.com 09/29/2025

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 2016A-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 chgggs@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 chgggs@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

INVOICE NO.	23475115
DATE	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

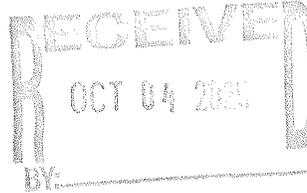
TERMS: Upon Receipt	CUSTOMER NO. 1946	JOB NO. 1946	P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Security Service 09/15/2025-09/28/2025	111.75	Hours	22.97	2,566.90
Security Officer	497.00	Per	0.655	325.54
Mileage				
<div data-bbox="305 1276 617 1480" data-label="Text"> <p>RECEIVED OCT 03 2025 BY: _____</p> </div> <div data-bbox="933 1323 1291 1480" data-label="Text"> <p>Approved RECDD Submitted to A/P 10-03-25 By Richard Losco <i>Richard Losco</i></p> </div>				
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205				
			Sub-Total	2,892.44
			Sales Tax	
			TOTAL(\$)	\$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
Total			\$5,843.13
Payments/Credits			\$0.00
Balance Due			\$5,843.13

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:

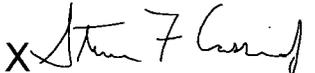
TERMINAL: 604

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
** AMOUNT CHARGED TO STORE ACCOUNT **					52.96			
							TAX AMOUNT	0.00
							TOTAL AMOUNT	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.					NEW BAL: 168.81
CURRENT 115.85	1-30 DAYS 52.96	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	

TERMS: NET 15TH

Approved RECDD
Submitted to AP 10.2.2025
By Kevin McKendree

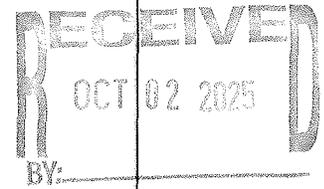
Kevin McKendree

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 115 Industrial Loop N. Orange Park, FL 32073		Invoice		
				Date: October 17th, 2025 Invoice No.: 10172025.04		
Name / Address Attn: Kim Fatuch River's Edge CDD 1 475 West Town Place Suite 114 St. Augustine, FL 32092		Additional Details: 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.				
Description		Quantity	Rate	Discount	Subtotal	Extended
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						
Signature & Date <i>Kimberly Fatuch</i> 6.4.25		Subtotal				\$4,200.00
		7.50%				\$315.00
		Total				\$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	\$2,050.00

Approved CDD I
Submitted to AP on 10.8.25
by Kimberly Fatuch

Kimberly Fatuch



Important Terms & Conditions:

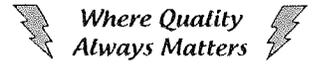
Please open ALL boxes immediately upon receipt to inspect for order accuracy. Claims for damaged or missing items must be reported within 10 days of order receipt. Failure to do so within the time frame will void any claims. Please call 1-866-484-6624 x301 with order issues.

L15

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

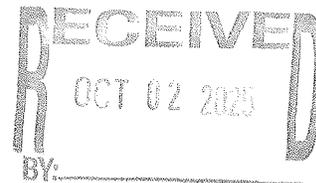
BILL TO
Rivers Edge CDD 1
475 West Town Place
Suite 114
Saint Augustine, Florida
32092

INVOICE 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	\$825.00



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 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
			\$1,500.00

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

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 to view our entire Return Policy

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
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



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

⑆3178876257369836257369836000000022766



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

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

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 to view our entire Return Policy

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

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



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

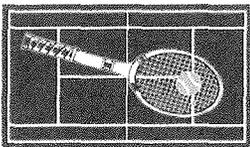
Richard Losco

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

Remittance Section	
Customer Number	C3178876
Invoice Number	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



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 475 West Town Place Suite 114 World Golf Village St Augustine FL 32092

Ship To
RiverTown Amenity Center 140 Landing St 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 @ 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

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 10/08/2025
SHIP VIA UPS

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

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA 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	\$115.42

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

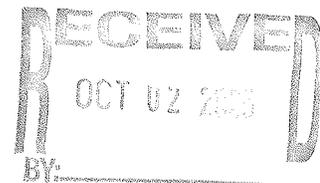
Description	Current Amount
Monthly Landscape Maintenance October 2025	\$91,599.74

Invoice Total \$91,599.74

PAID BY CHECK

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.



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 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: 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 AP ON 10/8/2025

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.

C/S



INVOICE

INVOICE #	INVOICE DATE
1012978	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: \$224.86

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

September irrigation repairs - 2025*****405 Oak Shadow Pl.*****

Irrigation Repairs

\$224.86

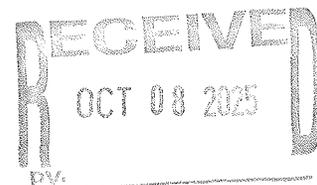
Invoice Total

\$224.86

11/10/2025 10:17 AM RECEIVED

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.

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

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.

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 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: \$181.18

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

September irrigation repairs - 2025*****1754 Olivette*****

Irrigation Repairs	\$181.18
--------------------	----------

Invoice Total \$181.18

PAID BY CHECK

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.

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rivers Edge CDD I

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

Invoice Due Date: October 29, 2025

Invoice Amount: \$1,047.36

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

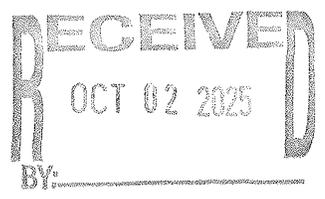
September irrigation repairs - 2025*****River House*****	
Irrigation Repairs	\$1,047.36

Invoice Total \$1,047.36

PAID BY CHECK

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.

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

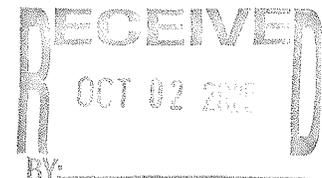
Invoice Total

\$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

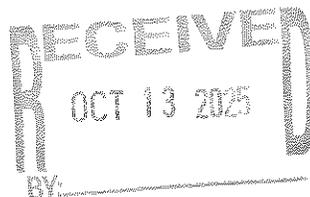
Event Date: 10/17/2025 Time: 6:00 PM - 9:00 PM

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



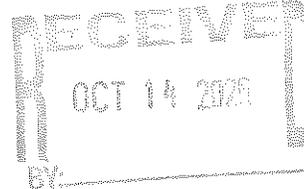
Berger, Toombs, Elam, Gaines & Frank

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	No Parking on Grass	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 Part Qty: 1 Width: 12.00" Height: 9.00" Sides: 1				
2	River Club Hours	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 Part Qty: 1 Width: 12.00" Height: 12.00" Sides: 1				
3	Emergency Shut Off	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 Part Qty: 1 Width: 6.00" Height: 6.00" Sides: 1				
4	No Smoking or Vaping	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 Part Qty: 1 Width: 14.00" Height: 14.00" Sides: 1				

RECEIVED
OCT 23 2025
BY: _____

Approved RECDD
Submitted to AP 10.23.2025
Submitted by Ken Council

Ken Council

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

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

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
 Submitted to AP 10.20.2025
 By Kevin McKendree
Kevin McKendree

RECEIVED
 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

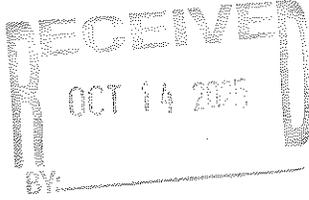
INVOICE NO.	23475296
DATE	10/14/25

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

TERMS: Upon Receipt	CUSTOMER NO. 1946	JOB NO. 1946	P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
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				
		Approved RECDD 1 Submitted to A/P 10-14-25 By Richard Losco <i>Richard Losco</i>		
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205				
			Sub-Total	2,883.77
			Sales Tax	
			TOTAL(\$)	\$2,883.77

Grau and Associates

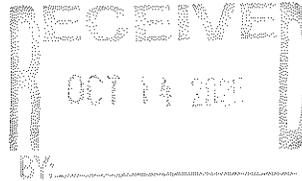
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

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	\$3,397.82

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 Hallocrawl 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

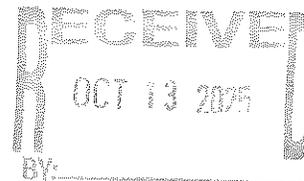
Service	LG	09/19/2025	Prepare amendment to pool contract and final NTP for pool project; prepare JLAC response letter.	1.10	\$285.00	\$313.50
Expense	CP	09/22/2025	Certified Mail: Joint Legislative Auditing Committee The Florida Legislature Claude Pepper Building, Room 876 111 West Madison Street Tallahassee, Florida 32399-1400 Attn: Kathryn H. DuBose, Coordinator 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
Non-billable entries						
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

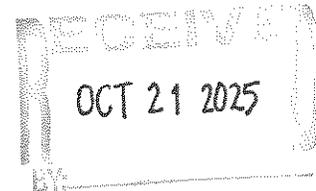
	Hours	Rate	Amount	
Vice President	2.50	250.00	625.00	
Totals	2.50		625.00	
Total Labor				625.00

Reimbursable Expenses

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

Corbin deNagy

10/21/2025

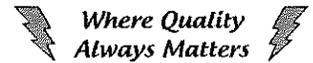


C15

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 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	\$2,647.00



Approved RECDD
Submitted to AP 10.15.2025
By Kevin McKendree

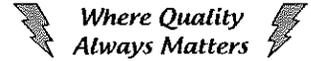
Kevin McKendree

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	\$7,882.00

Approved RECDD
Submitted to AP 10.20.2025
By Kevin McKendree

Kevin McKendree

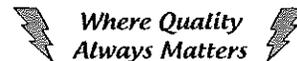


CIS

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

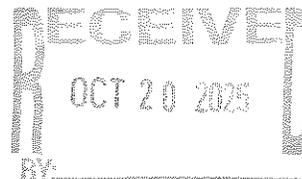
INVOICE 1155
DATE 10/17/2025
TERMS Net 30
DUE DATE 11/16/2025

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	\$175.00

Approved RECDD
Submitted to AP 10.20.2025
By Kevin McKendree
Kevin McKendree





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
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Thank you for your business.

Total 336.40

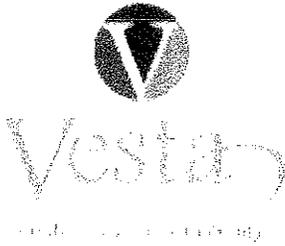
Have to be reissued due to
check being ripped. Please
see last couple pages as
evidence.
TP 10/16/25

Corbin deNagy

10/3/2025

RECEIVED
OCT 15 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

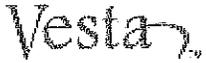
For:

Non-contractual Billable
 Services Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
August 26 th – September 25 th	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

Invoice # 428901
Date 09/30/2025
Terms Net 30
Due Date 10/30/2025
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

Billable Mileage split in 3	1	149.93	149.93
Ken Council CDD 1 mileage	1	0.00	0.00
		Total	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 03 2025

Vesta Mileage Report

Name: Kevin McKendree		Month	Sep-25				
Date	Purpose	Location (From)	Destination (To)	Billable Miles	Community Billed To:	Non-billable Miles	Mileage
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
						Total Mileage	818
						Reimbursement Rate	\$0.550
						Total Reimbursement	\$449.79
						Date Submitted in Paycom	10/2/25

\$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

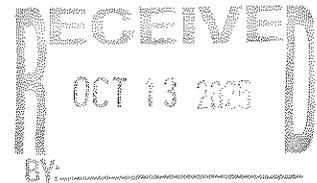
Description	Quantity	Rate	Amount
Billable Expenses			
Kevin McKendree - 2025-09-28 - THE HOME DEPOT #1324 - CDD credit card maxed out.			177.74
Total Billable Expenses			177.74

Total 177.74

Invoice received 10/10/2025

Corbin deNagy

10/13/2025





How doers
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>	5.98N
DRYWALL SANDING SPONGE LARGE WET/DRY	
033287164905 XTCTR SET <A>	11.57N
RYB BLK OX SCREW EXTRACTOR SET 5PC	
764666540618 GRF18112M <A>	12.78N
GR 15GA 1-1/2" EG STRT FIN BC 1M	
032167000012 PB BLASTER <A>	7.50N
BLASTER PB PENETRANT 110Z	
045242821792 1-3/8" BSL BLD <A>	24.97N
MKE 1-3/8" NITRUS OMT METAL BLADE	
077089180402 4" FR&TRAY <A>	7.26N
BEST 4 X 1/4 IN WOVEN MINI KIT 3PC	
077914056287 BRAD NAILER <A>	89.98N
PC 2" 18GA BRAD NLR	
070673881817 1 X 2 X 8 <A>	
TRIMPLANK 1 X 2 X 8	
298.84	17.68N

	SUBTOTAL	177.74
	TAX + PIF	0.00
TAX EXEMPT	TOTAL	\$177.74
XXXXXXXXXXXX9671 VISA	USDS	177.74
AUTH CODE S06926/2543970	TA	
Chip Read		
AID A0000000031010	VISA CREDIT	

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 Perks 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

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 DPI 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	DAYS	POLICY EXPIRES ON
A	1	90
		12/25/2025 ON

Download



C/S



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

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

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 to view our entire Return Policy

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX7658QK	LINER,38X58,2MIL,REPRO,BK,100/CT,(B3858XXH)	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

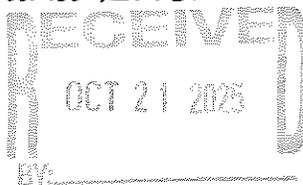


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

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



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 to view our entire Return Policy

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

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

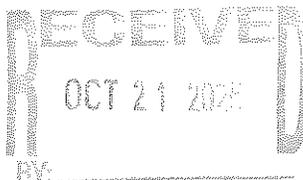


W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

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

Richard Losco

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



Remittance Section	
Customer Number	C3178876
Invoice Number	257545736
Invoice Date	10/15/2025
Terms	Net 30
Total Due	104.88

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

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 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: November 14, 2025

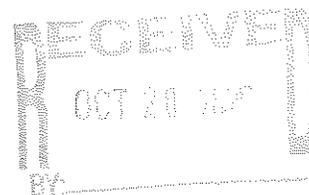
Invoice Amount: \$6,030.00

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

INVESTMENT SOCIAL AND COMMUNITY

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.



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

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: \$412.48

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

October irrigation repairs-2025

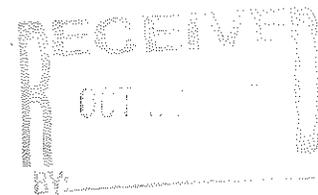
Irrigation Repairs	\$412.48
--------------------	----------

Invoice Total	\$412.48
----------------------	-----------------

NON CONFIDENTIAL - 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



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

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: \$794.37

Description	Current Amount
Mainline repair*****Chipola Trace*****	
Irrigation Repairs	\$794.37
Invoice Total	\$794.37

NON COMMERCIAL LANDSCAPING

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

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 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

RECEIVED
OCT 13 2025
BY: _____

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

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

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: \$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 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 # 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	

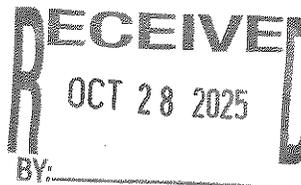
Approved RECDD 1
Submitted to A/P 10-28-25
By Richard Losco

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

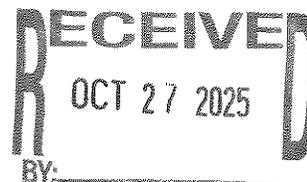
Bill To RIVERS EDGE 1
140 LANDING STREET
ST JOHNS, FL 32259

Material #	Description	Quantity	Unit Price	Ext Price	Tax
Unit 00000000004761083	Unit Description:	Pool Office			
110	SERVICE ACKNOWLEDGEMENT	1 EA	\$0.00	\$0.00	
120	CABINET ORGANIZED	1 EA	\$0.00	\$0.00	
130	EXPIRATION DATES CHECKED	1 EA	\$0.00	\$0.00	
132	BBP KIT CHECKED	1 EA	\$0.00	\$0.00	
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	
			Unit Subtotal:	\$33.39	
Unit 000000000999900999	Unit Description:	Other			
400	SERVICE CHARGE	1 EA	\$24.95	\$24.95	
			Unit Subtotal:	\$24.95	
			Invoice Sub-total	\$58.34	
			Tax	\$0.00	
			Invoice Total	\$58.34	

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

Note

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



Cintas

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/23/2025	20

Bill To
Rivers Edge CDD c/o GMS, LLC

RECEIVED
OCT 23 2025
BY: _____

Terms	Due Date
Net 30	11/22/2025

Description	Amount
Amortization Schedule Series 2016 11-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2018A2 11-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2018 11-1-25 Prepay \$5,000	100.00

Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

G & G Excavation & Construction, Inc.

Invoice

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

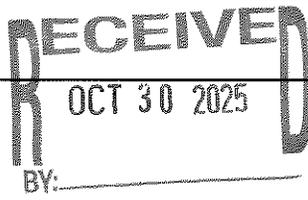
Date	Invoice #
10/27/2025	3940

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

Job
Rivertown River Park CDD1

Job #	Terms

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

Thank you for your business!		Total	\$4,550.00
		Payments/Credits	\$0.00
		Balance Due	\$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

Store 702422
(904) 886-3399
Fax: (904) 886-4755

**CHARGE
INVOICE**

No. 8044-3

ACCOUNT: 7879-1630-3

JOB 1 RIVERS EDGE COMMUNITY DEVLPM

TRC# 827426
PAGE 1 OF 1
PO# 10/21/25
ORDER: OE0395786A702422
DATE: 10/21/2025
TIME: 01:17 PM
2-S106
E29/18414

RIVERS EDGE COMMUNITY DEVLPM
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 Color: SW6258 TRICORN BLACK CCE*Color Cast OZ 32 64 128 B1 Black 10 - - - Sher-Color Formula	1	52.45	52.45N
193-6772	EACH		TRICORN BLACK RAZOR BLDS ASR #9 5P DISCOUNT (% 15.00) MFG NBR:2450066407	1	1.29	1.29N -0.19

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

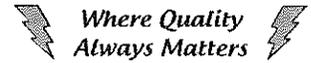


C/S

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

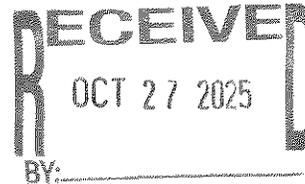
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Streetlight dislodged from ground on Rivertown Main Street near Elk Grove Lane due to car accident. Removed unsafe and exposed wiring. Reestablished circuitry. All existing lights working upon completion.		150.00	150.00

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
904-365-5300 • 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 account 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

SUBTOTAL	\$385.98
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$385.98

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

AMOUNT DUE \$385.98

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 printed above.

PLEASE PAY FROM THIS INVOICE

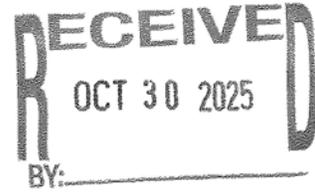


Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

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

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
Subtotal Administration Fees - In Advance 10/01/2025 - 09/30/2026				\$4,125.00
Incidental Expenses 10/01/2025 to 09/30/2026	4,125.00	0.0775		\$319.69
Subtotal Incidental Expenses				\$319.69
TOTAL AMOUNT DUE				\$4,444.69



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

RECEIVED
NOV 04 2025
BY: _____

Approved RECDD 1
Submitted to A/P 11-04-25
By Richard Losco
Richard Losco

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!

C15



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

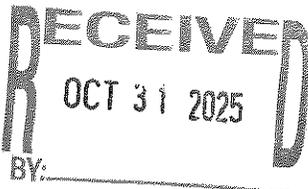
INVOICE NO.	23475366
DATE	10/29/25

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: Upon Receipt	CUSTOMER NO. 1946	JOB NO. 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 Submitted to A/P 10-31-25 By Richard Losco <i>Richard Losco</i>		
Please remit payment to: Giddens Security Corporation 528 Edgewood Ave S Suite 1 Jacksonville, FL 32205					
				Sub-Total	2,861.76
				Sales Tax	
				TOTAL(\$)	\$2,861.76

C15

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

PAGE NO: 1

PHONE: (904) 268-9597

SERVING NORTH FLORIDA SINCE 1962
THANK YOU FOR YOUR PATRONAGE

CUSTOMER NO: 365050 JOB NO: 000 PURCHASE ORDER: 10/02/25 REFERENCE: PO # 10/02/25 TERMS: NET 15TH CLERK: DRP3 DATE / TIME: 10/2/25 10:35

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

INVOICE: 427280/3

REWARD NO:19820227380

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	H40902	SCREW DRYWLL 6X1 1/4 XL-FH	5.49	1	5.49 /EA	5.49 N
2	2	EA	500	MISC SCREWS NUTS OR BOLTS	2.69	2	2.69 /EA	5.38 N
1	1	EA	75913	TARP POLY BLUE 12X20'	44.99	1	44.99 /EA	44.99 N
1	1	EA	74962	TARP POLY BLUE 20X40'ACE	119.99	1	119.99 /EA	119.99 N
2	2	EA	74961	TARP POLY BLUE 20X30'ACE	99.99	2	99.99 /EA	199.98 N
							TAXABLE	0.00
							NON-TAXABLE	375.83
							SUB-TOTAL	375.83
** AMOUNT CHARGED TO STORE ACCOUNT **					375.83			
							TAX AMOUNT	0.00
							TOTAL AMOUNT	375.83

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

\$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 CHECK 7250 10/10/25 CHECK 7252 10/10/25 CHECK 7273 10/23/25		19.95 67.94 27.96 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

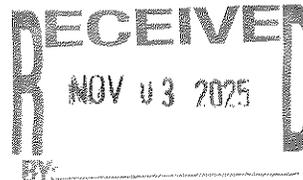
A - Adjustment
B - Balance Forward

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:

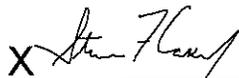
SALESPERSON: 35 B2B CUSTOMER SALES - M
TAX: 031 FLORIDA SALES TAX MAN

INVOICE: 427384/3

REWARD NO:19820227380

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 CHECK 7250 10/10/25 CHECK 7252 10/10/25 CHECK 7273 10/23/25		19.95 67.94 27.96 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.

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 12:26

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

SHIP TO:

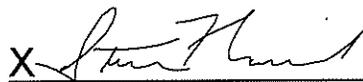
TERMINAL: 604

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

REWARD NO:19820227380

INVOICE: 427428/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
2	2	EA	LP20	20# FILL LP GAS ***** ATTENTION ***** * * FOR YOUR SAFETY * * * ALL LP CYLINDERS MUST BE * * TRANSPORTED IN AN UPRIGHT * * SECURED POSITION * * ***** ATTENTION *****	19.99	2	19.99 /EA	39.98 N
							TAXABLE	0.00
							NON-TAXABLE	39.98
							SUB-TOTAL	39.98
** AMOUNT CHARGED TO STORE ACCOUNT **					39.98			
							TAX AMOUNT	0.00
							TOTAL AMOUNT	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) 773-0011

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		19.95	
				CHECK 7250 10/10/25		67.94	
				CHECK 7252 10/10/25		27.96	
				CHECK 7273 10/23/25		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.

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

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

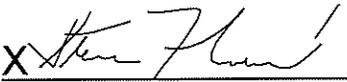
TERMINAL: 604

REWARD NO:19820227380

INVOICE: 427429/3

SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE /PER	EXTENSION
1	1	EA	2015304	FASTBACK UTILITY KNF 6IN1 Return Value \$ 17.990 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 CREDIT RETURN	5.00	1	5.00 /EA	-5.00 RSN
							TAXABLE	0.00
							NON-TAXABLE	40.76
							SUB-TOTAL	40.76
** AMOUNT CHARGED TO STORE ACCOUNT **					40.76			
							TAX AMOUNT	0.00
							TOTAL AMOUNT	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) 773-0011

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		19.95	
				CHECK 7250 10/10/25		67.94	
				CHECK 7252 10/10/25		27.96	
				CHECK 7273 10/23/25		52.96	

CURRENT 537.54	1-30 DAYS 0.00	31-60 DAYS 0.00	61-90 DAYS 0.00	OVER 90 DAYS 0.00	NEW BAL: 537.54
-------------------	-------------------	--------------------	--------------------	----------------------	-----------------

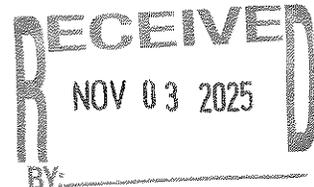
TERMS: NET 15TH

365050

Transaction Codes
 A - Adjustment C - Credit I - Invoice
 B - Balance Forward F - Finance Charge 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



CL



Invoice

Date Invoice#

11/1/2025
131295632581

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

Terms	Net 20
Due Date	11/21/2025
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

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](#)

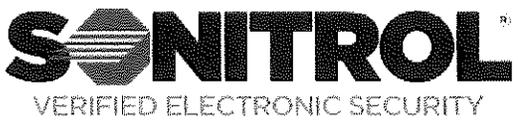


131295632581

C/5

Invoice #5783

SONITROL OF NORTH CENTRAL FLORIDA



RIVERTOWN

Access Code



05S0Z1B7SLTQ

RECEIVED
OCT 31 2025
BY: _____



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

RECEIVED
NOV 04 2025
BY: _____

Vesta Mileage Report

Name: **Kevin McKendree** 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	953
Reimbursement Rate	\$0.550
Total Reimbursement	\$524.21
Date Submitted in Paycom	10/2/25

\$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

RECEIVED
OCT 28 2025
BY: _____

C/S



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 Jacksonville, FL 32256-2745

COMMENTS

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (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

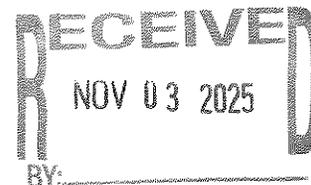
SUBTOTAL:	\$175.00
SALES TAX:	\$0.00
TOTAL:	\$175.00

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

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 to view our entire Return Policy

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

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

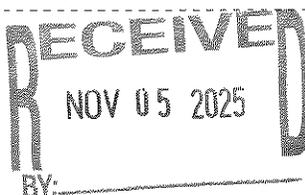
SUBTOTAL: 432.57
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 432.57
Total Due: 432.57

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



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

L/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 Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA 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
BALANCE DUE	\$230.84



Pay Invoice

C/S

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.



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
		Previous Balance			909.31
10-15-25		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? 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



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

Date	Détails	Qty.	Each	Amount
	Deposits Ship To Reference # 15261387 Total Deposits			-96.00 -96.00
	Total New Charges:			-96.00

Date	Détails	Qty.	Each	Amount
	Ship-To Reference #15261387 JASON DAVIDSON RIVERTOWN FITNESS CENTER 140 LANDING ST 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
	Total			-96.00
	Rec'd By:			
	Total for Location			-96.00
<p>** 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.**</p>				

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

1-800-4-A-AMERICA (1-800-426-6111) www.CrystalSprings.com	
Upcoming Delivery Dates	
May 2022 Friday 2 Thursday 9	April 2022 Thursday 27 Thursday 28
Customer Account # 12345678901234567890	
Account # 12345678901234567890 Address: 12345 Main St Dallas, TX 75266-0579	Service Date: 01-01-2022 Invoice #: 12345678901234567890 Purchase Order #:
01-01-2022 01-01-2022 01-01-2022 01-01-2022	01-01-2022 01-01-2022 01-01-2022 01-01-2022
Total New Charges: \$3.20	
Payment Options:	
<input type="checkbox"/> Cash	<input type="checkbox"/> Credit Card
<input type="checkbox"/> Check	<input type="checkbox"/> ACH
Payment Information:	
Payment to: 12345 Main St Dallas, TX 75266-0579	Payment to: 12345 Main St Dallas, TX 75266-0579
Payment Instructions:	
Payment by: 01-01-2022	Payment by: 01-01-2022
Payment Amount:	
Payment Amount: \$3.20	Payment Amount: \$3.20
Payment Method:	
Payment Method: Check	Payment Method: Check
Payment Reference:	
Payment Reference: 12345678901234567890	Payment Reference: 12345678901234567890

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 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 - 7:30pm 140 Landing St, St Johns, FL 32259, USA	\$300.00	\$300.00
		Subtotal	\$300.00
		Shipping	\$0.00
		TOTAL	\$300.00 USD

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

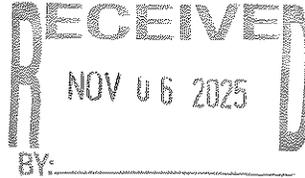
Due Date: 11/1/25

Case:

P.O. Number:

Bill To:

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



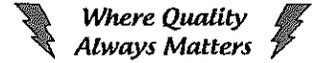
Description	Hours/Qty	Rate	Amount
Management Fees - November 2025		4,670.00	4,670.00
Website Administration - November 2025		146.25	146.25
Information Technology - November 2025		283.92	283.92
Dissemination Agent Services - November 2025		599.75	599.75
Office Supplies		1.38	1.38
Postage		160.48	160.48
Copies		32.70	32.70
Telephone		24.67	24.67
Total			\$5,919.15
Payments/Credits			\$0.00
Balance Due			\$5,919.15

C/S

TMT Electric, LLC

290 Circle Dr S
Saint Augustine, FL 32084 US
(904) 315-1248
tmelectricllc@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

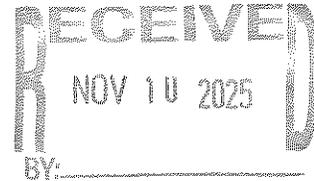
INVOICE 1158
DATE 11/07/2025
TERMS Net 30
DUE DATE 12/07/2025

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	\$1,650.00

Approved RECDD
Submitted to AP 11.10.2025
By Kevin McKendree
Kevin McKendree

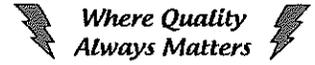


C/S

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

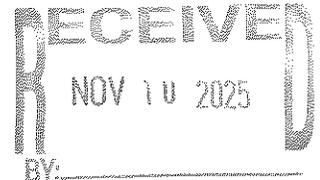
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Streetlight not working on Kendall Crossing near High Oaks Place. Replaced faulty components and resealed fixture. Verified correct operation upon completion.		1,520.00	1,520.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,520.00
TAX	0.00
TOTAL	1,520.00
BALANCE DUE	\$1,520.00

Approved RECDD
Submitted to AP 11.10.2025
By Kevin McKendree

Kevin McKendree

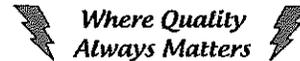


C15

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

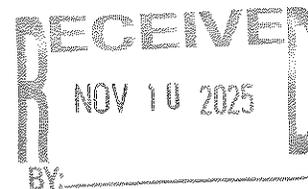
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Lights not working at the Visitor Center. Replaced and programmed time clock. Replaced one bad spotlight. Verified correct operation upon completion.		675.00	675.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	675.00
TAX	0.00
TOTAL	675.00
BALANCE DUE	\$675.00

Approved RECDD
Submitted to AP 11.10.2025
By Kevin McKendree

Kevin McKendree

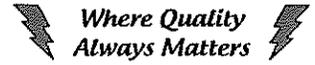


C/S

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 1161
DATE 11/07/2025
TERMS Net 30
DUE DATE 12/07/2025

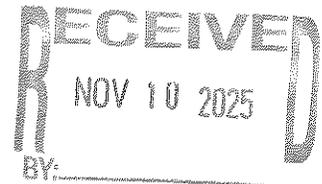
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Streetlight not turning off across from the Paw Park on Rivertown Main Street. Replaced faulty photocell on top of light pole. Verified correct operation upon completion.		250.00	250.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	250.00
TAX	0.00
TOTAL	250.00
BALANCE DUE	\$250.00

Approved RECDD
Submitted to AP 11.10.2025
By Kevin McKendree

Kevin McKendree

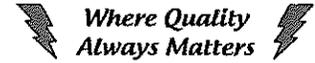


C15

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	\$725.00

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
[\(904\) 860-7405](tel:(904)860-7405)

Twinkle Nights

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.

1YR 3YR
\$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

1YR 3YR
\$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

1YR **3YR**
\$1,350.00 \$1,200.00

Monument Sign Wreaths at Gate Entry
(4) 24" Warm white lit wreaths with red UV resistant structured bows at entry. Power taped across road with high bond tape if no power outlet on all sides.

1YR **3YR**
\$600.00 \$540.00

Center Island Premium Garland
Warm white lit premium commercial grade garland swagged on center island fencing. (2) 9ft pieces

1YR **3YR**
\$500.00 \$460.00

Monument Sign Wreaths - Rafter Tail
(2) 24" Warm white lit wreaths with red bows on Monuments into neighborhood on Rafter Tail hung on pillars

1YR **3YR**
\$300.00 \$270.00

Premium Garland and Bows at Entry
Warm white lit premium commercial grade garland swagged on fencing between first and center pillars on each side on road with (3) 12" red bows on each side.

1YR **3YR**
\$2,450.00 \$2,212.00

Watersong Monument Lights

Warm White C9's lining monument sign attached with staples, hot glue, clips, or magnets as required by substrate.

1YR **3YR**
\$603.75 \$393.75

 Holly Trees Wrapped

(3) Holly Trees at Watersong canopy wrapped in warm white minis with 6" spacing

1YR **3YR**
\$3,375.00 \$3,000.00

 Watersong Monument Sign Wreaths

(2) 24" Warm white lit wreaths with red bows on monument sign.

1YR **3YR**
\$300.00 \$270.00

24in Lit Wreath (WW)

 Ground Staked C9's

Warm white lit C9's on ground stakes around garden bed.

1YR **3YR**
\$2,000.00 \$1,187.50

 Keystone Corners and Longleaf - Tower Wreaths

(2) 36" Warm white lit wreaths with red bows.

1YR **3YR**
\$620.00 \$590.00

Keystone Corners and Longleaf - Garland and bows

Warm white lit premium commercial grade garland swagged on sign on each side on road with (2) 12" red bows on each side.

1YR **3YR**
\$2,300.00 \$2,088.00

 Rivertown Main and Longleaf - Tower Wreath

48" Warm white lit wreath with red bow on tower

1YR **3YR**
\$475.00 \$450.00

 Rivertown Main and Longleaf - Waterfall walls

Premium warm white lit garland on the waterfall walls w/ bow in the center on each side of road.

1YR **3YR**
\$3,150.00 \$2,884.00

 Rivertown Main and Longleaf - Premium Garland - Welcome Center

Garland w/ Bows on the iron walls in front of Welcome Center

1YR **3YR**
\$2,300.00 \$2,088.00

RiverLodge Amenity Center Monument Sign Wreaths

(2) 24" warm white lit Wreaths with red bows on monument sign

1YR 3YR
\$300.00 \$270.00

Towers leading to RiverLodge

(4) 24" unlit Wreaths with red bows on • Towers near Cove neighborhood

1YR 3YR
\$500.00 \$440.00

Towers - Ravines

(4) 24" unlit Wreaths with red bows on • Towers near Ravines neighborhood

1YR 3YR
\$500.00 \$440.00

Monuments Hallows Cove - Premium Garland and Bows

Monuments on SR13 and Hallows Cove garland Warm white lit premium commercial grade garland swagged on fencing between first 2 pillars on each side on road with (2) 12" red bows on each side.

1YR 3YR
\$2,300.00 \$2,088.00

Monuments Hallows Cove - Wreaths

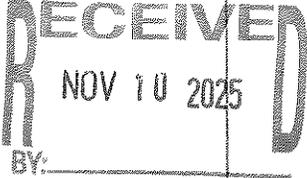
Monuments on SR13 and Hallows Cove warm white lit wreaths

1YR	3YR
\$300.00	\$270.00

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 DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/06/25	00001	9/25/25 09252025	202509 600-53800-60000	RIVERHSE POOL RPR APPL #4 CROWN POOLS INC.	*	166,250.00	166,250.00 000046
10/31/25	00020	10/18/25 D-4512	202510 600-53800-61000	DEP IN/EXTERIOR PAINTING INVESTMENT PAINTING OF	*	49,492.00	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 FLOCK GROUP INC DBA FLOCK SAFETY	*	19,000.00	20,700.00 000048
TOTAL FOR BANK B						236,442.00	
TOTAL FOR REGISTER						236,442.00	

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER
 Rivers Edge Community Development District
 475 West Town Place Suite 114
 St. Augustine FL 32092

FROM CONTRACTOR:
 Crown Pools, Inc.
 3002 Philips Hwy
 Jacksonville FL 32207

PROJECT
 River House Pool Repairs
 156 Landing Street
 St. Johns FL 32259
VIA ARCHITECT

APPLICATION # 4
PERIOD TO 09/23/25
PROJECT NOS
APPLICATION DATE 9/23/2025
CONTRACT DATE 03/01/25

Distribution to

<input type="checkbox"/>	Owner
<input type="checkbox"/>	Const. Mgr
<input type="checkbox"/>	Architect
<input type="checkbox"/>	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-\$ (Column G on Continuation Sheet)		369,133.07
5. RETAINAGE:		
a. 5.0% of Completed Work (Columns D+E on Continuation Sheet)	\$	18,456.65
b. 0.0% of Stored Material (Column F on Continuation Sheet)	\$	0.00
Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet-----)	\$	18,456.65
6. TOTAL EARNED LESS RETAINAGE----- (Line 4 less Line 5 Total)	\$	350,676.42
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)-----		
	\$	184,426.42
8. CURRENT PAYMENT DUE-----	\$	166,250.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (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

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 Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G Total Completed And Stored To Date (D + E + F)	H % (G/C)	I Balance To Finish (C - G)	Retainage 5%
			From Previous Application (D + E)	This Period					
1	MARCITE FUN POOL W/ FLORIDA ROLL 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/ FLORIDA ROLL 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

C15



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	\$49,492.00

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 Pressure wash Exterior of Buildings Hardie Board, trim and doors Caulk gaps in trim and around doors where needed with (55) yr caulking 950a from Sherwin Apply rust inhibiting primer to rust spots and nails on all infrastructure that is being painted Repaint all hardie board same color body (2) coats, wood ceilings, Trellis, corbels, Dormers, trim, shutters and doors with top of the line Sherwin Williams Emerald Rain Refresh self cleaning paint that will keep things looking cleaner longer. This coating has a lifetime manufacturer warranty against peeling, chipping flaking paint and is dirt and mildew resistant. IPNF warranties any labor defects that are not caused by abnormal wear and tear and not from natural disasters against defects for (3) years from date of commencement Excludes exterior of Fascia on both buildings	1.0	\$76,860.00	\$76,860.00
Commercial Interior painting Services - Estimate (Yoga Room) Patch nail holes where needed and drywall imperfections Repaint walls with Sherwin Williams Scuff Tuff coating for extra durability and scuff resistance. Repaint all trim and doors with Sherwin Williams scuff tuff coating. Price includes labor materials.	1.0	\$1,695.00	\$1,695.00
Commercial Interior painting Services - Estimate (Gym Room) Patch holes in drywall and repair drywall nail pops. Repaint all ceilings with Sherwin Williams Super Paint which is dirt and mildew resistant. Repaint walls, trim and Interior Doors with Sherwin Williams scuff tuff coating Price includes labor materials	1.0	\$2,965.00	\$2,965.00
Commercial Painting Interior for Rental Room and Interior of Cabana Room	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
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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
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Prep and Paint gym side restrooms walls (2) coats and ceiling with Sherwin Williams ScuffTuff coating which is durable and molded resistant.

Price includes labor and materials

Exterior painting Water Slide Tower Wood Interior and Exterior, Metal Support Beam Infrastructure (Black Metal Beams Inside tower and Spiral Staircase)	1.0	\$4,089.00	\$4,089.00
--	-----	------------	------------

Pressure wash tower, apply rust reforming prime to rust areas. Repaint wood with Sherwin Williams Top of the line Emerald Rain Refresh coating.

Prep and paint metal infrastructure with Macropoxy 646 fast cure coating which is a 2 part system that is chemical resistant, and is made specifically to protect steel

Repaint Metal Staircase with Sherwin Williams pro industrial sherloxane 800 industrial coating which is a 2 part epoxy urethane coating that will handle the wear and tear.

Price includes labor and materials

Subtotal	\$98,984.00
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Job Total	\$98,984.00
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Deposit Due	\$49,492.00
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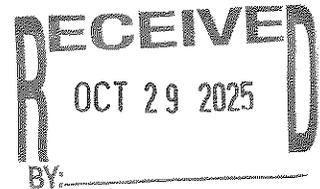
We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!

To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive an invoice for your deposit of \$500.00 for each service/job for approved services that you have agreed to. At that time you will receive a TENTATIVE START WEEK for your approved job. For larger residential jobs, deposits may be subjected to a higher deposit. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.

Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!
Thank you for your Business!

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

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

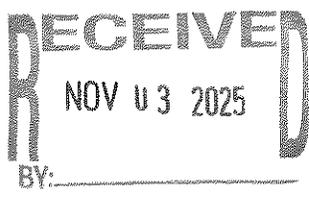
Notes: FL - Rivers Edge CDD: Year 2 of 24 Month Term, 2025 - 2026

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 or call 866-901-1781, option 3.

flock safety

INVOICE

Flock Group Inc dba Flock Safety
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.
 - 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.

RIVERTOWN

RECDD's Monthly Operations Report

Date of report: 01/21/2026

Submitted by: Kevin McKendree

RECDD I

Filter Equipment for RiverHouse Pools:

The sand filters for both pools need repair. The sand needs to be changed out. When performing a change out there will need to be internal parts changed as they will be broken due to their age. Unfortunately, the manufacturer of these filters went out of business years ago and the parts are not available. This will make the filters have to be replaced. The slab cracking issues are band aided as well and the slabs need to be removed and built properly up to current codes. This was approved as a change order to the current remodel project which began on 9/22. Filters are 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 28th and are stored on site. Construction began 9/21. As of now the pool deck has been completely removed and new pavers are installed on the upper deck and grill cabana. Palm trees have been removed; water has been drained and 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

RIVERTOWN

RECDD's Amenity Manager Report

Date of report 01/21/2026

Submitted by: Ken Council

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:

Target	12-Month	% Rate – 40%
Optimal	12-Month	% Rate – 35%
Actual	November '25	% Rate – 41%

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:

Target	12-Month	% Rate – 35%
Optimal	12-Month	% Rate – 30%
Actual	November '25	% Rate – 33%

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: _____ |
| <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"/> Spadderdock | <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'
- 1-2'
- 2-4'
- >4'

Water Levels

- High
- Normal
- Low

Fish/Wildlife Observations

- Bass
- Anhinga
- Woodstork
- Turtles
- Other Species: _____
- Bream
- Cormorant
- Ducks
- Snakes
- Catfish
- Egrets
- Osprey
- Alligator
- Gambusia
- Herons
- Ibis
- Frogs

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- Blue Flag Iris
- Bacopa
- Golden Canna
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- Bladderwort
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- Spadderdock
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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			

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Tech: Cameron Ganim, Jt Condon

Date of Visit: 12/31/2025
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10% ☁



A



AA



B



BB

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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 [redacted] #11319			
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO25CAD253306	[redacted]	[redacted]	6

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 [redacted] #10779		
DATE	CAD #	TIME IN	TIME OUT	TOTAL HOURS
[redacted]	SJSO25CAD268047	[redacted]	[redacted]	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

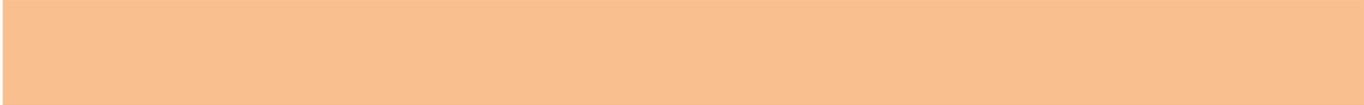
ACTIVITY / COMMENTS:

Total Contacts:5 Citations: 0 Warnings:5 Top speed measured 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

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 & Associate'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: Carl deNasy
Title: Assistant Secretary
Date: 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 buy the District from time to time in its discretion, are as follows:

	BYOB (Club Events)	Served (Club Events)	Sold (Club Events)
Permitted (Rivers Edge CDD Facilities)	Yes	Yes, but only if a licensed bartender/caterer is hired	Yes, but only if a licensed bartender/caterer is hired
Permitted (Amphitheater)	Yes	Yes, but only if a licensed bartender/caterer is hired	Yes, but only if a licensed bartender/caterer is hired
Permitted (Café)	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.
Insurance	<u>Events with fewer than 10 guests:</u> None <u>Events with more than 10 guests:</u> Homeowner’s Insurance Rider/Endorsement providing special event coverage	Event liability insurance: <ul style="list-style-type: none"> • \$250,000 property damage; • \$1,000,000 personal injury, • Alcohol rider • District named as additional insured 	Event liability insurance: <ul style="list-style-type: none"> • \$250,000 property damage; • \$1,000,000 personal injury, • Alcohol rider • District named as additional insured

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.
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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:

- Arts & Crafts Community Culture Education
 Social Recreation & Leisure Sports & Athletics 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, <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.

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, <i>Florida Statutes</i> , please notify the District Manager.
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NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.
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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

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
TABLE OF CONTENTS

Table of Contents

I. INVITATION FOR PROPOSALS..... 3

II. INSTRUCTIONS TO PROPOSERS..... 7

III. EVALUATION CRITERIA..... 16

IV. AFFIDAVIT OF ACKNOWLEDGMENTS..... 19

V. SCOPE OF SERVICES..... 22

VI. PROPOSAL FORMS..... 24

 PROPOSAL COVER SHEET..... 25

 PROPOSAL SUMMARY FORM..... 26

 PROPOSER QUALIFICATION STATEMENT..... 28

 CORPORATE OFFICERS..... 33

 COMPANY OWNED MAJOR EQUIPMENT..... 34

 PROPOSER AFFIDAVITS [COMPLETE ONE]..... 35

 AFFIDAVIT FOR INDIVIDUAL..... 35

 AFFIDAVIT FOR PARTNERSHIP..... 36

 AFFIDAVIT FOR CORPORATION OR LIMITED LIABILITY COMPANY..... 37

 SWORN STATEMENT UNDER SECTION 287.133(3)(a),..... 38

 FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES..... 38

 ANTI-HUMAN TRAFFICKING AFFIDAVIT..... 41

VII. SERVICE AREA MAPS/PLANS..... 42

VIII. FORM OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
AGREEMENT..... 44

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, with a copy to 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, with e-mail copies to Lauren Gentry at Lauren@cddl原因.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**

Date/Time (EST)	Event
, 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, with e-mail copies to Lauren Gentry at Lauren@cddlattorneys.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 with a copy to 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.	Completeness of Proposal 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.	Experience 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.	Qualifications of Key Personnel 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.	Machinery, Equipment, and Manpower 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.	References 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.	Cost Cost Proposal will be evaluated using the following formula: (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:

GRAND TOTALS (Parts 1, 2, 3, and 4)					
	All Areas	Rivers Edge I	Rivers Edge II	Rivers Edge III	Shared Offsite Improvements
YEAR 1 (2026-2027)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 2 (2027 – 2028)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 3 (2028 – 2029)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 4 (2029-2030)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

District Improvements Category Detail

	River House (Rivers Edge I)	River Club (Rivers Edge II)	River Lodge (Rivers Edge III)
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 (2026-2027)	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 2 (2027 – 2028)	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 3 (2028 – 2029)	\$ _____	\$ _____	\$ _____	\$ _____
YEAR 4 (2029-2030)	\$ _____	\$ _____	\$ _____	\$ _____
	SR 13	Keystone Corners	Riverfront Park	
YEAR 1 (2026-2027)	\$ _____	\$ _____	\$ _____	
YEAR 2 (2027 – 2028)	\$ _____	\$ _____	\$ _____	
YEAR 3 (2028 – 2029)	\$ _____	\$ _____	\$ _____	
YEAR 4 (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
_____	_____
_____	_____

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:

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:

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 _____

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:

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: _____



Before.



After.



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 Removal/Trimming of "Boots" Along Specialty & Ornamental Palm Trees, Located Inside Pool Deck. Collect and Dispose of All Debris.	\$8,475.00
Service Item #2 - Riverhouse Palm Trimming Removal/Trimming of "Boots" Along Specialty & Ornamental Palm Trees, Located Inside Pool Deck. Collect and Dispose of All Debris.	\$9,765.00
Service Item #3 - The Lodge Palm Trimming Removal/Trimming of "Boots" Along Specialty & Ornamental Palm Trees, Located Inside Pool Deck. Collect and Dispose of All Debris.	\$9,285.00

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

Subtotal	\$27,525.00
Sales Tax	\$0.00
Proposal Total	\$27,525.00

THIS IS NOT AN INVOICE